

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, July 27, 2026, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

Michael Della Penta
Chris Mayo
Danielle Mayoros

Vice Chairman
Supervisor
Supervisor

Also, present were:

Jim Oliver
Wes Haber *by phone*
Bill Schaefer
Maria Czmyr
Sarah Sweeting

District Manager
District Counsel
District Engineer
Vesta
GMS

The following is a summary of the actions taken at the July 27, 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. Three 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.

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THIRD ORDER OF BUSINESS**Consideration of Minutes of the June 22, 2026 Meeting**

Mr. Oliver presented the minutes from the June 22, 2026 meeting and asked for any comments, questions, or changes. The Board had no changes.

On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, the Minutes of the June 22, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review of Pond Bank Inspection Report by Dominion Engineering**

Mr. Schaefer stated that the ponds were generally in very good shape and well maintained. He explained that the team inspected about 19 or 20 ponds, with the banks mostly in good condition, though a few small areas may need future maintenance or restoration.

He noted one specific issue: an outfall weir was shown on the as-built plans as 5 feet wide but measured 4 feet wide in the field. He stated this could cause the pond to fill slightly higher during a major storm event and recommended cutting or chipping it out to the proper width.

Mr. Schaefer noted the next step, if the Board wanted, would be to rank the identified maintenance items from most to least important and provide rough budget numbers so the Board could decide what to address this fiscal year and what to budget for next year.

On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, the Pond Bank Inspection Report by Dominion Engineering, was approved.

FIFTH ORDER OF BUSINESS**Consideration of:****A. Consideration of Proposal for Holiday Lights**

Mr. Oliver introduced the first proposal for holiday lights, using the same company that provided the lights the previous year. He stated that the proposal cost was just under \$3,000, while the district had budgeted \$15,000 for holiday decorations.

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On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, the Proposal for Holiday Lights, was approved.

B. Consideration of Proposal for Solar Lights at Mail Kiosks

Mr. Oliver reviewed a proposal from Exterior Designs in North Florida for solar lighting at the mail kiosk based on resident requests. The proposal included options for one, two, or three lamp posts. The one-piece lamp post options ranged in cost from \$2,800 to \$5,500, while the two-piece pole option was \$2,500 for one lamp post and just under \$5,200 for three lamp posts.

Ms. Czmyr stated that, due to the curve of the mail kiosk area, the vendor recommended installing two lights, with one on each side of the curve, to provide adequate coverage. She noted that one light likely would not be sufficient and that three lights did not appear necessary.

She stated that the only nearby home was across the street and confirmed the proposed lights were solar powered.

The Board discussed the differences between one-piece and two-piece poles. Ms. Czmyr stated that the one-piece poles appeared nicer, while the two-piece poles were more economical. It was also noted that the two-piece poles may be easier to ship, but both options would be the same height and have the same top piece. Mr. Schaefer confirmed that the proposed placement in the grass semicircle area was acceptable and stated that one-piece poles are generally preferred.

On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, the Proposal for Solar Lights at Mail Kiosks totaling \$4,222, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Budget

Mr. Oliver provided an update on the FY 2027 budget process, noting that the Board had approved a budget at the May meeting and reviewed it again in June. The Board determined there would be no increase in assessments, keeping assessments flat for FY 2027. He stated that the District expected an approximately \$45,000 surplus, which would carry over and help support keeping assessments flat. The budget hearing was scheduled for August 24, 2026 at 11:00 a.m.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Setting a Public Hearing Date to Adopt Revised Parking & Towing Policies

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Mr. Oliver reviewed Resolution 2026-04, setting a public hearing for revised parking and towing policies on September 28, 2026 at 11:00 a.m. at the Holiday Inn Express on State Road 16. The revised policy would add certain areas as clearly marked no-parking zones where vehicles may be towed.

Ms. Czmyr explained that the areas being added were grassy areas along Lake Sinclair, including the two corners where Beauclair meets Lake Sinclair and a large grassy area at the curve of Lake Sinclair, where people tend to park boats on weekends. She stated that these areas would be added to the map and resolution.

On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, Resolution 2026-04 Setting a Public Hearing Date to Adopt Revised Parking & Towing Policies on September 28, 2026 at 11:00 a.m., was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

There being no comments, the next item followed.

C. Manager – Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Oliver stated that it was time to approve the Fiscal Year 2027 meeting schedule. He noted that the current Board, as well as future Boards, may revise the schedule at any time during the fiscal year. The proposed Fiscal Year 2027 schedule follows the current meeting schedule, with meetings held monthly at the same location on the fourth Monday of each month at 11:00 a.m.

On MOTION by Ms. Mayoros, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Operations

Ms. Czmyr provided the Operations Report and stated that the Board had already approved the solar lights and holiday lights. She reported that the mailbox kiosk area had been regraded by

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Yellowstone Landscaping to address water pooling around the kiosks. She stated that she met with Elite Amenities, the pool monitors, to confirm that residents are only to be admitted with a key fob and that resident lists are no longer being used. Individuals without a key fob will be referred to Vesta. Maria also requested weekly logs from Elite Amenities and noted that she had not yet received one.

NINTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Davies discussed several HOA-related items. He stated that the HOA was interested in purchasing and donating commercial-grade pool umbrellas with 150-pound bases to the CDD. The Board did not take immediate action and indicated it would confer with the Chair and follow up before the next meeting.

He also discussed possible road striping between Deer Run Road area, noting that the HOA had budgeted funds for the work. Mr. Oliver stated that the district first wanted to ensure all developer road obligations were completed and signed off before developing a striping plan, and that the District Engineer may need to advise whether approval from St. Johns County would be required.

Mr. Davies raised the possibility of installing a Little Free Library. Ms. Czmyr noted that a homeowner's proposed location involved a utility easement, which was not appropriate. Mr. Schaefer stated that the library could be installed in a common area outside of easements, subject to Board direction, and suggested that accessibility and location be reviewed before installation. Mr. Davies was asked to submit a map with proposed locations through management for future consideration.

Mr. Davies asked whether parking enforcement software, referred to as "Parking Boss," had been included in the FY 2027 budget. Mr. Oliver stated he did not have an answer at that time and suggested it could be discussed along with the parking and towing public hearing scheduled for September 28. Pricing information had previously been shared with the Chair and Vice Chair.

Mr. Davies noted that several PVC pipes were sticking out of the ground along Arcadian and Miramar and said he would provide a map for review at the next meeting.

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He reported resident concerns about behavior at the pool, including children not following pool monitor instructions and parents not responding to staff. Mr. Oliver stated that management would need to work with Elite Amenities to ensure incidents are documented so the Board could consider resident suspensions if appropriate. Ms. Czmyr noted that some pool attendants may not be taken seriously due to their age and size, and Mr. Oliver stated that Elite Amenities would need to determine how to handle those situations.

ELEVENTH ORDER OF BUSINESS**Financial Statements as of June 30, 2026**

Mr. Oliver presented the unaudited financial statements as of June 30, 2026, noting that the financials would be audited at the end of the fiscal year. He stated that the District's financial position looked strong, with approximately \$60,000 in the capital reserve fund and \$35,000 in the construction fund, which is used by the developer for required improvements. He also stated that the District was expected to end the year with a positive variance of approximately \$45,000.

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. Mayoros, seconded by Mr. Della Penta, with all in favor, the Check Register was approved.

THIRTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – August 24, 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 August 24, 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. Mayoros, seconded by Mr. Della Penta, with all in favor, the meeting was adjourned.

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DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

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Chairman/Vice Chairman