

**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 31, 2019 at 11:00 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 (via telephone)	Assistant Secretary

**Also present were:**

Craig Wrathell (via telephone)	District Manager
Howard McGaffney	Wrathell, Hunt and Associates, LLC
Mark Watts (via telephone)	District Counsel
Neal Brockmeier (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 11:04 a.m. Supervisors John Kinsey, Bryan Kinsey, and Robert Furlong were present, in person. Supervisor Jared Bouskila was attending via telephone. Supervisor DiFiore was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

**Severability; and Providing an Effective Date**

Mr. McGaffney presented Resolution 2019-01. He reviewed the proposed Fiscal Year 2020 budget, including line item increases, decreases, adjustments and additions and/or deletions compared to Fiscal Year 2019 and explained the reasons for any changes.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2019-01, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 6, 2019 at 11:00 a.m., at the construction trailer located at 106 CR 210W, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date [Seats 1, 2, & 5]**

Mr. McGaffney presented Resolution 2019-02.

Mr. Wrathell asked whether all 591 lots were platted. Mr. Bryan Kinsey replied affirmatively.

**On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, Resolution 2019-02, Designating a Date, Time, and Location for Landowners' Meeting of the District for November 8, 2019 at 11:00 a.m., at the construction trailer located at 106 CR 210W, St. Johns, Florida 32259; and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Creekside at Twin Creeks – Phase 2D Plat**

Mr. McGaffney presented the Phase 2D Plat.

Mr. Brockmeier stated the Phase 2D Plat is a replat of lots 539 through 543, which were originally part of the Creekside at Twin Creeks Phase 2C Plat. This replatting does not create additional area or density of lots within the District; instead, it gives the Developer the option to complete the infrastructure for those five lots and begin sale of those lots prior to completion of the Phase 2C Plat.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Creekside at Twin Creeks – Phase 2D Plat, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of April 30, 2019.

**On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of August 21, 2018 Public Hearing and Regular Meeting Minutes**

Mr. McGaffney presented the August 21, 2018 Public Hearing and Regular Meeting Minutes.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the August 21, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Cobb Cole***

Mr. Watts stated that he is working with Landowners’ Counsel to address common area improvements.

**B. District Engineer: *Prosser, Inc.***

The District contractor, AJ John, was proceeding with the construction of Phase 2; completion was underway.

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

- **191 Registered Voters in District as of April 15, 2019**

There were 191 registered voters residing within the District as of April 15, 2019.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**ELEVENTH 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 11:14 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair