

Seaton Creek Reserve
Community Development District

MARCH 13, 2025

AGENDA

Seaton Creek Reserve
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

March 6, 2025

Board of Supervisors
Seaton Creek Reserve Community Development District

Dear Board Members:

The Meeting of the Seaton Creek Reserve Community Development District will be held Thursday, March 13, 2025 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the February 25, 2025 Meeting
- IV. Ratification of Agreement with Governmental Management Services *(will be sent under separate cover)*
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Next Scheduled Meeting – May 8, 2025 at 11:00 a.m.
- IX. Adjournment

THIRD ORDER OF BUSINESS

**MINUTES OF MEETING
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District was held on Tuesday, February 25, 2025 at 2:30 p.m. at the Offices of Inframark, located at 12574 Flagler Center Boulevard, Suite 101, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairperson
Michael Della Penta	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Wes Haber, Esq.	District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Harvey called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the agenda was approved as presented. 3-0
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FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

No report.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-03, Election of Officers

Unapproved

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, Resolution 2025-03, Election of Officers was adopted. 3-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Minutes from the Meeting held December 17, 2024

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the Minutes of the December 17, 2024 Meeting were approved as presented. 3-0

B. Consideration of Operations and Maintenance Expenditures December 2024

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the Operations and Maintenance Expenditures for December 2024 were approved. 3-0

C. Consideration of the December 2024 Financial Statements

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the December 2024 Financial Statements were approved. 3-0

D. Consideration of Operations and Maintenance Expenditures January 2025

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the Operations and Maintenance Expenditures for January 2025 were approved. 3-0

E. Consideration of the January 2025 Financial Statements

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the January 2025 Financial Statements were approved. 3-0

SEVENTH ORDER OF BUSINESS

New Business and Supervisor Requests

- The meeting on March 25, 2025, will be at the Hampton Inn Suites at the airport, located at 13551 Airport Court, Jacksonville, Florida 32218.
- The February O&M debt payment has been transferred to GMS.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, the meeting was adjourned at 2:39 p.m. 3-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson