Seaton Creek Reserve
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Call In Number: 1-877-304-9269 Code: 1178123

November 5, 2026

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, November 12, 2026, at 11:00 a.m.** at the **Hilton Garden Inn Jacksonville Airport, 13503 Ranch Road, Jacksonville, Florida 32218**.

I. Roll Call

II. Audience Comments *(regarding agenda items listed below)*

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors
   B. Consideration of Resolution 2027-__, Canvassing and Certifying the Results of the Landowners' Election
   C. Election of Officers, Resolution 2027-__

IV. Consideration of Minutes of the July 23, 2026 Meeting

V. Acceptance of Minutes of the July 23, 2026 Audit Committee Meeting

VI. Consideration of Audit Engagement Letters with Grau & Associates
   A. Fiscal Year 2026 – 2030
   B. Fiscal Year 2026

VII. Ratification of Agreements:
   A. CALM III, LLC. for Amenity Management, Field Operations Management, Janitorial, Pool Monitors, and Facility Maintenance Services
   B. The Lake Doctors for Water Management Services

VIII. Consideration of Resolution 2027-__, Ratifying Issuance of Series 2026 Bonds

IX. Ratification of Supplemental Disclosure of Public Finance for Series 2026 Bonds

X. Consideration of Resolution 2027-__, Ratifying Actions Relating to Series 2026 Requisitions

XI. Consideration of Resolution 2027-__, Resetting Public Hearing on Parking & Towing Policies

XII. Public Hearing Adopting Parking & Towing Policies, Resolution 2027-__

XIII. Staff Reports

A. Attorney

B. Engineer - Discussion of Roads, Signs, and Speed Limits

C. Manager

1. Ratification of Updated Fiscal Year 2027 Meeting Schedule

2. Discussion of Fiscal Year 2026 Goals & Objectives

3. Reminder of Ethics Training

D. Amenity & Operations - Report

XIV. Supervisors Requests

XV. Audience Comments

XVI. Financial Statements as of October 31, 2026

XVII. Check Register

XVIII. Next Scheduled Meeting – January 14, 2027 at 11:00 a.m.

XIX. Adjournment