

**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 November 1, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

**Present were:**

John Kinsey (via telephone)	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
Neil Brockmeier	District Engineer

**Residents present:**

Joe Wisnewsky	David Goldberger	Chris Bretton
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 12:18 p.m. Supervisors Bryan Kinsey, Sturm and Hagan were present. Supervisors John Kinsey and Bouskila attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Discussion Items**

**A. District Engineer Field Visit of Resident Erosion Control**

Mr. Rom stated the District Engineer was authorized to perform field visits to areas for which residents expressed concern at the last meeting.

Mr. Brockmeier discussed the following:

➤ 432 Sweet Oak Way: The resident stated a drainage issue on a natural slope between the homes caused a crevasse and downhill flow of water when raining. A fence was installed within the drainage easement between the lots and it seems that some undermining holes are occurring in the pond slope, per the pictures the residents provided. The failures are undetermined; it is suspected that there is an issue with the drainage pipe located in the easement. Further investigation of the pipe is requested to determine if the pipe needs to be replaced or repaired to resolve issues of erosion on the bank. The drainage pipe was initially installed by the Developer but it is now CDD infrastructure that needs to be reviewed, inspected and maintained by the CDD. Visual inspection from inside the pipe can help determine if there is a failure at the joint, a puncture needing repair, etc. No other issues would create such holes in the dirt; excavation might be needed to determine if a pipe is broken. The CDD needs to investigate the damage and determine the cause of the failure; it will be up to the CDD to assign responsibility. The inspection would cost approximately \$2,000.

Staff was directed to work with the Vice Chair to have the inspection performed before the next meeting.

➤ 269 and 245 Silver Reef Lane: The residents expressed concern about erosion issues at the rear of the lots. The builder installed sub-surface drainage between the lots that discharges to the lake; the lake appears to be eroding on the banks. It is unknown if the erosion is due to a lack of irrigation, rainfall events, the discharge from the pipe collection system, etc. The recommendation is for the drainage discharge pipe to be continued by the homeowner to underneath the water table on the lake to eliminate erosion issues on the slope.

Discussion ensued regarding installation of the discharge pipe by the builder and resulting erosion issues and the recommendation for the homeowner to ask the builder to resolve the issue.

Mr. Rom will provide a copy of documentation for the homeowners to share with Lennar.

Mr. Brockmeier stated the issue is on private property and, while the builder technically should not have connected to CDD pipes, it was the best solution due to grading issues.

Mr. Rom stated he will send a letter to Lennar in support of the homeowners' efforts.

➤ 590 Broomsedge Circle: Pond bank erosion noted on the windward side of the pond has occurred. Such erosion is typical on the windward side of the pond. A proposal was requested and, depending on the cost, the repair can possibly be expedited.

➤ 284 Silver Reef: The area was inspected following a resident complaint. The structure is not a drain; rather, it is an outfall structure, which typically contains standing water. During wet season, water will always be flowing. The structure will be investigated further to ensure it is not collecting debris and is functioning properly.

➤ 79 Fellbrook Drive: This and several neighboring properties have standing water.

Discussion ensued regarding drainage issues due to the landscape berm area.

Mr. Brockmeier stated the lots should be graded to drain toward the road. The areas will be inspected and plats examined for reference.

#### **B. Berm Flooding Remediation Behind Silver Sage**

Mr. Rom stated he contacted the resident who attended the previous meeting but received no response, so there is no update.

#### **C. Miscellaneous Matters**

A resident asked about golf cart access and signage on CDD roadways.

A Board Member stated the community was not originally set up as a golf cart community to provide for roadway access. At this point, the County Engineer must be involved in the process for public and private roads and traffic control and traffic evaluations must be taken into consideration. Upon approval of the County Engineer, signage must be addressed.

Mr. Brockmeier stated that process should wait until roadway repairs are completed.

Regarding the lake facility, Mr. Bryan Kinsey stated the Developer has been working with the County about the building of four lighted soccer fields in the open flat area. The Developer is negotiating with the County regarding certain items the County wants to add that are not in the original approved plans and that would cost a significant amount. A resolution on that issue is nearly complete; however, the recreational lake facility will depend upon changes

to be determined. The road agreement should be complete within 30 to 45 days. The park should be resolved in the first quarter.

Discussion ensued regarding the locations of the access roads.

Mr. John Kinsey stated the CR-210 approval will be included on the Commission Agenda the first week of December. The same proposal was made to the County in May and they did not begin taking action until September. Once approved, work on the park can begin.

Discussion ensued regarding roadway ownership, landscape maintenance and the CDD-HOA Maintenance Agreement.

Mr. John Kinsey stated the recreational lake has its own Association; assessments have not been levied yet.

Discussion ensued regarding quotes to be obtained for the areas discussed.

A resident asked how to report a house with CDD wooded areas on two sides that has some dead trees. Mr. Rom stated they can email him the address and pictures of the areas in question. He stated the area is managed by the St. Johns River Water Management District (SJRWMD); the photos will be reviewed and, if necessary the area will be inspected and the next steps will be determined.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Acceptance of Unaudited Financial Statements as of September 30, 2023**

Mr. Rom stated, with regard to questions raised about the “Due from Twin Creeks Ventures” and the “Due from LGI Homes” line items, the Finance Department confirmed that no monies are due. Credit memos will be prepared accordingly to remove the entries.

**B. Approval of August 22, 2023 Public Hearing and Regular Meeting Minutes**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Cobb Cole**

Mr. Rom stated the question was raised as to whether the CDD can accept donations of items such as “Children at Play” signage. Mr. Watts will research the question.

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

There was no report.

**C. Field Operations Liaison**

Mr. Rom stated there is no Field Operations Liaison.

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

- **NEXT MEETING DATE: November 28, 2023 at 12:15 PM.**
  - **QUORUM CHECK**

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

**SIXTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

A resident discussed erosion concerns. Mr. Rom stated the latest direction from the Board was to send the feedback on CDD letterhead to Lennar.

A Board Member stated he will contact Lennar to help reach a speedy resolution.

A resident discussed irrigation concerns. A Board Member asked him to email the information to Mr. Rom.


**EIGHTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Hagan, with all in favor, the meeting adjourned at 1:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair