MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Monday, May 18, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Michael Della Penta	Vice Chairman
Ronnie Polowy	Supervisor
Danielle Mayoros	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber *by phone*	District Counsel
Bill Schaefer *by phone*	District Engineer
Maria Czmyr	Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the May 18, 2026, St. Augustine Lakes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 11:00 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Audience Comments** *(regarding agenda items listed below)*

Mr. Oliver opened the meeting to audience comments specific to agenda items and noted that an additional opportunity for audience comments would be provided later in the meeting.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the April 27, 2026 Meeting**

Mr. Oliver presented the April 27, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Minutes of the April 27, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Mr. Oliver presented Resolution 2026-01 setting a public hearing date to adopt revised Rules of Procedure. He explained that the District's Rules of Procedure were being updated based on proposed changes from District Counsel and that a public hearing was required before adoption.

Mr. Haber reported that the proposed revisions to the Rules of Procedure would not materially affect the District's day-to-day operations. He explained that the revisions were intended to align the rules with existing Florida law and address administrative issues that arise periodically in various Districts in order to improve overall functionality.

Mr. Oliver noted that the public hearing will be held on August 24, 2026 at 11:00 a.m. at this location.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-01 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure on August 24, 2026 at 11:00 a.m., was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption *(proposed budget will be sent under separate cover)***

Mr. Oliver presented Resolution 2026-02 approving the proposed budget for Fiscal Year 2027 and setting a public hearing for budget adoption on August 24, 2026, at 11:00 a.m. He explained that approval of the proposed budget formally begins the annual budget process, noting that Florida law requires Districts to approve a proposed budget by June 15th and subsequently hold a public hearing prior to final adoption. He stated that the budget would continue to be refined over the next approximately 90 days and noted as currently proposed it reflects a 5.7% increase in assessments. He also highlighted a $10,000 road striping line item in the ground's maintenance section, explaining that the amount was included for budgeting purposes pending further discussion regarding a possible cost sharing arrangement with the HOA.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 24, 2026 at 11:00 a.m., was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Setting Landowner Meeting and Election**

Mr. Oliver presented Resolution 2026-03 setting the date for the 2026 Landowners' meeting and election to be held in November 2026. He explained that this would be the final landowners' election for the District and that three seats would be filled, with two seats for four-year terms and one seat for a two-year term. Mr. Oliver reviewed the election materials included in the agenda packet, including the notice, election procedures, and proxy form for use by voters unable to attend in person.

Mr. Oliver explained that, under the current landowners' election process, each lot and each acre is entitled to one vote. He noted that once the District transitions to the general election process, voting will be based on one vote per registered voter residing in the household, regardless of property ownership.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-03 Setting Landowner Meeting and Election, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Haber had nothing to report but offered to answer any questions.

B. Engineer

Mr. Schaefer reported that a work order had been issued to begin the pond inspections. He stated that all preparatory work had been completed and that field inspections were expected to occur over the next two weeks, with a final report anticipated the following week for submission to the District. He noted that no significant issues were expected, as the inspections were primarily a regulatory requirement. He also advised that a CDD representative would need to sign the report acknowledging review before it could be submitted.

Mr. Oliver inquired whether reports concerning the proposed Harris Teeter grocery store on State Road 16 east of the interstate could be confirmed. Mr. Schaefer indicated that he was not prepared to confirm that specific report but noted that Harris Teeter stores were planned for SilverLeaf and EverRange.

C. Manager

1. Report on the Number of Registered Voters (654)

Mr. Oliver reported as of April 15, 2026 there were 654 registered voters residing within the District, as required to be recorded annually pursuant to Chapter 190, Florida Statutes. He noted that one of the criteria for transitioning to general elections is that the District must be at least six years old and have at least 250 registered voters and stated that the District had satisfied the voter threshold and would meet the remaining requirement with the passage of time.

2. Annual Ethics Training & Annual Form 1 Filing

Mr. Oliver advised the Board that Supervisors are required to complete annual ethics training by December 31, 2026, and to file their Form 1 financial disclosure by July 1, 2026.

D. Operations

A Board member asked whether follow-up had been made with the County regarding midge control, as discussed at the prior meeting. Ms. Czmyr responded that Lake Doctors was expected to look into the matter during its next site visit.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There were no Supervisor Requests.

NINTH ORDER OF BUSINESS **Audience Comments**

A resident commented that in anticipation of transition to a homeowner-controlled Board certain budget line items remained concerns within the community. He specifically identified the pool attendant expense as a concern, stating that many residents viewed the service as unnecessary and ineffective. He expressed the opinion that the position did not provide meaningful value to the community and suggested that eliminating the expense should be considered, either by the current Board or by a future resident-controlled Board.

Resident commented on budget line items related to security services patrol and the landscape maintenance contract. He asked for clarification regarding the security patrol expense, stating that no apparent security issues had been observed in the community. He also expressed concern regarding the $160,000 landscaping contract, stating that landscaping performance had not met community expectations and that weed issues remained a frequent complaint. He suggested that the Board consider seeking additional bids or alternative vendors and further commented that reducing or reevaluating certain expenses could help offset the proposed assessment increase. He also stated that any surplus carried forward to a future resident-controlled Board would be acceptable.

Resident stated that community concerns previously shared with the Board, including a spreadsheet of landscaping issues, remained unresolved and that the reported deficiencies had not been corrected. Additional concerns were raised regarding insufficient lighting around the mailbox area, with a request for clarification as to whether additional lighting was planned or would need to be incorporated into a future budget. He also inquired about the possible installation of additional parking and towing signage throughout the neighborhood. He commented regarding plastic poles, tubing, and lighting stakes located in various areas of the community, including some within residential yards, with a request for clarification as to whether the materials were still needed and, if not, whether they could be removed.

Resident raised a safety concern regarding green electrical boxes located on Getting Way in Kingsley Park, stating that the boxes appeared to be improperly secured and propped up above their concrete pads, leaving internal equipment potentially exposed. He expressed concern that the condition could pose a serious safety hazard and requested that the issue be addressed.

In response to resident comments, Mr. Oliver stated that the landscape maintenance vendor is expected to perform in accordance with the contract requirements and that staff would continue to monitor performance closely. He advised that if performance concerns persist, the Board could consider directing staff to pursue alternative options through a formal solicitation process, with any such decision to be made at a public Board meeting. He noted that ongoing landscaping concerns, including weed-related complaints, would be addressed with the current vendor.

Regarding the pool attendant expense, he stated that staffing levels and service arrangements for the amenity facility are Board decisions and may be revisited during the budget process. He acknowledged the annual cost associated with the service and noted that different service providers and staffing approaches may result in varying levels of performance. He advised that the Board would continue reviewing related budget line items as part of the Fiscal Year 2027 budget discussions.

In response to resident comments, a Board member explained that the pool attendant serves as access control for the amenity because the community is not gated and stated that concerns regarding attendant performance should be reported directly to management so they can be addressed with the vendor. It was noted that a future resident-controlled Board could determine whether to continue or eliminate that service.

Regarding security services, the Board explained that the budgeted expense relates to an off-duty law enforcement officer added in response to resident safety concerns. Staff advised that patrol times are intentionally not published and are scheduled on a random, part-time basis, with additional attention given to areas near the pool and bus stop. It was also noted that the officer provides monthly reports and that service availability depends on officer’s availability.

With respect to landscaping concerns, a Board member explained that ongoing weed issues are primarily associated with non-irrigated Bahia grass areas, which cannot be chemically treated without irrigation and therefore present a continuing maintenance challenge regardless of vendor. It was noted that these areas were installed without irrigation and that future improvements would require Board direction.

In response to concerns about mailbox lighting, staff stated that there are currently no developer plans to add lighting, but the matter has been noted for consideration during the budget process, including the possibility of solar lighting. Staff also stated that the conduit, stakes, and electrical box conditions raised by residents would be reviewed by the land development team and addressed as appropriate.

In addition, the drainage issue near the mailbox area would be reviewed to determine whether regrading or other corrective action is needed.

TENTH ORDER OF BUSINESS **Financial Statements as of April 30, 2026**

Mr. Oliver presented the financial reports included in the agenda package.

ELEVENTH ORDER OF BUSINESS **Check Register**

Mr. Oliver reported that there were no unusual variances, that the capital reserve fund balance was $32,000, and that the unassigned fund balance was $441,000, which would support operations through the remainder of the current fiscal year and the first quarter of Fiscal Year 2027. He reported that assessments were 99% collected.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Check Register, was approved.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – June 22, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL 16, St. Augustine, Florida**

Mr. Oliver stated that the next scheduled meeting is June 22, 2026, at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Oliver asked for a motion to adjourn the meeting.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the meeting was adjourned.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Zenzi Rogers
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Chairman/Vice Chairman