

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

The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on May 23, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Jared Bouskila (via telephone)	Assistant Secretary
James Hagan	Assistant Secretary

Also present:

Daniel Rom	District Manager
Mark Watts	District Counsel
Neil Brockmeier	District Engineer

Residents present:

David Lambert	DeWayne Gibson	Dante Mungoli	Sam Almabrouk
Todd Friedman	Joe Wismewsky	Meghan Heinchon	Chris Van Moulzik

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:16 p.m. Supervisors John Kinsey, Bryan Kinsey and Hagan were present. Supervisor Bouskila attended via telephone. Supervisor Sturm was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Sam Almabrouk stated that the Silver Sage development installed a berm, which he believes is causing flooding in his backyard. Mr. John Kinsey will confer with the Developer to remediate the issue and provide an update prior at the next meeting.

THIRD ORDER OF BUSINESS

Ratification of Beacon Lake Phase 4A Plat

Mr. Rom presented the Beacon Lake Phase 4A Plat. This pertains to Tracts 4A2 and 4A3 and Conservation Areas 4A1 and 4A4 that deal with the landscape, engineering and

maintenance. Mr. Watts stated the documents were previously executed and recorded as allowed under the authority of prior resolutions.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Beacon Lake Phase 4A Plat, was ratified.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Twin Creek Drive Repairs

Mr. John Kinsey provided the following update:

- All paving in Phase 2 has been completed.
- The preliminary striping is down; final thermo-plastic striping will be applied in two to three weeks. A County representative inspected and was impressed with the work.
- Crews are replacing damaged curbs in Phase 1, where Pulte started and Lennar completed. All the curbs will be completed in 10 days. As soon as the curb work on Twin Creeks Drive is completed, the asphalt crew is scheduled to lay the asphalt.
- County inspectors are aware of this and inspecting everything as it is completed.
- The work is moving forward continuously and any delays are due to rainfall.

Asked when the road project will be completed, Mr. Brockmeier stated probably at the end of July or the middle of August, taking into account the normal rain patterns.

B. Miscellaneous Matters

Mr. John Kinsey stated a few mailboxes have shifted from their original grades and a contractor was engaged to repair and restore them to their original flat grades.

Mr. Rom recalled discussions about golf cart usage in the roadways and laws need to be installed by the County before allowing any golf cart usage. Mr. John Kinsey stated, starting July 1, 2023, a new State law bans golf cart usage by anyone that does not have a driver’s license. Mr. Brockmeier described the process that residents must undergo before being allowing golf cart usage in the community. He will email it to Mr. Rom for dissemination to the Board.

FIFTH ORDER OF BUSINESS

Consideration of First Amended and Restated Agreement for Infrastructure Management and Maintenance Services with the HOA

Mr. Rom presented the First Amended and Restated Agreement for Infrastructure Management and Maintenance Services with the HOA, who has budgeted for the maintenance of CDD infrastructure. Mr. Watts stated the purpose is to add details that were not in the prior Agreement to make sure it is very clear. The maintenance features include a list of tracts, the various plats that are in Exhibit B, which is referenced but not attached. He suggested approval in substantially final form and allowing the Chair to coordinate with the HOA to finalize the Agreement before the next meeting.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the First Amended and Restated Agreement for Infrastructure Management and Maintenance Services, with the HOA, in substantially final form, and authorizing the Chair and CDD Staff to work with the HOA to finalize the Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

2023/2024 and Providing for an Effective Date

Mr. Rom presented Resolution 2023-04. A Board Member noted that, in the past, some of the meetings were cancelled without discussion. He asked for both the Board and residents to be contacted ahead of any cancellations.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of April 30, 2023**
- B. Approval of February 7, 2023 Regular Meeting Minutes**

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Consent Agenda Items, as presented, were accepted and approved, respectively.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Cobb Cole**
- B. District Engineer: Prosser, Inc.**

There were no reports from the District Counsel or the District Engineer.

- C. Field Operations Liaison**

This item will be removed from future agendas.

- D. District Manager: Wrathell, Hunt and Associates, LLC**

- **994 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 25, 2023 at 12:15 PM.**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. John Kinsey urged attendees to watch the last 30 minutes of a County Commission meeting, on the St. Johns County television webpage, wherein he made a presentation explaining that the four lanes of County Road 210, outside of Twin Creeks had been delayed due to the fault of the County and informing them of everything that occurred, all of which are public records. Further, the clip contains the announcement that Twin Creek Development Associates elected to stop negotiating with the County over the favor they requested. It is going to proceed with the four-lane widening of the road and that process is already underway.

ELEVENTH ORDER OF BUSINESS

Public Comments

A resident asked about pond bank maintenance and if the CDD intends to install streetlights on the sidewalks on County Road 210.

A resident asked if there are plans to develop a certain tract of land near his home. A Board Member stated there are no plans to develop a tract in that area and there is no requirement by the County.

Resident Chris Van Moulzik voiced his belief that the crews repairing the curb in front of his home left a crack in his driveway. Mr. Rom stated the formal process to report road work issues is to email Joanna with the address, concerns and photographs and it will be added to a queue. Staff will be sure to communicate that to the residents.

Resident Todd Friedman noted drainage and mud issues behind his property and asked who to report it to. Mr. Rom confirmed Mr. Friedman’s address and stated someone will be dispatched to inspect the property.

A resident commented that he has been impressed by the workers doing the curb work in his area; they have been courteous in their interactions with homeowners. If someone has a problem, they work around it.

Mr. Van Moulzik reported that the area behind a mailbox across the street from his residence is not being maintained after curb work was performed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 1:04 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair