

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

May 23, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Creekside at Twin Creeks Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 16, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Creekside at Twin Creeks Community Development District

NOTE: Meeting Location

Dear Board Members:

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

1. Call to Order/Roll Call
2. Public Comments
3. Ratification of Beach Lake Phase 4A Plat
4. Discussion Items
 - A. Twin Creek Drive Repairs
 - B. Miscellaneous Matters
5. Consideration of First Amended and Restated Agreement for Infrastructure Management and Maintenance Services with the HOA
6. 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
7. 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
8. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of April 30, 2023
 - B. Approval of February 7, 2023 Regular Meeting Minutes

9. Staff Reports

- A. District Counsel: *Cobb Cole*
- B. District Engineer: *Prosser, Inc.*
- C. Field Operations Liaison
- 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

SEAT 1	JOHN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ANDREW P STURM SR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAMES W HAGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

3

Beacon Lake Phase 4A

MAP BOOK 119 PAGE 55

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, THENCE NORTH 27°44'33" WEST, ALONG THE WESTERLY LINE OF SAID PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 1D, 698.50 FEET; THENCE NORTH 78°01'41" EAST, 165.43 FEET, TO THE NORTHERLY LINE OF LINE OF TRACT L-2, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE NORTH 87°28'23" EAST, ALONG LAST SAID LINE, 36.03 FEET, TO THE WESTERLY LINE OF SAID TRACT F-1, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE NORTHERLY, NORTHEASTERLY, AND SOUTHERLY ALONG THE WESTERLY, NORTHERLY AND EASTERLY OF SAID TRACT F-1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 02°31'37" WEST, 148.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 165.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°43'29" WEST, 164.39 FEET; COURSE NO. 3: NORTH 61°04'39" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 202.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°43'29" EAST, 200.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 02°31'37" EAST, 160.06 FEET, TO THE NORTHERLY LINE OF LINE OF TRACT L-3, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE EASTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: THENCE NORTH 87°28'23" EAST, 30.00 FEET; COURSE NO. 2: SOUTH 02°31'37" EAST, 49.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 267.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°46'21" EAST, 260.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 49°01'05" EAST, 146.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 224.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°00'06" EAST, 218.96 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE SOUTH 84°45'13" EAST, ALONG LAST SAID LINE, 159.50 FEET; THENCE SOUTH 74°00'00" WEST, 420.58 FEET; THENCE NORTH 45°00'00" WEST, 84.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.57 ACRES, MORE OR LESS.

COPY

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF April, 2023, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS 4 DAY OF April, 2023.

BY: [Signature]
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BEACON LAKE PHASE 4A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 3rd DAY OF April, 2023.

BY: [Signature]
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 119 PAGE(S) 55-102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 5 DAY OF April, 2023.

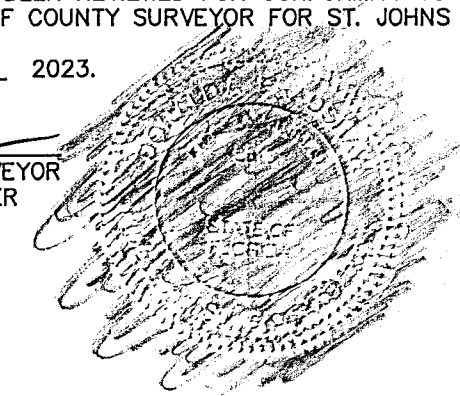
BY: [Signature]
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS 31 DAY OF MARCH, 2023.

BY: [Signature]
DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5513

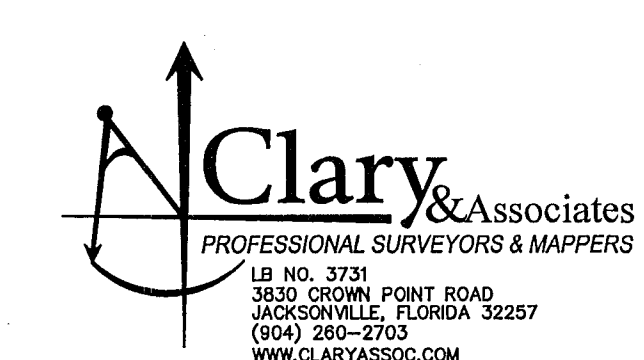
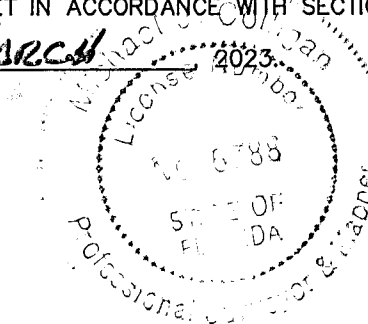


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS 27 DAY OF MARCH, 2023.

[Signature]
MICHAEL J. COLLIGAN, P.S.M.
FLORIDA REGISTERED LAND SURVEYOR NO. 6788



Beacon Lake Phase 4A

MAP BOOK 119 PAGE 56

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ("DFC"), TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TCV"), SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("SJP") AND CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("CREEKSIDE CDD"); DFC, TCV, SJP AND CREEKSIDE CDD ARE EACH REFERRED TO HEREIN AS AN "OWNER" AND COLLECTIVELY, THE "OWNERS") ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BEACON LAKE PHASE 4A, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED IN THE PLAT AS HERON OAKS DRIVE, IS HEREBY DEDICATED TO THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT ("MEADOW VIEW CDD"), IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND ACCESS IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 4A-2 AND TRACT 4A-3 (LANDSCAPE, DRAINAGE, AND MAINTENANCE) ARE HEREBY DEDICATED TO THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT ("MEADOW VIEW CDD"). MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 4A-1 AND TRACT 4A-4 (CONSERVATION) ARE HEREBY DEDICATED TO THE MEADOW VIEW CDD. THE MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE MEADOW VIEW CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT. SAID TRACTS 4A-1 AND TRACT 4A-4 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4096, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "F.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY HEARTWOOD, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEEES OF SAID EASEMENTS.

NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AND SJP ON, UPON AND OVER TRACT 4A-2 AND TRACT 4A-3 (LANDSCAPE, DRAINAGE AND MAINTENANCE), AND TRACT 4A-1 AND TRACT 4A-4 (CONSERVATION) FOR PURPOSES OF ACCESS, INGRESS AND EGRESS ON OFFICIAL BUSINESS RELATING TO MAINTENANCE OF THE CONSERVATION AREAS.

EACH OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS Vice President TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, AND THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRPERSON.

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT
TO CHAPTER 190, FLORIDA STATUTES

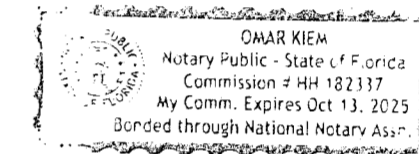
BY: John T. Kinsey WITNESS: Gregory Bruno
PRINT: John T. Kinsey PRINT: Gregory Bruno
TITLE: Chair WITNESS: Gregory Bruno
PRINT: Gregory Bruno

NOTARY FOR CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY
OF March, A.D., 2023 BY John T. Kinsey
AS Chair OF THE BOARD OF SUPERVISORS OF THE
CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: OMAR K IEM
MY COMMISSION EXPIRES: 10-13-25
MY COMMISSION NUMBER IS: HH 182337



PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

SOUTH JACKSONVILLE PROPERTIES, LLC

SOUTH JACKSONVILLE PROPERTIES, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

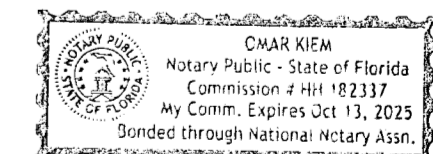
BY: Arthur J. Falcone WITNESS: Gregory Bruno
MEZZ, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, ITS SOLE MEMBER PRINT: Gregory Bruno
BY: Arthur J. Falcone WITNESS: Gregory Bruno
ARTHUR J. FALCONE, MANAGER PRINT: Gregory Bruno

NOTARY FOR SOUTH JACKSONVILLE PROPERTIES, LLC

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY
OF MARCH, A.D., 2023 BY ARTHUR J. FALCONE, AS
MANAGER OF SOUTH JACKSONVILLE PROPERTIES MEZZ, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, THE SOLE MEMBER OF SOUTH JACKSONVILLE PROPERTIES,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: OMAR K IEM
MY COMMISSION EXPIRES: 10-13-25
MY COMMISSION NUMBER IS: HH 182337



PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

DFC BEACON LAKES LLC

DFC BEACON LAKES LLC, A FLORIDA
LIMITED LIABILITY COMPANY

BY: Kyle Hudson WITNESS: Chad Sigmon
PRINT: Kyle Hudson PRINT: Chad Sigmon
TITLE: VP WITNESS: Gaston Rockard
PRINT: Gaston Rockard

TWIN CREEKS VENTURES LLC

TWIN CREEKS VENTURES LLC, A FLORIDA
LIMITED LIABILITY COMPANY

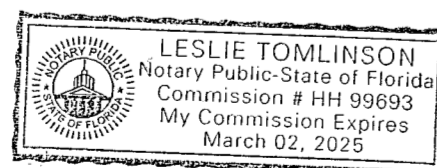
BY: John T. Kinsey WITNESS: Gregory Bruno
JOHN T. KINSEY, MANAGER PRINT: Gregory Bruno

NOTARY FOR DFC BEACON LAKES LLC

STATE OF FLORIDA
COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION,
THIS 29 DAY OF March, A.D., 2023
BY Kyle Hudson AS Vice President OF
DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF
OF THE COMPANY.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: Leslie Tomlinson
MY COMMISSION EXPIRES: 3/21/2025
MY COMMISSION NUMBER IS: HH 99693



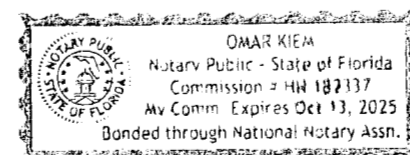
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

NOTARY FOR TWIN CREEKS VENTURES LLC

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY
OF MARCH, A.D., 2023 BY JOHN T. KINSEY, AS
MANAGER OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: OMAR K IEM
MY COMMISSION EXPIRES: 10-13-25
MY COMMISSION NUMBER IS: HH 182337



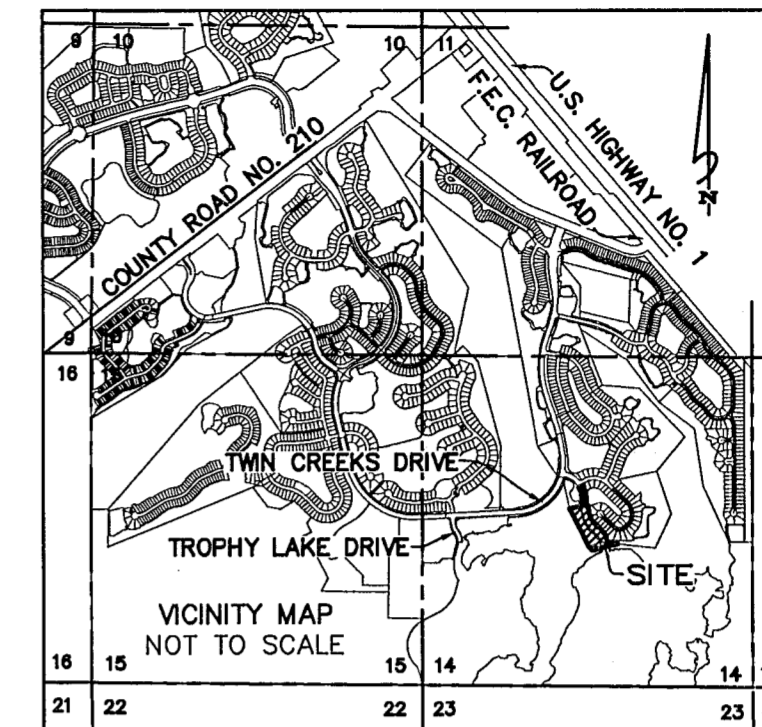
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____



Beacon Lake Phase 4A

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 6 SHEETS
NO LOTS AND 7 TRACTS IN THIS PHASE



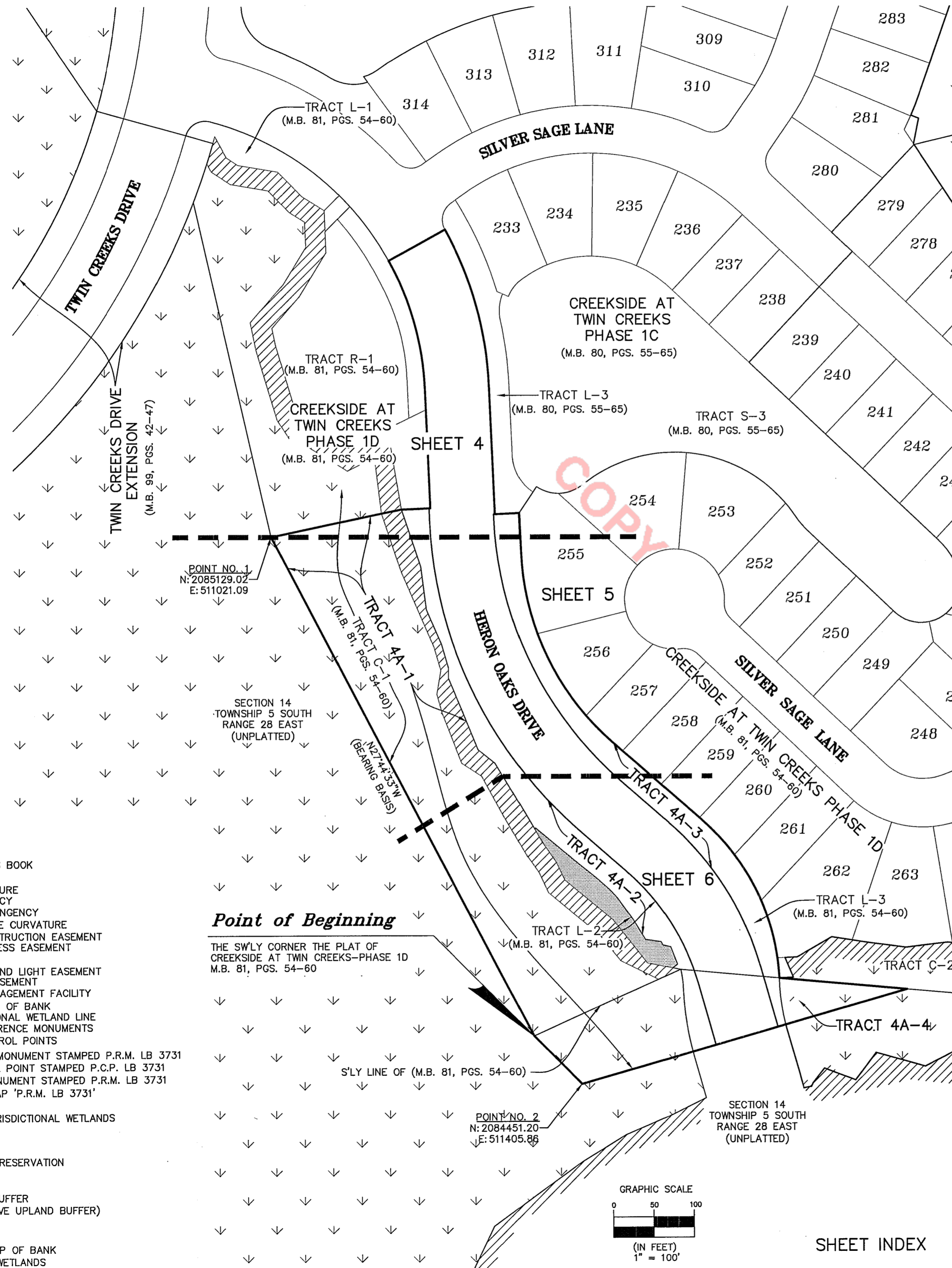
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY LINE OF THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D (M.B. 81, PGS. 54-60), PER PLAT, AND REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051.
G050 N 2055870.5021 E 511532.7838
G051 N 2088974.3146 E 504321.1345
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

POINT	NORTHING	EASTING	DESCRIPTION
1	2085129.02	511021.09	PRM-MOST NW'LY CORNER OF TRACT 4A-1
2	2084451.20	511405.86	PRM-MOST S'LY CORNER OF TRACT 4A-1

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

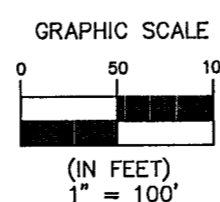
O.R.B. 2588, PAGE 55	EASEMENT - ACCESS AND UTILITY	SHOWN HEREON
O.R.B. 4139, PAGE 316	AMENDMENT O.R.B. 2588, PAGE 55	SHOWN HEREON
O.R.B. 4024, PAGE 1332	EASEMENT - WETLANDS MITIGATION	BLANKETS
O.R.B. 4096, PAGE 1735	EASEMENT - CONSERVATION	SHOWN HEREON
O.R.B. 4139, PAGE 727	EASEMENT - ACCESS & UTILITIES	SHOWN HEREON
M.B. 81, PAGES 54-60	PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D	SHOWN HEREON
O.R.B. 5437, PG. 94	EASEMENT - TEMPORARY CONSTRUCTION	AFFECTS UPLAND PORTION OF SITE



- ### LEGEND
- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG(S). = PAGE(S)
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - N.T. = POINT OF NON TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - D.&A.E. = DRAINAGE & ACCESS EASEMENT
 - (R) = RADIAL LINE
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - C.E. = CONSERVATION EASEMENT
 - S.M.F. = STORMWATER MANAGEMENT FACILITY
 - ATB = APPROXIMATE TOP OF BANK
 - SJWL = STATE JURISDICTIONAL WETLAND LINE
 - P.R.M. = PERMANENT REFERENCE MONUMENTS
 - P.C.P. = PERMANENT CONTROL POINTS
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = SET PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
 - = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = SET 5/8" REBAR WITH CAP 'P.R.M. LB 3731'
- ▭ (with downward arrows) DENOTES STATE JURISDICTIONAL WETLANDS
 - ▭ (with stippled pattern) DENOTES UPLAND PRESERVATION
 - ▭ (with diagonal hatching) DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ATB --- = APPROXIMATE TOP OF BANK
 - - - - - = JURISDICTIONAL WETLANDS

Point of Beginning

THE SW'LY CORNER THE PLAT OF CREEKSIDE AT TWIN CREEKS-PHASE 1D
M.B. 81, PGS. 54-60



SHEET INDEX

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

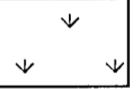

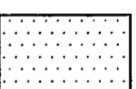
Beacon Lake Phase 4A

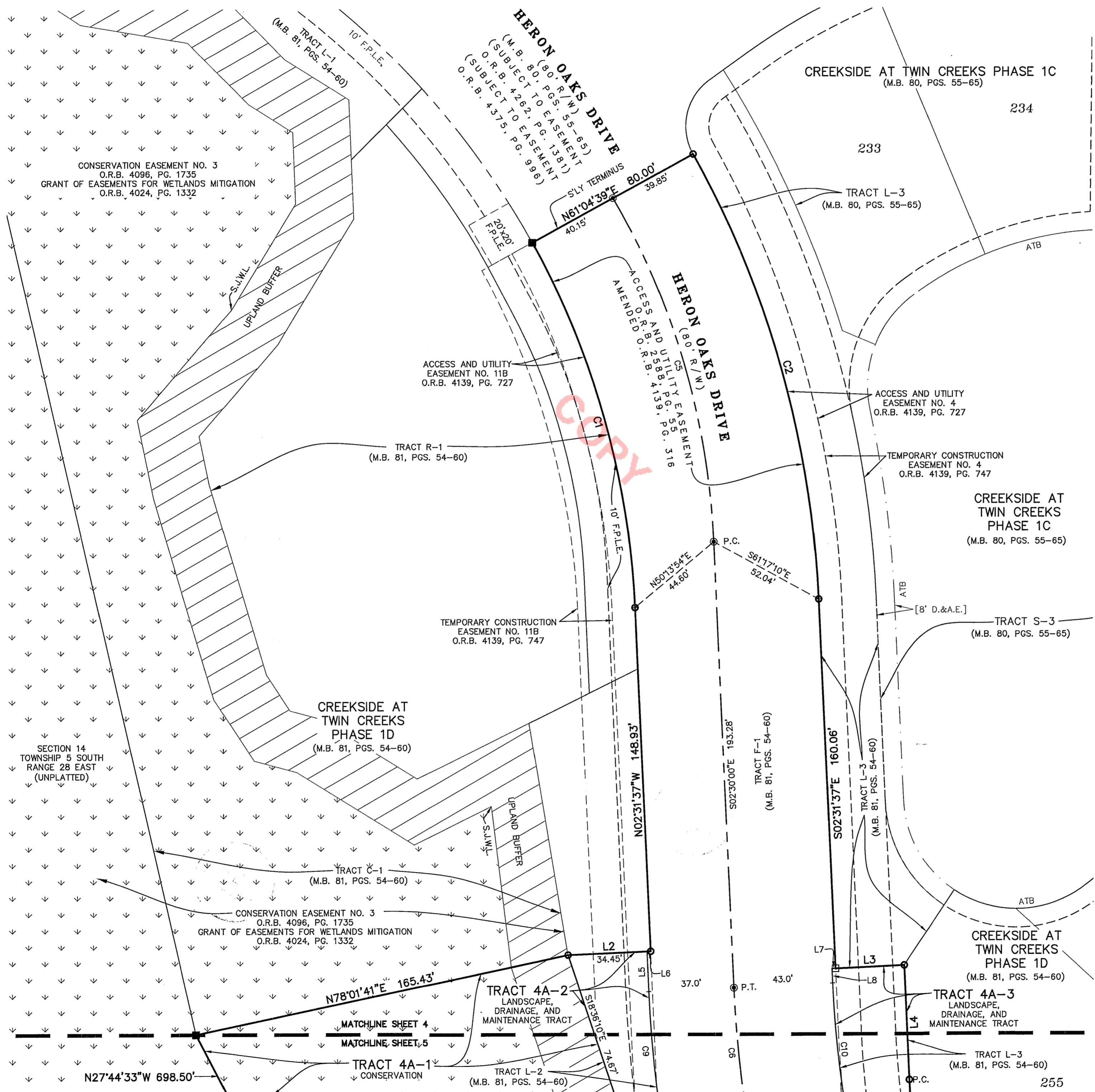
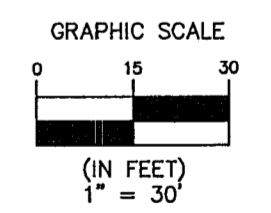
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SHEET 4 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	360.00'	165.85'	26°23'44"	N15°43'29"W	164.39'
C2	440.00'	202.70'	26°23'44"	S15°43'29"E	200.92'
C5	325.00'	156.91'	27°39'44"	S16°19'52"E	155.39'
C6	498.00'	404.17'	46°30'00"	S25°45'00"E	393.16'
C9	535.00'	434.19'	46°30'00"	N25°45'00"W	422.38'
C10	455.00'	369.27'	46°30'00"	S25°45'00"E	359.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N87°28'23"E	36.03'
L3	N87°28'23"E	30.00'
L4	S02°31'37"E	49.57'
L5	N02°30'00"W	17.35'
L6	N87°28'23"E	1.58'
L7	S87°28'23"W	1.58'
L8	S02°30'00"E	6.26'

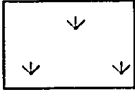
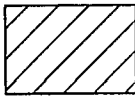

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA

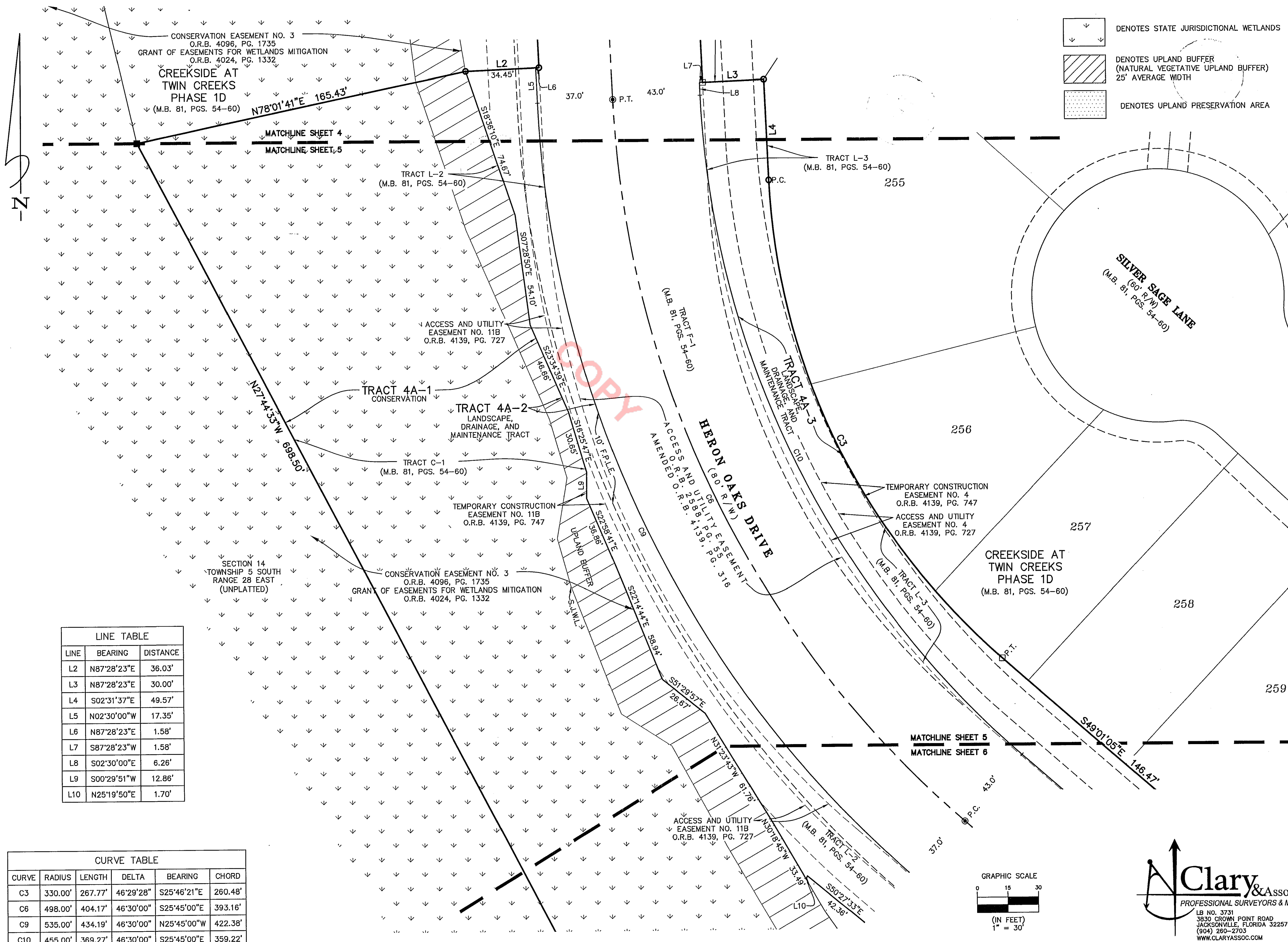


Beacon Lake Phase 4A

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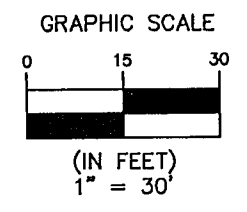
SHEET 5 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



LINE	BEARING	DISTANCE
L2	N87°28'23"E	36.03'
L3	N87°28'23"E	30.00'
L4	S02°31'37"E	49.57'
L5	N02°30'00"W	17.35'
L6	N87°28'23"E	1.58'
L7	S87°28'23"W	1.58'
L8	S02°30'00"E	6.26'
L9	S00°29'51"W	12.86'
L10	N25°19'50"E	1.70'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	330.00'	267.77'	46°29'28"	S25°46'21"E	260.48'
C6	498.00'	404.17'	46°30'00"	S25°45'00"E	393.16'
C9	535.00'	434.19'	46°30'00"	N25°45'00"W	422.38'
C10	455.00'	369.27'	46°30'00"	S25°45'00"E	359.22'

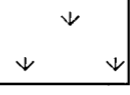




Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

Beacon Lake Phase 4A

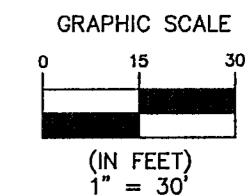
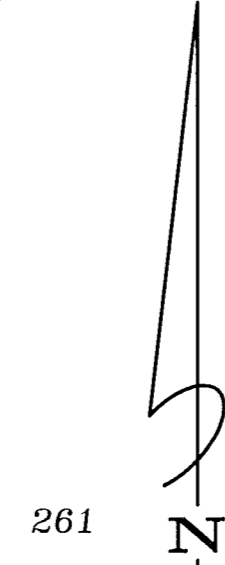
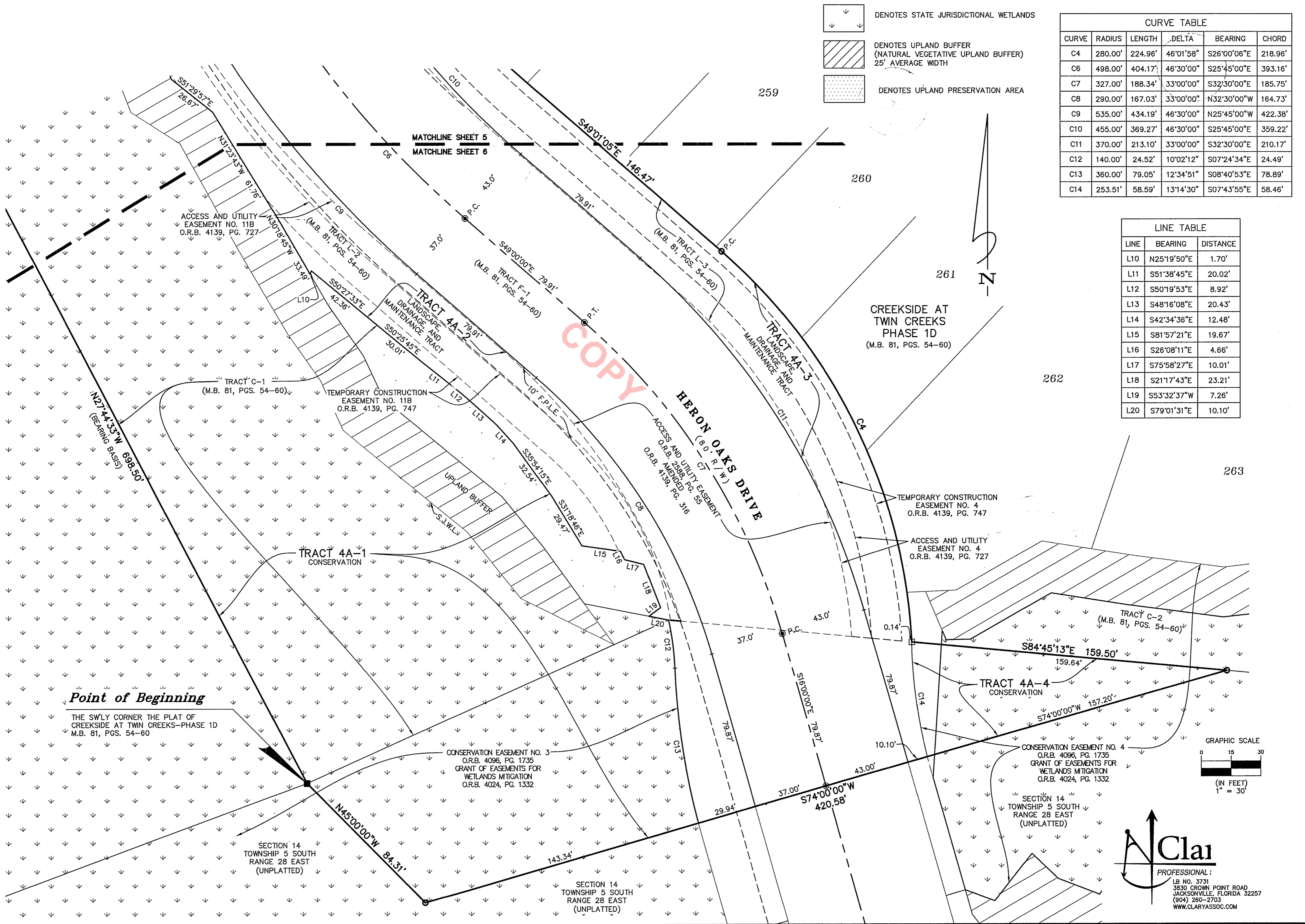
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SHEET 6 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	280.00'	224.96'	46°01'58"	S26°00'06"E	218.96'
C6	498.00'	404.17'	46°30'00"	S25°45'00"E	393.16'
C7	327.00'	188.34'	33°00'00"	S32°30'00"E	185.75'
C8	290.00'	167.03'	33°00'00"	N32°30'00"W	164.73'
C9	535.00'	434.19'	46°30'00"	N25°45'00"W	422.38'
C10	455.00'	369.27'	46°30'00"	S25°45'00"E	359.22'
C11	370.00'	213.10'	33°00'00"	S32°30'00"E	210.17'
C12	140.00'	24.52'	10°02'12"	S07°24'34"E	24.49'
C13	360.00'	79.05'	12°34'51"	S08°40'53"E	78.89'
C14	253.51'	58.59'	13°14'30"	S07°43'55"E	58.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N25°19'50"E	1.70'
L11	S51°38'45"E	20.02'
L12	S50°19'53"E	8.92'
L13	S48°16'08"E	20.43'
L14	S42°34'36"E	12.48'
L15	S81°57'21"E	19.67'
L16	S26°08'11"E	4.66'
L17	S75°58'27"E	10.01'
L18	S21°17'43"E	23.21'
L19	S53°32'37"W	7.26'
L20	S79°01'31"E	10.10'



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CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

5

**THE FIRST AMENDED AND RESTATED
AGREEMENT BETWEEN THE CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT AND THE CREEKSIDE AT TWIN CREEKS
HOMEOWNERS ASSOCIATION, INC. FOR INFRASTRUCTURE MANAGEMENT
AND MAINTENANCE SERVICES**

THIS AGREEMENT is made and entered into this ___ day of _____, 2023, by and between:

Creekside at Twin Creeks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the "District")

and

Creekside at Twin Creeks Homeowners' Association Inc., a Florida not for profit corporation (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District has constructed and/or acquired various lands, systems, facilities and infrastructure and other facilities requiring inspection, operation and maintenance services; and

WHEREAS, the District desires to provide efficient inspection, operation and maintenance services for certain improvements and areas owned by the District and located within the St. Johns community ("District Property"), as more specifically identified in the attached Exhibit "A"; and

WHEREAS, the Association is a Florida not for profit corporation, owning, operating and maintaining various improvements and facilities in close proximity to District Property; and

WHEREAS, the Association currently employs maintenance personnel and other employees who serve in close proximity to District Property; and

WHEREAS, for ease of administration, cost savings, and to obtain the benefits of full time on-site inspection, operation and maintenance personnel, the District desires to contract with the Association to manage and maintain the District Property identified in Exhibit "A"; and

WHEREAS, the Association represents that it is qualified, through its officers, employees, contractors and affiliates, to manage and maintain the District Property and desires to contract with

the District to do so in accordance with the terms of this First Amended and Restated Agreement between the District and the Association for Infrastructure Management Maintenance Services (the “Agreement”); and

WHEREAS, the District desires to amend the original agreement between the District and the Association for Infrastructure Management Maintenance Services (the “Original Agreement”) executed on [REDACTED], in order to provide for additional maintenance services between the District and the Association.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and Association (collectively, the "Parties"), the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. CREEKSIDE AT TWIN CREEKS HOMEOWNERS' ASSOCIATION'S OBLIGATION.

A. *General duties.* The Association shall be responsible for the management and maintenance of District Property in an efficient, lawful and satisfactory manner and in accordance with the District's bond covenants relating to such maintenance. The Association will act in a fiduciary capacity with respect to the protection and accounting of the District's assets. Specific maintenance obligations include but are not limited to the below list and can be further identified in Exhibit “B”:

1. Lakes and Stormwater Facilities

a. Periodic cleaning of lakes and lake banks, drain pipes, French drains and culverts, mowing of grass and trimming trees located on the lake banks, swales and other dry retention areas, periodic inspection and routing repairs of irrigation pumps, and monitoring of water flow meters and filing of any reports as required by applicable Water Use and Environmental Resource Permits.

2. Non-Spine Roadway Maintenance Repairs

a. Periodic maintenance of the non-spine roadways and any needed repairs of the same. Any resurfacing would be at the expense of the District.

3. Landscape Maintenance and Irrigation

a. Maintenance of landscaping within and on District dedicated roadways within the District Property.
b. Maintaining and replacing landscaping in public places, including mowing, weed control and regular application of herbicides, tree

trimming, shrub trimming, maintenance of irrigation systems, and debris and trash removal.

4. Entry Features: Maintenance of the entry features on District Property, including landscaping, lighting, and water basins.

- B. *Inspection.* The Association shall conduct regular inspections of all District Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.
- C. *Repair and Maintenance.* The Association shall make, or cause to be made, such routine repair work or normal maintenance to District Property as may be required for the operation or physical protection of District Property. The Association shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any services. The Association shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs.
- D. *Investigation and Report of Accidents/Claims.* The Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the management of the District and maintenance and operation of District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. The Association shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District Manager or his designee.
- E. *Compliance with Government Rules, Regulations, Requirements and Orders.* The Association shall take such action as is necessary to comply promptly with any and all orders or requirements affecting District Property placed thereon by any governmental authority having jurisdiction over any District Property. The Association shall immediately notify the District Manager and District Counsel in writing of all such orders or requirements. At the request of the District, the Association shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the District Property. The District grants the Association rule making authority over the District's Property in which the Association maintains, as detailed in this Agreement.
- F. *Adherence to District Rules, Regulations and Policies.* The District shall provide, at the time of the execution of this Agreement, a list of District rules, regulations, and policies, if any, related to the District Property. The Association's personnel

shall be familiar with any and all District policies and procedures, if any, and shall ensure that all persons using District Property are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and ensure that said persons conform therewith. The Association may adopt such policies and procedures as it deems necessary to the fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to the District at all times. The Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.

- G. *Care of Property.* The Association shall use all due care to protect the District Property, its residents and landowners from damage by the Association, its employees or contractors. The Association agrees to repair any damage resulting from the Association's activities and work.
- H. *Standard of Care.* The Association shall be solely responsible for establishing maintenance specifications for the District Property, so long as such standards comply with orders or requirements placed thereon by any governmental authority having jurisdiction over the District Property.
- I. *Staffing.* The Association shall be solely responsible for the hiring, staffing, contractor retention, and vendor selection processes necessary to perform the management and maintenance responsibilities set forth in this Agreement. The Association shall also be solely responsible for the supervision of such employees, vendors, and contractors retained to perform these responsibilities.

SECTION 3. NO COMPENSATION DUE. The District shall pay not be required to pay the Association for the provision of management and maintenance services provided pursuant to the terms of this Agreement. The Association shall privately assess properties within the District for the cost of the management and maintenance services provided and the private assessments shall take the place of public maintenance assessments that could otherwise be levied by the District.

SECTION 4. TERM. The term of this Agreement is for a period of five (5) years commencing on April 25, 2023. Both the District and the Association shall have the right to terminate this Agreement effective immediately at any time due to the Association's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause. This Agreement shall automatically renew, if not terminated, every five (5) years.

SECTION 5. INSURANCE. The Association shall maintain, at its own expense throughout the term of this Agreement, the following insurance with the District, its staff, consultants and supervisors shall be named as an additional insured:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- B. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
- C. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

SECTION 6. INDEMNIFICATION. The Association agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by the Association, including litigation or any appellate proceedings with respect thereto.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 8. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

SECTION 9. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement. Nothing herein shall preclude the Association and the District from entering into separate agreements for the leasing of personnel or sharing of other resources.

SECTION 10. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 11. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

SECTION 12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 14. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District:

Creekside at Twin Creeks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager

With a copy to:

Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720
Attn: Mark A. Watts, Esq.

B. If to the Association:

Creekside at Twin Creeks Homeowners' Association, Inc.
200 Business Park Circle
Suite 101
St Augustine, FL 32095
Attn: Vesta Property Services

With a copy to:

Cobb Cole
231 N. Woodland Blvd.
DeLand, FL 32720
Attn: Mark A. Watts, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place

of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notices on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors, and assigns.

SECTION 16. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 17. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of anyone or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Print Name: _____

Print Name

Title: _____

_____ day of _____, 2023

Print Name

STATE OF FLORIDA }

COUNTY OF _____}

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as Chair/Vice-Chair of the Board of Supervisors for **CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

Notary Public
Commission:

Attest:

**CREEKSIDE AT TWIN CREEKS
HOMEOWNERS' ASSOCIATION, INC.**

Print Name

Print Name

By: _____

Print Name: _____

Title: _____

_____ day of _____, 2023

STATE OF FLORIDA }

COUNTY OF _____}

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as _____ of **CREEKSIDE AT TWIN CREEKS HOMEOWNERS' ASSOCIATION, INC.** He or she is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[SEAL]

Notary Public
Commission:

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Creekside at Twin Creeks Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Beachwalk Clubhouse
100 Beachwalk Club Drive
St. Johns, Florida 32259

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2016A-1, A-2 and A-3	3
Amortization Schedule - Series 2016A-1	4 - 5
Amortization Schedule - Series 2016A-3	6 - 7
Assessment Summary	8

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 161,584				\$ 161,584
Allowable discounts (4%)	(6,463)				(6,463)
Assessment levy: on-roll - net	155,121	\$153,538	\$ 1,583	\$ 155,121	155,121
Total revenues	155,121	153,538	1,583	155,121	155,121
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	861	5,598	6,459	6,459
Management/accounting/recording	49,440	24,000	25,440	49,440	49,440
Legal	10,000	776	9,224	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	3,700	-	3,700	3,700	3,900
Arbitrage rebate calculation	750	1,000	-	1,000	1,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	113	387	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	445	755	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	10,300	9,771	529	10,300	10,750
Contingencies/bank charges	750	3	747	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	3,232	3,067	165	3,232	3,232
Total professional & administrative	104,621	48,766	56,105	104,871	105,521
Field operations					
Landscape maintenance	16,000	-	16,000	16,000	16,000
Lake bank maintenance	20,000	-	-	-	20,000
Wetland maintenance	12,500	-	7,200	7,200	12,500
Preserve Tree maintenance	-	12,231	(12,231)	-	-
Total field operations	48,500	12,231	10,969	23,200	48,500
Total expenditures	153,121	60,997	67,074	128,071	154,021
Net increase/(decrease) of fund balance	2,000	92,541	(65,491)	27,050	1,100
Fund balance - beginning (unaudited)	78,005	132,224	224,765	132,224	159,274
Fund balance - ending (projected)	\$ 80,005	\$ 224,765	\$ 159,274	\$ 159,274	\$ 160,374

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
<p style="margin-left: 20px;">Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	49,440
<p style="margin-left: 20px;">Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	10,000
<p style="margin-left: 20px;">General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p style="margin-left: 20px;">The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,900
<p style="margin-left: 20px;">Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p style="margin-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p style="margin-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	10,500
<p style="margin-left: 20px;">Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p style="margin-left: 20px;">Telephone and fax machine.</p>	
Postage	500
<p style="margin-left: 20px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p style="margin-left: 20px;">Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p style="margin-left: 20px;">The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p style="margin-left: 20px;">Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	10,750
<p style="margin-left: 20px;">The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	750
Website maintenance	
<p style="margin-left: 20px;">Hosting</p>	
	705
<p style="margin-left: 20px;">ADA compliance</p>	
	210
Tax collector	3,232
Landscape maintenance	16,000
<p style="margin-left: 20px;">CDD owned tracts on sides of TC Dr. at the southern entrance to Creekside</p>	
Lake bank maintenance	20,000
Wetland maintenance	12,500
Total expenditures	<u><u>\$ 154,021</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll - 2016A1	\$ 417,500				\$ 415,104
Special assessment - on-roll - 2016A3	293,803				293,803
Allowable discounts (4%)	(28,452)				(28,356)
Assessment levy: net	682,851	\$ 675,278	\$ 7,573	\$ 682,851	680,551
Assessment prepayments	-	26,990	-	26,990	-
Interest - 2016A1	-	7,086	-	7,086	-
Interest - 2016A2	-	339	-	339	-
Interest - 2016A3	-	6,396	-	6,396	-
Total revenues	<u>682,851</u>	<u>716,089</u>	<u>7,573</u>	<u>723,662</u>	<u>680,551</u>
EXPENDITURES					
Debt service					
Principal - 2016A1	110,000	110,000	-	110,000	115,000
Principal prepayment - 2016A1	-	15,000	10,000	25,000	-
Principal - 2016A3	65,000	65,000	-	65,000	70,000
Interest - 2016A1	279,005	140,980	137,819	278,799	272,437
Interest - 2016A3	204,756	103,231	101,525	204,756	201,213
Total debt service	<u>658,761</u>	<u>434,211</u>	<u>249,344</u>	<u>683,555</u>	<u>658,650</u>
Other fees & charges					
Tax collector	14,226	13,488	738	14,226	14,178
Total other fees & charges	<u>14,226</u>	<u>13,488</u>	<u>738</u>	<u>14,226</u>	<u>14,178</u>
Total expenditures	<u>672,987</u>	<u>447,699</u>	<u>250,082</u>	<u>697,781</u>	<u>672,828</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,864	268,390	(242,509)	25,881	7,723
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,305)	3,305	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,305)</u>	<u>3,305</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	9,864	265,085	(239,204)	25,881	7,723
Beginning fund balance (unaudited)	973,482	987,456	1,252,541	987,456	1,013,337
Ending fund balance (projected)	<u>\$ 983,346</u>	<u>\$1,252,541</u>	<u>\$1,013,337</u>	<u>\$ 1,013,337</u>	<u>1,021,060</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2024					(429,576)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 104,424</u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service
11/01/23	115,000.00	4.625%	137,548.13	252,548.13
05/01/24	-		134,888.75	134,888.75
11/01/24	120,000.00	4.625%	134,888.75	254,888.75
05/01/25	-		132,113.75	132,113.75
11/01/25	125,000.00	4.625%	132,113.75	257,113.75
05/01/26	-		129,223.13	129,223.13
11/01/26	130,000.00	4.625%	129,223.13	259,223.13
05/01/27	-		126,216.88	126,216.88
11/01/27	135,000.00	4.625%	126,216.88	261,216.88
05/01/28	-		123,095.00	123,095.00
11/01/28	145,000.00	5.250%	123,095.00	268,095.00
05/01/29	-		119,288.75	119,288.75
11/01/29	150,000.00	5.250%	119,288.75	269,288.75
05/01/30	-		115,351.25	115,351.25
11/01/30	155,000.00	5.250%	115,351.25	270,351.25
05/01/31	-		111,282.50	111,282.50
11/01/31	165,000.00	5.250%	111,282.50	276,282.50
05/01/32	-		106,951.25	106,951.25
11/01/32	175,000.00	5.250%	106,951.25	281,951.25
05/01/33	-		102,357.50	102,357.50
11/01/33	185,000.00	5.250%	102,357.50	287,357.50
05/01/34	-		97,501.25	97,501.25
11/01/34	195,000.00	5.250%	97,501.25	292,501.25
05/01/35	-		92,382.50	92,382.50
11/01/35	205,000.00	5.250%	92,382.50	297,382.50
05/01/36	-		87,001.25	87,001.25
11/01/36	215,000.00	5.250%	87,001.25	302,001.25
05/01/37	-		81,357.50	81,357.50
11/01/37	230,000.00	5.250%	81,357.50	311,357.50
05/01/38	-		75,320.00	75,320.00
11/01/38	240,000.00	5.600%	75,320.00	315,320.00
05/01/39	-		68,600.00	68,600.00
11/01/39	250,000.00	5.600%	68,600.00	318,600.00
05/01/40	-		61,600.00	61,600.00
11/01/40	265,000.00	5.600%	61,600.00	326,600.00
05/01/41	-		54,180.00	54,180.00
11/01/41	280,000.00	5.600%	54,180.00	334,180.00
05/01/42	-		46,340.00	46,340.00
11/01/42	295,000.00	5.600%	46,340.00	341,340.00
05/01/43	-		38,080.00	38,080.00
11/01/43	310,000.00	5.600%	38,080.00	348,080.00
05/01/44	-		29,400.00	29,400.00
11/01/44	330,000.00	5.600%	29,400.00	359,400.00
05/01/45	-		20,160.00	20,160.00

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service
11/01/45	350,000.00	5.600%	20,160.00	370,160.00
05/01/46	-		10,360.00	10,360.00
11/01/46	370,000.00	5.600%	10,360.00	380,360.00
Total	5,135,000.00		4,063,650.65	9,198,650.65

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	70,000.00	5.250%	101,525.00	171,525.00	3,520,000.00
05/01/24			99,687.50	99,687.50	3,520,000.00
11/01/24	75,000.00	5.250%	99,687.50	174,687.50	3,445,000.00
05/01/25			97,718.75	97,718.75	3,445,000.00
11/01/25	80,000.00	5.250%	97,718.75	177,718.75	3,365,000.00
05/01/26			95,618.75	95,618.75	3,365,000.00
11/01/26	80,000.00	5.250%	95,618.75	175,618.75	3,285,000.00
05/01/27			93,518.75	93,518.75	3,285,000.00
11/01/27	85,000.00	5.250%	93,518.75	178,518.75	3,200,000.00
05/01/28			91,287.50	91,287.50	3,200,000.00
11/01/28	90,000.00	5.250%	91,287.50	181,287.50	3,110,000.00
05/01/29			88,925.00	88,925.00	3,110,000.00
11/01/29	95,000.00	5.250%	88,925.00	183,925.00	3,015,000.00
05/01/30			86,431.25	86,431.25	3,015,000.00
11/01/30	100,000.00	5.250%	86,431.25	186,431.25	2,915,000.00
05/01/31			83,806.25	83,806.25	2,915,000.00
11/01/31	105,000.00	5.750%	83,806.25	188,806.25	2,810,000.00
05/01/32			80,787.50	80,787.50	2,810,000.00
11/01/32	110,000.00	5.750%	80,787.50	190,787.50	2,700,000.00
05/01/33			77,625.00	77,625.00	2,700,000.00
11/01/33	120,000.00	5.750%	77,625.00	197,625.00	2,580,000.00
05/01/34			74,175.00	74,175.00	2,580,000.00
11/01/34	125,000.00	5.750%	74,175.00	199,175.00	2,455,000.00
05/01/35			70,581.25	70,581.25	2,455,000.00
11/01/35	130,000.00	5.750%	70,581.25	200,581.25	2,325,000.00
05/01/36			66,843.75	66,843.75	2,325,000.00
11/01/36	140,000.00	5.750%	66,843.75	206,843.75	2,185,000.00
05/01/37			62,818.75	62,818.75	2,185,000.00
11/01/37	150,000.00	5.750%	62,818.75	212,818.75	2,035,000.00
05/01/38			58,506.25	58,506.25	2,035,000.00
11/01/38	155,000.00	5.750%	58,506.25	213,506.25	1,880,000.00
05/01/39			54,050.00	54,050.00	1,880,000.00
11/01/39	165,000.00	5.750%	54,050.00	219,050.00	1,715,000.00
05/01/40			49,306.25	49,306.25	1,715,000.00
11/01/40	175,000.00	5.750%	49,306.25	224,306.25	1,540,000.00

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/41			44,275.00	44,275.00	1,540,000.00
11/01/41	185,000.00	5.600%	44,275.00	229,275.00	1,355,000.00
05/01/42			38,956.25	38,956.25	1,355,000.00
11/01/42	195,000.00	5.600%	38,956.25	233,956.25	1,160,000.00
05/01/43			33,350.00	33,350.00	1,160,000.00
11/01/43	205,000.00	5.600%	33,350.00	238,350.00	955,000.00
05/01/44			27,456.25	27,456.25	955,000.00
11/01/44	220,000.00	5.600%	27,456.25	247,456.25	735,000.00
05/01/45			21,131.25	21,131.25	735,000.00
11/01/45	230,000.00	5.600%	21,131.25	251,131.25	505,000.00
05/01/46			14,518.75	14,518.75	505,000.00
11/01/46	245,000.00	5.600%	14,518.75	259,518.75	260,000.00
05/01/47			7,475.00	7,475.00	260,000.00
11/01/47	260,000.00	5.600%	7,475.00	267,475.00	-
Total	3,720,000.00		3,552,150.00	7,272,150.00	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 273.41	\$ 1,145.83	\$ 1,419.24	\$ 1,419.24
SF 53'	110	273.41	1,250.00	1,523.41	1,523.41
SF 63'	118	273.41	1,354.17	1,627.58	1,627.58
SF 43'	128	273.41	1,123.34	1,396.75	1,396.75
SF 63'	113	273.41	1,327.57	1,600.98	1,600.98
Total	591				

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-04

A RESOLUTION OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Creekside at Twin Creeks Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 23rd day of May, 2023.

Attest:

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, FL, 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 28, 2023	Regular Meeting	12:15 PM
January 23, 2024	Regular Meeting	12:15 PM
March 26, 2024	Regular Meeting	12:15 PM
April 23, 2024	Regular Meeting	12:15 PM
May 28, 2024	Regular Meeting	12:15 PM
July 23, 2024	Regular Meeting	12:15 PM
August 27, 2024	Regular Meeting	12:15 PM
September 24, 2024	Regular Meeting	12:15 PM

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 224,312	\$ -	\$ -	\$ 224,312
Investments				
Reserve 2016 A-1	-	208,341	-	208,341
Reserve 2016 A-3	-	277,223	-	277,223
Revenue 2016 A-1	-	320,748	-	320,748
Revenue 2016 A-3	-	182,579	-	182,579
Interest 2016 A-1	-	137,819	-	137,819
Interest 2016 A-3	-	101,525	-	101,525
Prepayment 2016 A-1	-	13,958	-	13,958
Prepayment 2016 A-2	-	19,836	-	19,836
Principal 2016A-1	-	97	-	97
Principal 2016A-3	-	57	-	57
Construction 2015 BAN	-	-	4,391	4,391
Construction 2016 A-1	-	-	8,961	8,961
Construction 2016 A-2	-	-	3,179	3,179
Construction 2016 A-3	-	-	14,006	14,006
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Interest receivable	-	4,409	118	4,527
Total assets	<u>\$ 238,114</u>	<u>\$ 1,266,592</u>	<u>\$ 30,655</u>	<u>\$ 1,535,361</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Twin Creeks Ventures	-	19,319	-	19,319
Due to Lennar Homes	467	2,156	-	2,623
FPL Easement Transfer	3,400	-	-	3,400
Developer advance	2,500	-	-	2,500
Total liabilities	<u>6,367</u>	<u>21,475</u>	<u>-</u>	<u>27,842</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>13,802</u>	<u>4,409</u>	<u>118</u>	<u>18,329</u>
Total deferred inflows of resources	<u>13,802</u>	<u>4,409</u>	<u>118</u>	<u>18,329</u>
Fund balances:				
Restricted for:				
Debt service	-	1,240,708	-	1,240,708
Capital projects	-	-	30,537	30,537
Unassigned	<u>217,945</u>	<u>-</u>	<u>-</u>	<u>217,945</u>
Total fund balances	<u>217,945</u>	<u>1,240,708</u>	<u>30,537</u>	<u>1,489,190</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 238,114</u>	<u>\$ 1,266,592</u>	<u>\$ 30,655</u>	<u>\$ 1,535,361</u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 118	\$ 153,656	\$ 155,121	99%
Total revenues	<u>118</u>	<u>153,656</u>	<u>155,121</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	6,459	13%
Management/accounting/recording	4,000	28,000	49,440	57%
Legal	1,482	2,257	10,000	23%
Engineering	-	-	5,000	0%
Audit	-	-	3,700	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	583	1,000	58%
Trustee	-	7,000	10,500	67%
Telephone	17	117	200	59%
Postage	8	121	500	24%
Printing & binding	42	292	500	58%
Legal advertising	-	445	1,200	37%
Annual special district fee	-	175	175	100%
Insurance	-	9,771	10,300	95%
Contingencies/bank charges	-	3	750	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,632</u>	<u>51,330</u>	<u>101,389</u>	51%
Field operations				
Landscape maintenance	1,306	7,838	16,000	49%
Lake bank maintenance	-	-	20,000	0%
Wetland maintenance	-	5,700	12,500	46%
Total field operations	<u>1,306</u>	<u>13,538</u>	<u>48,500</u>	28%
Other fees & charges				
Tax collector	-	3,067	3,232	95%
Total other fees & charges	<u>-</u>	<u>3,067</u>	<u>3,232</u>	95%
Total expenditures	<u>6,938</u>	<u>67,935</u>	<u>153,121</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(6,820)	85,721	2,000	
Fund balances - beginning	<u>224,765</u>	<u>132,224</u>	<u>78,005</u>	
Fund balances - ending	<u>\$ 217,945</u>	<u>\$ 217,945</u>	<u>\$ 80,005</u>	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015 BANS & 2016 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 517	\$ 675,795	\$ 682,851	99%
Assessment prepayments	-	26,990	-	N/A
Interest - 2016 A-1	2,577	9,663	-	N/A
Interest - 2016 A-2	76	416	-	N/A
Interest - 2016 A-3	2,129	8,524	-	N/A
Total revenues	<u>5,299</u>	<u>721,388</u>	<u>682,851</u>	106%
EXPENDITURES				
Principal - 2016A-1	-	110,000	110,000	100%
Principal prepayment - 2016A-1	-	15,000	-	N/A
Principal - 2016A-3	-	65,000	65,000	100%
Interest - 2016A-1	-	140,980	279,005	51%
Interest - 2016A-3	-	103,231	204,756	50%
Total expenditures	<u>-</u>	<u>434,211</u>	<u>658,761</u>	66%
Other fees and charges				
Tax collector	-	13,488	14,226	95%
Total other fees and charges	<u>-</u>	<u>13,488</u>	<u>14,226</u>	95%
Total expenditures	<u>-</u>	<u>447,699</u>	<u>672,987</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	5,299	273,689	9,864	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(3,305)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(3,305)</u>	<u>-</u>	N/A
Net change in fund balances	5,299	270,384	9,864	
Fund balance - beginning	1,235,409	970,324	973,482	
Fund balance - ending	<u>\$ 1,240,708</u>	<u>\$ 1,240,708</u>	<u>\$ 983,346</u>	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015 BANS & 2016 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest 2015 BAN	\$ 17	\$ 71
Interest - 2016 A-1	34	188
Interest - 2016 A-2	13	67
Interest - 2016 A-3	54	290
Total revenues	118	616
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	118	616
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	3,305
Total other financing sources/(uses)	-	3,305
Net change in fund balances	118	3,921
Fund balances - beginning	30,419	26,616
Fund balances - ending	\$ 30,537	\$ 30,537

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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 February 7, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Jared Bouskila (via telephone)	Assistant Secretary
Andrew P. Sturm, Sr.	Assistant Secretary
James Hagan	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Mark Watts	District Counsel
Greg Christovich	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:27 p.m. Supervisors John Kinsey, Bryan Kinsey, Sturm and Hagan were present. Supervisor Bouskila attended via telephone. Mr. Rom stated that he administered the Oath of Office to Mr. Sturm and Mr. Hagan prior to the meeting. Mr. Bouskila's notarized Oath of Office, dated February 3, 2023, is on record.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Andrew Sturm, Sr. [SEAT 3], Jared Bouskila [SEAT 4] and James Hagan [SEAT 5] (the following will be provided in a separate package)

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This item was addressed during the First Order of Business. Mr. Bouskila is already familiar with the following items. The following items were explained to Mr. Hagan and Mr. Sturm individually, before the meeting:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing for an Effective Date

Mr. Rom presented Resolution 2023-01 and recapped the Landowners’ Election results as follows:

Seat 4	Jared Bouskila	2 votes	4-Year Term
--------	----------------	---------	-------------

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02. Mr. John Kinsey nominated the following slate:

Chair	John Kinsey
-------	-------------

- 77 Vice Chair Bryan Kinsey
- 78 Assistant Secretary Andrew Sturm
- 79 Assistant Secretary James Hagan
- 80 Assistant Secretary Jared Bouskila
- 81 Assistant Secretary Daniel Rom

82 No other nominations were made. Prior appointments by the Board for Secretary,
 83 Treasurer and Assistant Treasurer remain unaffected by this Resolution.

84

85 **On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor,**
 86 **Resolution 2023-02, Designating Certain Officers of the District, as nominated,**
 87 **and Providing for an Effective Date, was adopted.**

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89

90 **SIXTH ORDER OF BUSINESS** **Discussion Items**

91

92 **A. Twin Creek Drive**

93 Mr. Rom stated residents frequently ask when the final lift of asphalt will be done and
 94 noted that some residents complained about the numerous trucks in the community.

95 Mr. Hagan announced that he is also on the HOA Board.

96 Mr. Bryan Kinsey provided the following update about Twin Creek Drive:

- 97 ➤ Regarding curbs, the first step in fixing construction-related issues, is underway.
- 98 ➤ Neighborhood-wide curb repairs should be complete by March 15, 2023.
- 99 ➤ The second lift of asphalt will commence in individual pods on or around April 1, 2023.

100 The contractors estimate that the project will take two months, weather permitting; provided
 101 there are no contractor crew shortages, the project should be completed by early June.

102 Discussion ensued regarding contractor crew shortages, work on Twin Creeks Drive,
 103 construction traffic and excavation of two parcels estimated to be complete in June.

104 Mr. Bryan Kinsey discussed planned drainage improvements to the planters in the
 105 islands on Twin Creek Drive before the final lift of asphalt.

106 Discussion ensued regarding maintenance of Twin Creek Drive, which is a dedicated
 107 public roadway, and its eventual conveyance to the County, surrounding roadways and the

108 portion of Heron Oaks Road, which is owned by the HOA, that connects the last phase of
109 Beacon Lakes.

110 Mr. Hagan stated a portion of the shoulder was sold to the Beacon Lakes HOA due to
111 the cost of maintenance. Beacon Lakes will own and maintain the shoulders and landscape the
112 berm. The consensus was that Beacon Lakes will be landlocked; all traffic will exit through the
113 areas in question.

114 Discussion ensued regarding traffic control and flashing signage at a school bus stop in
115 the area. It will be addressed with Beacon Lakes.

116 Mr. Hagan noted that three stop signs on the multi-use path were removed on the east
117 side of Twin Creek Drive due to incidents of Google, Apple and Amazon Artificial Intelligence
118 (A.I.) cameras erroneously identifying the signs as vehicular traffic signs. One accident occurred
119 as a result so the red stop signs were removed at the recommendation of the police and it was
120 recommended that the CDD be notified. The posts and placards remain; the HOA placed the
121 signs in storage. Mr. John Kinsey will work with Staff to address the issue.

122 **B. Update to HOA Maintenance Agreement**

123 Mr. Rom stated the previously approved HOA Maintenance Agreement did not include a
124 description of services. He distributed a draft description of services developed in conjunction
125 with Staff and the Vice Chair. Upon approval, the revised draft description will be presented to
126 the HOA for input and inserted into the HOA Maintenance Agreement.

127 Discussion ensued regarding lake maintenance requirements.

128 A Board Member stated the Agreement does require anything required by permits.

129 A Board Member stated the overall spirit of the Agreement is to allow the HOA to take
130 the lead with lake maintenance because HOA staff is on site.

131 The consensus was for Mr. Bryan Kinsey to work with the HOA and Staff to prepare an
132 updated Agreement that includes the scope.

133 **C. Miscellaneous Matters**

134 A Board Member noted that mailboxes in need of repair were identified.

135

136 **SEVENTH ORDER OF BUSINESS**

Consent Agenda Items

137

138 Mr. Rom presented the following:

139 **A. Acceptance of Unaudited Financial Statements as of December 31, 2022**

140 Mr. Bouskila asked if the \$28,000 remaining in the Capital Projects Fund will be used to
141 close out any remaining requirements. This item was deferred.

142 **B. Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes**

143 **C. Approval of November 15, 2022 Landowners’ Meeting Minutes**

144

145 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
146 **favor, Consent Agenda Items B and C, as presented, were approved.**

147

148

149 **EIGHTH ORDER OF BUSINESS**

Staff Reports

150

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

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

153 **C. Field Operations Liaison**

154 There were no Staff Reports.

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

- 156 • **NEXT MEETING DATE: March 28, 2023 at 12:15 P.M.**

- 157 ○ **QUORUM CHECK**

158 The next meeting will be held on March 28, 2023, unless canceled.

159

160 **NINTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

161

162 There were no Board Members’ comments or requests.

163

164 **TENTH ORDER OF BUSINESS**

Public Comments

165

166 There were no public comments.

167

168 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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171 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in**
172 **favor, the meeting adjourned at 1:05 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

April 17, 2023

Creekside at Twin Creeks Community Development District
Attn: Daphne Gillyard, Director of Admin.
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Ste. 410W
Boca Raton, FL 33431

Dear Ms. Gillyard:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

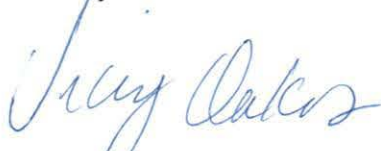
Creekside at Twin Creeks CDD

994 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting	1:00 PM
November 15, 2022 CANCELED	Regular Meeting	1:00 PM
January 17, 2023 <i>rescheduled to January 24, 2023</i>	Regular Meeting	12:15 PM
January 24, 2023 <i>rescheduled to February 7, 2023</i>	Regular Meeting	12:15 PM
February 7, 2023	Regular Meeting	12:15 PM
March 21, 2023 <i>rescheduled to March 28, 2023</i>	Regular Meeting	12:15 PM
March 28, 2023 CANCELED	Regular Meeting	12:15 PM
April 18, 2023 <i>rescheduled to April 25, 2023</i>	Regular Meeting	12:15 PM
April 25, 2023 CANCELED	Regular Meeting	12:15 PM
May 16, 2023 <i>rescheduled to May 23, 2023</i>	Regular Meeting	12:15 PM
May 23, 2023	Regular Meeting	12:15 PM
July 18, 2023 <i>rescheduled to July 25, 2023</i>	Regular Meeting	12:15 PM
July 25, 2023	Regular Meeting	12:15 PM
August 15, 2023 <i>rescheduled to August 22, 2023</i>	Regular Meeting	12:15 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 22, 2023	Regular Meeting	12:15 PM
September 19, 2023 <i>rescheduled to September 26, 2023</i>	Regular Meeting	12:15 PM
September 26, 2023	Regular Meeting	12:15 PM