



***TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Special Meeting

***Friday
February 6, 2026
10:00 a.m.***

***Location:
Kayak Club,
100 Kayak Way,
St. Augustine, FL 32092***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Trout Creek
Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Trout Creek Community Development District

Dear Board Members,

The Special Meeting of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Friday, February 6, 2026, at 10:00 a.m. at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@fcsmanagementgroup.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
 Engineer
 District Records

Trout Creek Community Development District

Meeting Date: Friday, February 6, 2026
Time: 10:00 AM
Location: Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

Revised Agenda

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments – (*limited to 3 minutes per individual for agenda items*)
- IV. Presentation of Proof of Publication(s) [Exhibit 1](#)
[Pg. 5](#)
- V. Business Items
 - A. Consideration & Adoption of **Resolution 2026-04**, Appointing & Removing Officers [Exhibit 2](#)
[Pgs. 7-8](#)
 - B. Consideration & Adoption of **Resolution 2026-05**, Designating Signatories [Exhibit 3](#)
[Pgs. 10-11](#)
 - C. Consideration & Adoption of **Resolution 2026-06**, Designating Administrative Office [Exhibit 4](#)
[Pgs. 13-14](#)
 - D. Consideration & Adoption of **Resolution 2026-07**, Designating Dissemination Agent [Exhibit 5](#)
[Pg. 16](#)
 - E. Consideration of Termination of Busters Cleaning
- VI. Supervisors' Requests
- VII. Audience Comments – (*limited to 3 minutes per individual for non-agenda items*)
- VIII. Adjournment

EXHIBIT 1

Ad Preview

NOTICE OF SPECIAL MEETING OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Trout Creek Community Development District will hold a special meeting on Friday, February 6, 2026, at 10:00 a.m., at Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. Items on the agenda may include, but are not limited to, general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website <https://troutcreekcdd.vglobaltech.com/> or contact the District Manager, Howard McGaffney, at howard@fcsmanagementgroup.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of adopting resolutions to confirm the new district management. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-741, or howard@fcsmanagementgroup.com or on the District's website <https://troutcreekcdd.vglobaltech.com/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodation in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney
District Manager
January 30, 2026 (12030489)

EXHIBIT 2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following are appointed as Officers of the District effective 12:00 a.m. on March 1st, 2026:

Howard McGaffney is appointed Secretary;

Johanna Lee is appointed Treasurer.

Jacquelyn Leger is appointed Assistant Secretary;

Patricia Kehr is appointed as Assistant Treasurer;

Scott Smith is appointed as Assistant Treasurer.

SECTION 2. As of 11:59 p.m. on February 28th, 2026, any Officer who is a past or present employee of Rizzetta & Company is removed without further action of the Board.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Secretary, Treasurer, Assistant Secretaries, and Assistant Treasurers, with the exception that current Board members who are not the Chairperson or Vice Chairperson shall remain Assistant Secretaries.

SECTION 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 6TH DAY OF FEBRUARY, 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

EXHIBIT 3

RESOLUTION 2026-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Johanna (Skye) Lee, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Johanna (Skye) Lee, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of February 28th, 2026.

SECTION 5. This Resolution shall take effect on February 28th, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of February, 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

EXHIBIT 4

RESOLUTION 2026-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Vesta District Services at 250 International Pkwy, Ste. 208, Lake Mary, FL 32746.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue are in St. Johns County, Florida.

SECTION 3. The District's local records office shall be located at 100 Kayak Way, St. Augustine, Florida 32092

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2026.

ATTEST:

**TROUT CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 5

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT
CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
DISSEMINATION AGENT OF THE DISTRICT AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the Trout Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District previously entered those certain Continuing Disclosure Agreements, dated [REDACTED], (together, the “CDA”), which contemplate that the District may appoint a Dissemination Agent by filing a written copy of such appointment with the Trustee (as defined in the CDA) and upon written acceptance of such designation by the appointed Dissemination Agent; and

WHEREAS, the Board desires to appoint and remove its Dissemination Agent under the CDA.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. Vesta District Services dba Vesta Property Services (“Vesta”) is hereby appointed as Dissemination Agent under the CDA effective February 28th, 2026. This appointment supersedes any appointments of Dissemination Agent made by the Board prior to February 28th, 2026. Evidence of Rizzetta and Company Inc’s acceptance of such appointment is provided in that certain *Agreement for District Management Services* between the District and Vesta District Services, a copy of which can be requested from the District.

SECTION 2. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson
Board of Supervisors