



***TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Workshop

***Tuesday
April 7, 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 Workshop of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Tuesday, April 7, 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@cddmanagers.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: Tuesday, April 7, 2026

Time: 10:00 AM

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

Workshop Agenda

- I. Roll Call
- II. Audience Comments – *(limited to 3 minutes per individual for agenda items) **

Residents, please note that if you are unable to attend the meeting you may send your questions to the District Manager, Howard McGaffney at howard@cddmanagers.com, up until the day before the meeting.

- III. Discussion Topics
 - A. Draft Proposed FY 2026-2027 Budget – *To Be Distributed* [Exhibit 1](#)
 - B. Survey for New Amenity/Community Improvements – Vice Chair/GM/AGM – *To Be Distributed* [Exhibit 2](#)
 - C. Funding Sources for Future Amenity Improvements – Logan Muether
 - D. Easement Variance for Fences
 - E. Update on Settlement Agreement Negotiations
 - F. Options for Address Bike Damage to Hills/Landscaping
 - G. Amenity Improvements
 - H. Updated Rules, Policies, User Rates & Fees, & Disciplinary Rules
- IV. General Manager's Update
- V. Supervisors' Requests
- VI. Audience Comments – *(limited to 3 minutes per individual for non-agenda items)*

VII. Next Meeting Quorum Check: April 23 at 6:00PM

Clint Wright	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Loffredo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jim Breslin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Ronnie Murphy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Vincent Sajkowsko	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

VIII. Adjournment