

**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 Public Hearing and Regular Meeting on August 22, 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
Andrew Sturm	Assistant Secretary

Also present:

Daniel Rom	District Manager
Mark Watts (via telephone)	District Counsel

Residents present:

Todd Friedman	Joe Wisnewsky	David Goldberger
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:17 p.m. Supervisors John Kinsey, Bryan Kinsey, Sturm and Hagan were present. Supervisor Bouskila attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion Items

A. Lake Bank Erosion

Mr. Rom presented three pond bank erosion concerns shared by residents.

Discussion ensued regarding crevasses between homes, grading and other remediations done by builders and drainage issues.

A Board Member stated that French drains were installed by the builders.

The District Engineer was directed to inspect these locations and advise about remediations.

A resident discussed an area of stagnant pooling water near his home. The District Engineer will inspect this area and Mr. Rom will circulate the report to the Board.

B. Berm Flooding Remediation Behind Silver Sage

Mr. Bryan Kinsey recalled a resident’s previous concern about flooding related to a berm installed by Dream Finders. He spoke with the Builder, who advised that he was going to look into it. Mr. Rom will ask the resident if the issue was addressed.

C. Miscellaneous Matters

Mr. Bryan Kinsey stated, with regard to pending paving and curb repair in Sweet Oak Way, the curb repairs are underway and paving is scheduled for October.

A Board Member stated he emailed complaints from numerous homeowners regarding pavers, sod, etc.

Discussion ensued regarding the Capital Projects Fund and remaining funds used for construction of capital projects.

A member of the public noted that some newly paved roadway is cracked. Mr. Rom stated the City will perform a final inspection upon completion of the project.

Asked about the turnover of Twin Creeks Drive, Mr. Bryan Kinsey stated the City will not take over the road until the final lift of asphalt is complete.

The consensus was that there is no plan to widen the roadway.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2023-05. 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. He noted that the \$12,231 in

“Preserve Tree maintenance” actuals for Fiscal Year 2023 was backed out and will be reallocated between two line items, with \$5,700 coded to “Wetland maintenance” and the remainder coded to “Landscape maintenance.” The budgeted amounts remain unchanged.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Hagan, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2023-06, which allows the CDD to collect the assessments via the Property Appraiser and Tax Collector.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022 and stated that it was a clean audit. The Management Letter, on Page 34, reflected a prior audit finding, which stated that the actual expenditures of the General Fund exceeded the approved budget; the recommendation to the CDD was to monitor expenditures in future years to ensure that actual expenditures do not exceed budget. The Management Response was that expenditures will be monitored in future years to ensure budget compliance.

Mr. Rom noted that such a finding is not uncommon. He believes it was related to a minor unbudgeted expenditure and noted that the finding was corrected in the current year.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022

Mr. Rom presented Resolution 2023-07.

<p>On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.</p>

EIGHTH ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of July 31, 2023

Mr. Rom was asked to work with Accounting and the Builders to address the “Due from Twin Creeks Ventures” and the “Due from LGI Homes” line items.

B. Approval of May 23, 2023 Regular Meeting Minutes

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the 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 District Counsel or the District Engineer.

C. Field Operations Liaison

Mr. Rom stated there is no Field Operations Liaison.

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

- **NEXT MEETING DATE: September 26, 2023 at 12:15 PM.**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

In response to a question regarding the Audited Financial Report, Mr. Rom stated the Report was submitted to the State.

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Joe Wisnewsky asked if the scope and schedule of the future work on Twin Creeks Drive is known. Mr. Bryan Kinsey stated the work will be completed by October; he expects the landscaping in the median will be under construction from the amenity center to 210 for the next several months. Mr. Wisnewsky recalled there was confusion in the past for vehicular traffic.

Mr. Wisnewsky stated he heard talk about fountains or pond aeration. Mr. Rom stated that is an HOA matter.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the meeting adjourned at 1:07 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair