

**MINUTES OF MEETING
CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Board of Supervisors of the Creekside at Twin Creeks Community Development District was held on Tuesday, June 5, 2018 at 11:30 a.m., at the construction trailer located at 106 CR 210W, St. Johns, Florida 32259.

Present at the meeting were:

John Kinsey	Chair
Robert Furlong	Vice Chair
Bryan Kinsey	Assistant Secretary
Jared Bouskila (<i>via telephone</i>)	Assistant Secretary
Cora DiFiore (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Mark Watts (<i>via telephone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:45 a.m. Supervisors John Kinsey, Bryan Kinsey and Robert Furlong were present, in person. Supervisors Jared Bouskila and Cora DiFiore were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

This item was presented following the Third Order of Business.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Seats 3, 4 & 5] (*the following to be provided in a separate package*)

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Supervisors Furlong, Bouskila and DiFiore. Mr. Bouskila and Ms. DiFiore's Oaths of Office would be notarized by a Notary at their location. Mr. Furlong and Mr. Bouskila's terms expire November 2021 and Ms. DiFiore's term expires November 2019. He provided the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict

Mr. Wrathell stated that, with administering the Oath of Office, the quorum requirements were now met.

▪ **Public Comments**

****This item, previously the Second Order of Business, was presented out of order.****

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors for the Creekside at Twin Creeks Community Development District Held Pursuant to Section 190.006(2), Florida Statutes

Mr. Wrathell presented Resolution 2018-01. The results were as follows:

Seat 3	Bob Furlong	297 Votes	Four-year Term
Seat 4	Jared Bouskila	297 Votes	Four-year Term
Seat 5	Cora DiFiore	295 Votes	Two-year Term

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2018-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors for the Creekside at Twin Creeks Community Development District Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Electing the Officers of the Creekside at Twin Creeks Community Development District, St. Johns County, Florida

Mr. Wrathell presented Resolution 2018-02. Mr. John Kinsey nominated the existing slate of officers, as follows:

Chair	<u>John Kinsey</u>
Vice Chair	<u>Robert Furlong</u>
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Treasurer	<u>Jeff Pinder</u>
Assistant Secretary	<u>Jared Bouskila</u>
Assistant Secretary	<u>Cora DiFiore</u>
Assistant Secretary	<u>Bryan Kinsey</u>
Assistant Secretary	<u>Howard McGaffney</u>
Assistant Secretary	<u>Cindy Cerbone</u>

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, Resolution 2018-02, Electing the Officers of the Creekside at Twin Creeks Community Development District, St. Johns County, Florida, as nominated, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2018-03. He reviewed the proposed Fiscal Year 2019 budget, including line item increases and decreases and other adjustments compared to the Fiscal Year 2018 budget, and discussed the off-roll and on-roll assessments, bond payments, etc.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, Resolution 2018-03, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 21, 2018 at 11:00 a.m., at this location; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement Between the CDD and the Creekside at Twin Creeks Homeowners' Association, Inc., for Infrastructure Management and Maintenance Services

Mr. Wrathell presented the Agreement between the CDD and the Creekside at Twin Creeks Homeowners' Association, Inc., for Infrastructure Management and Maintenance Services. Mr. Watts noted two corrections. The following changes were made:

Page 2, Section 2C: Change "OPDOA" to "Association"

Page 3, Section 2F: Change "GVCOA" to "Association"

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Agreement Between the CDD and the Creekside at Twin Creeks Homeowners' Association, Inc., for Infrastructure Management and Maintenance Services, as amended, was approved.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of April 30, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2018. Mr. Bouskila referred to debt service reserve amounts related to the A-2 bonds and asked if those funds could be used to pay off the A-2 bonds, if there are sufficient collections from live closings in Fiscal Year 2019. Mr. Wrathell stated that, once it is time to make the final payment on the bond, the debt service reserve would be credited towards the final principal payment owed; however, he would verify the process, as it is possible that a partial reserve credit was being given each time there is a principal reduction payment.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Unaudited Financial Statements as of April 30, 2018, were approved.

NINTH ORDER OF BUSINESS

Approval of Minutes

- A. August 17, 2017 Public Hearing and Regular Meeting**
- B. November 7, 2017 Landowners' Meeting**

Mr. Wrathell presented the August 17, 2017 Public Hearing and Regular Meeting and November 7, 2017 Landowners' Meeting Minutes and asked for any changes.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, August 17, 2017 Public Hearing and Regular Meeting and November 7, 2017 Landowners' Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts recalled prior discussions about adjusting the boundaries of the assessment areas. The surveyor was supposed to review it to determine the difference between some phase lines, where there was some overlap with the assessment areas. The Trustee and Bond Counsel had no issues with making a minor amendment to the documents that must be revised to reflect the changes in the boundaries of the assessment areas. A Board Member would contact the District Engineer regarding the status. To his knowledge, everything was drawn and finalized and must be executed. Mr. Watts stated that the documents would be revised and presented, once the description is received.

B. District Engineer: *Prosser, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 94 Registered Voters in District as of April 15, 2018

Mr. Wrathell stated that there were 94 registered voters residing within the boundaries of the District as of April 15, 2018.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, the meeting adjourned at 12:04 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair