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, June 22, 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
Maria Czmyr	Vesta

The following is a summary of the actions taken at the June 22, 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 first audience comment period for agenda items and reminded everyone that comments were for the Board's consideration. He explained that responses might come later in the meeting rather than immediately. No one came forward to speak, so the audience comment period was closed.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the May 18, 2026 Meeting**

Mr. Oliver presented the minutes from the May 18, 2026, meeting and asked for any comments, questions, or changes. The Board had no changes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the May 18, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Agreement with Vesta Property Services for Field Operations for Fiscal Year 2027**

Mr. Oliver reviewed the agreement with Vesta Property Services for field operations and services. He explained that the agreement covered on-site operational oversight, facility management, and inspections of contractor work, and that it kept the same pricing as the current fiscal year. With no questions from the Board, the motion passed unanimously.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Vesta Property Services for Field Operations for Fiscal Year 2027, was approved.

FIFTH ORDER OF BUSINESS **Discussion of Pond Bank Inspection Report *(will be sent under separate cover)***

Mr. Oliver stated that the Board received the required pond bank inspection report but decided to postpone discussion until the next meeting so the engineer could review the report in detail. Mr. Oliver explained that the report satisfied the statutory requirement for an engineering evaluation of the District's stormwater management system.

SIXTH ORDER OF BUSINESS **Consideration of Proposal from Champion Swim School**

Mr. Oliver discussed a resident request to offer swim lessons at the community pool. He shared an example proposal from Champion Swim School, which would provide lessons for residents only at no cost to the District, with participants paying $30 per lesson. Since no decision was needed yet, the Board agreed the next step was to survey residents to see how much interest there was and what days and times would work best, while also looking into proposals from other swim lesson providers. Mr. Oliver also confirmed that residents would not be allowed to bring in their own private swim instructors.

SEVENTH ORDER OF BUSINESS Discussion of Fiscal Year 2027 Budget

Mr. Oliver reviewed the proposed FY 2027 budget and learned that revisions eliminated the previously discussed 5.7% assessment increase, keeping assessments the same by carrying forward a portion of the projected operational surplus from the current fiscal year. He explained that the District was expected to end the year with a budget, after funding capital reserves, with a portion carried forward to help fund next year's budget. They also included a $10,000 placeholder for possible road striping, although the final cost and any cost-sharing with the HOA had not yet been determined. Mr. Oliver said there was no expectation that assessments would increase before the budget hearing, as the District's financial position remained strong.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

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

B. Engineer

Mr. Oliver stated that the engineer wasn't at the meeting but had submitted the required report. The Board said they would review it again, send any follow-up questions, and ask the engineer to attend the next meeting to discuss it.

C. Manager

Mr. Oliver reminded the Board that Form 1 financial disclosure filings were due by July 1 and that supervisors needed to complete four hours of ethics training by December 31.

D. Operations

Mr. Oliver stated that the Board said they would follow up on a resident's email about a street sign so it could be corrected and continued working with Yellowstone on the drainage issue near the mailbox area. No other operations issues were discussed.

NINTH ORDER OF BUSINESS **Supervisors Requests**

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS **Audience Comments**

Mr. Oliver stated that the Board heard resident comments about several community issues. A resident shared that the HOA planned to cover the cost of the road striping, so the CDD wouldn't need to increase assessments for that project. They also raised concerns that the District's towing map didn't identify all CDD-owned grassy areas where vehicles were being towed, which could create enforcement and liability issues. Mr. Haber explained that the current agreement with the HOA only applied to roadways and that the CDD could adopt a separate policy for parking and towing on grassy areas if needed. The Board suggested that staff review the existing towing policy and exhibits before bringing any recommendations back. The resident also followed up on drainage near the mailbox area, remaining PVC pipes that still needed to be removed, and suggested using a parking management app to simplify guest parking and enforcement. Mr. Oliver asked the resident to send the proposal for review and said it could be considered during future budget discussions. The manager also noted that any towing policy would need to comply with county requirements. The audience comment period ended with no further comments.

ELEVENTH ORDER OF BUSINESS **Financial Statements as of May 31, 2026**

Mr. Oliver reviewed the May 2026 financial reports. He said the District was on track to end the fiscal year with about a $64,000 positive variance and noted that 99% of assessments had been collected, with the remaining funds expected from the county tax collector within the next month.

TWELFTH ORDER OF BUSINESS **Check Register**

Mr. Oliver stated that the Board had reviewed the general fund check register that was included in the agenda packet and approved it without discussion. The motion passed unanimously.

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

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 27, 2026, at 11:00 a.m. at Holiday Inn Express, 2300 FL 16, St. Augustine, Florida**

Mr. Oliver stated that the next meeting scheduled is July 27, 2026, at 11:00 a.m.

FOURTEENTH 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