

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

May 30, 2024

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 23, 2024

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

Dear Board Members:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District will hold a Regular Meeting on May 30, 2024 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. Discussion/Consideration Item(s)
 - A. Consideration: Notice of Termination to Landscape Vendor
 - B. Updates
 - I. Fellbrook Swale Drainage
 - II. Sweet Oak Way Swale Drainage
 - III. Silver Reef Lane Irrigation
 - IV. Silver Sage Lane Swale Drainage
 - C. Miscellaneous Matters
4. Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
6. Consideration of Resolution 2024-04, Electing and Removing Officers of the District and Providing for an Effective Date

7. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of April 30, 2024
- B. Approval of April 23, 2024 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Cobb Cole*
- B. District Engineer: *Prosser, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 979 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: July 23, 2024 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

9. Board Members' Comments/Requests

10. Public Comments

11. 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

3BI



Florida East Cost Construction
 Office 386-546-2665
 Cell 904-445-0421

Date 3/2/2024
 Project 79 Fellbrook DR
 Estimate 5369
 Owner Twin CreekSide

Item	Description	QTY	UNIT	UNIT Cost	Total Cost
1	Excavate	1	LS	\$300.00	\$300.00
2	Back Fill	1	LS	\$9,950.00	\$9,950.00
3	Sod	1	LS	\$1,500.00	\$1,500.00
4	Mob	1	LS	\$450.00	\$450.00
					\$0.00
					\$0.00
					\$0.00
	This price is only for the work listed				\$0.00
	above. If any other damage is found.				\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	S			pg total	\$12,200.00
Notes:	ALL PAYMENTS ARE DUE day of work . AFTER 30 DAYS 20% PER MONTH WILL				
	BE ADDED TO THE INVOICE.				
	NOT INCLUDED in pirce LIST BELOW				
	MOT, LAYOUT, NIGHT PLANT FEE, NIGHT WORK,				

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); 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 2024/2025 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: 12:15 p.m.

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 30TH DAY OF MAY, 2024.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 161,584				\$ 141,143
Allowable discounts (4%)	(6,463)				(5,646)
Assessment levy: on-roll - net	155,121	\$153,717	\$ 1,404	\$ 155,121	135,497
Total revenues	155,121	153,717	1,404	155,121	135,497
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,292	5,167	6,459	6,459
Management/accounting/recording	49,440	24,720	24,720	49,440	50,429
Legal	10,000	937	5,000	5,937	10,000
Engineering	5,000	1,887	3,113	5,000	5,000
Audit	3,900	-	3,900	3,900	5,100
Arbitrage rebate calculation	1,000	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	105	395	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	273	927	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	10,750	10,162	-	10,162	11,448
Contingencies/bank charges	750	11	739	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	3,232	3,049	183	3,232	2,823
Total professional & administrative	105,521	52,166	48,704	100,870	107,999
Field operations					
Landscape maintenance	16,000	7,206	3,603	10,809	-
Lake bank maintenance	20,000	-	28,160	28,160	20,000
Wetland maintenance	12,500	-	7,500	7,500	7,500
General maintenance	-	326	-	326	-
Total field operations	48,500	7,532	39,263	46,795	27,500
Total expenditures	154,021	59,698	87,967	147,665	135,499
Net increase/(decrease) of fund balance	1,100	94,019	(86,563)	7,456	(2)
Fund balance - beginning (unaudited)	159,274	184,792	278,811	184,792	192,248
Fund balance - ending (projected):					
Unassigned	160,374	278,811	192,248	192,248	192,246
Fund balance - ending (projected)	\$ 160,374	\$ 278,811	\$ 192,248	\$ 192,248	\$ 192,246

**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	50,429
<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	5,100
<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	11,448
<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	2,823
Lake bank maintenance	20,000
Wetland maintenance	7,500
Total expenditures	<u><u>\$ 135,499</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll - 2016A1	\$ 415,104				\$ 415,104
Special assessment - on-roll - 2016A3	293,803				293,803
Allowable discounts (4%)	<u>(28,356)</u>				<u>(28,356)</u>
Assessment levy: net	680,551	\$ 676,063	\$ 4,488	\$ 680,551	680,551
Interest - 2016A1	-	8,670	-	8,670	-
Interest - 2016A2	-	447	-	447	-
Interest - 2016A3	-	8,110	-	8,110	-
Total revenues	<u>680,551</u>	<u>693,290</u>	<u>4,488</u>	<u>697,778</u>	<u>680,551</u>
EXPENDITURES					
Debt service					
Principal - 2016A1	115,000	115,000	-	115,000	120,000
Principal - 2016A3	70,000	70,000	-	70,000	75,000
Interest - 2016A1	272,437	137,548	134,889	272,437	267,003
Interest - 2016A3	201,213	101,525	99,688	201,213	197,406
Total debt service	<u>658,650</u>	<u>424,073</u>	<u>234,577</u>	<u>658,650</u>	<u>659,409</u>
Other fees & charges					
Tax collector	14,178	13,410	768	14,178	14,178
Total other fees & charges	<u>14,178</u>	<u>13,410</u>	<u>768</u>	<u>14,178</u>	<u>14,178</u>
Total expenditures	<u>672,828</u>	<u>437,483</u>	<u>235,345</u>	<u>672,828</u>	<u>673,587</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,723	255,807	(230,857)	24,950	6,964
Fund balance:					
Beginning fund balance (unaudited)	1,013,337	1,033,979	1,289,786	1,033,979	1,058,929
Ending fund balance (projected)	<u>\$1,021,060</u>	<u>\$1,289,786</u>	<u>\$1,058,929</u>	<u>\$ 1,058,929</u>	<u>1,065,893</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2025					(434,833)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 144,000</u>

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

	Principal	Coupon Rate	Interest	Debt Service
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	5,020,000.00		3,791,213.77	8,811,213.77

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	3,520,000.00		2,938,012.50	6,458,012.50	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 238.82	\$ 1,145.83	\$ 1,384.65	\$ 1,419.24
SF 53'	110	238.82	1,250.00	1,488.82	1,523.41
SF 63'	118	238.82	1,354.17	1,592.99	1,627.58
SF 43'	128	238.82	1,123.34	1,362.16	1,396.75
SF 63'	113	238.82	1,327.57	1,566.39	1,600.98
Total	591				

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-03

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 2024/2025 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 2024/2025 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 30th day of May, 2024.

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 2024/2025 MEETING SCHEDULE		
LOCATION <i>Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, FL, 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024	Regular Meeting	12:15 PM
November 26, 2024	Regular Meeting	12:15 PM
January 28, 2025	Regular Meeting	12:15 PM
March 25, 2025	Regular Meeting	12:15 PM
April 22, 2025	Regular Meeting	12:15 PM
May __, 2025*	Regular Meeting	12:15 PM
July 22, 2025	Regular Meeting	12:15 PM
August 26, 2025	Regular Meeting	12:15 PM
September 23, 2025	Regular Meeting	12:15 PM

***Exception**

The May meeting date is on the day following the Memorial Day holiday.

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Creekside at Twin Creeks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is elected as Officer of the District effective May 30, 2024:

Kristen Thomas is elected Assistant Secretary

SECTION 2. The following Officer shall be removed as Officer effective May 30, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

John Kinsey Chair

Bryan Kinsey Vice Chair

Andrew Strum Assistant Secretary

Jared Bouskila Assistant Secretary

James Hagan Assistant Secretary

Craig Wrathell Secretary

Daniel Rom Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

PASSED AND ADOPTED THIS 30TH DAY OF MAY, 2024.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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, 2024**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 285,626	\$ -	\$ -	\$ 285,626
Investments				
Reserve 2016 A-1	-	219,297	-	219,297
Reserve 2016 A-3	-	291,800	-	291,800
Revenue 2016 A-1	-	343,636	-	343,636
Revenue 2016 A-3	-	198,021	-	198,021
Interest 2016 A-1	-	134,891	-	134,891
Interest 2016 A-3	-	99,689	-	99,689
Prepayment 2016 A-1	-	4,207	-	4,207
Prepayment 2016 A-2	-	20,880	-	20,880
Principal 2016A-1	-	354	-	354
Principal 2016A-3	-	216	-	216
Construction 2015 BAN	-	-	4,622	4,622
Construction 2016 A-1	-	-	9,432	9,432
Construction 2016 A-2	-	-	3,346	3,346
Construction 2016 A-3	-	-	14,742	14,742
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Due from general fund	-	4,803	-	4,803
Interest receivable	-	5,604	137	5,741
Total assets	<u>\$ 299,428</u>	<u>\$ 1,323,398</u>	<u>\$ 32,279</u>	<u>\$ 1,655,105</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,576	\$ -	\$ -	\$ 5,576
Due to Twin Creeks Ventures	-	19,319	-	19,319
Due to Lennar Homes	467	2,156	-	2,623
Due to debt service fund 2016 A-1	2,819	-	-	2,819
Due to debt service fund 2016 A-3	1,984	-	-	1,984
Taxes payable	184	-	-	184
Developer advance	2,500	-	-	2,500
Total liabilities	<u>13,530</u>	<u>21,475</u>	<u>-</u>	<u>35,005</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,802	5,604	137	19,543
Total deferred inflows of resources	<u>13,802</u>	<u>5,604</u>	<u>137</u>	<u>19,543</u>
Fund balances:				
Restricted for:				
Debt service	-	1,296,319	-	1,296,319
Capital projects	-	-	32,142	32,142
Unassigned	272,096	-	-	272,096
Total fund balances	<u>272,096</u>	<u>1,296,319</u>	<u>32,142</u>	<u>1,600,557</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 299,428</u>	<u>\$ 1,323,398</u>	<u>\$ 32,279</u>	<u>\$ 1,655,105</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 213	\$ 153,930	\$ 155,121	99%
Total revenues	<u>213</u>	<u>153,930</u>	<u>155,121</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	1,292	2,584	6,459	40%
Management/accounting/recording	4,120	28,840	49,440	58%
Legal	-	937	10,000	9%
Engineering	-	1,887	5,000	38%
Audit	-	-	3,900	0%
Arbitrage rebate calculation	-	1,000	1,000	100%
Dissemination agent	83	583	1,000	58%
Trustee	-	7,000	10,500	67%
Telephone	17	117	200	59%
Postage	9	113	500	23%
Printing & binding	42	292	500	58%
Legal advertising	-	273	1,200	23%
Annual special district fee	-	175	175	100%
Insurance	-	10,162	10,750	95%
Contingencies/bank charges	59	70	750	9%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,622</u>	<u>54,738</u>	<u>102,289</u>	54%
Field operations				
Landscape maintenance	1,306	8,513	16,000	53%
Lake bank maintenance	-	-	20,000	0%
Wetland maintenance	-	-	12,500	0%
General maintenance	-	326	-	N/A
Total field operations	<u>1,306</u>	<u>8,839</u>	<u>48,500</u>	18%
Other fees & charges				
Tax collector	-	3,049	3,232	94%
Total other fees & charges	<u>-</u>	<u>3,049</u>	<u>3,232</u>	94%
Total expenditures	<u>6,928</u>	<u>66,626</u>	<u>154,021</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	(6,715)	87,304	1,100	
Fund balances - beginning	278,811	184,792	159,274	
Fund balances - ending	<u>\$ 272,096</u>	<u>\$ 272,096</u>	<u>\$ 160,374</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 938	\$ 677,001	\$ 680,551	99%
Interest - 2016 A-1	2,984	11,653	-	N/A
Interest - 2016 A-2	92	539	-	N/A
Interest - 2016 A-3	2,519	10,630	-	N/A
Total revenues	<u>6,533</u>	<u>699,823</u>	<u>680,551</u>	103%
EXPENDITURES				
Principal - 2016A-1	-	115,000	115,000	100%
Principal - 2016A-3	-	70,000	70,000	100%
Interest - 2016A-1	-	137,548	272,437	50%
Interest - 2016A-3	-	101,525	201,213	50%
Total expenditures	<u>-</u>	<u>424,073</u>	<u>658,650</u>	64%
Other fees and charges				
Tax collector	-	13,410	14,178	95%
Total other fees and charges	<u>-</u>	<u>13,410</u>	<u>14,178</u>	95%
Total expenditures	<u>-</u>	<u>437,483</u>	<u>672,828</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	6,533	262,340	7,723	
Fund balance - beginning	<u>1,289,786</u>	<u>1,033,979</u>	<u>1,013,337</u>	
Fund balance - ending	<u><u>\$ 1,296,319</u></u>	<u><u>\$ 1,296,319</u></u>	<u><u>\$ 1,021,060</u></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, 2024**

	Current Month	Year To Date
REVENUES		
Interest 2015 BAN	\$ 20	\$ 119
Interest - 2016 A-1	42	243
Interest - 2016 A-2	15	86
Interest - 2016 A-3	64	381
Total revenues	141	829
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	141	829
Fund balances - beginning	32,001	31,313
Fund balances - ending	\$ 32,142	\$ 32,142

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 April 23, 2024 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present were:

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

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC
Mark Watts (via telephone)	District Counsel

Residents present:

Lisa Ginter	Richard Amnott	David DeLancett	David Goldberger
James Slack	Marc Garcia	Todd Friedman	Sriikiran Gorogubecu
Olga Copson	Keith Hallman	Joe Wisnewsky	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom explained the protocols for public comments.

Resident Richard Amnott stated his backyard has been soaking wet ever since he purchased the home four years ago and, although French drains were installed, the issues

41 persist. He asked for the Board’s help figuring out how to best resolve this issue. A Board
42 Member stated the flooding is related to a clogged drain and a broken water main. The District
43 Engineer inspected the area and noted three or four items causing the drainage issues behind
44 homes on Sweet Oak Way; he will be asked to provide an update at the next meeting. Mr. Rom
45 stated District Staff will check the map to determine if the CDD or the HOA is responsible for
46 the repairs.

47 Resident Todd Friedman stated a pop-up in his back yard is clogged, which was
48 subsequently inspected by the District Engineer and asked for an update. Mr. Rom stated a
49 proposal was obtained for the cleanout.

50 Resident Lisa Ginter reported that the pavers near her home are discolored due to
51 sediment coming from the irrigation and there is an ongoing sewage odor in her laundry room.
52 Plumbers and City Officials directed her to the Developer, the HOA or the CDD. A Board
53 Member suggested Ms. Ginter contact Pulte, the builder, regarding the pavers and the odor.

54

55 **THIRD ORDER OF BUSINESS**

Discussion/Consideration Item(s)

56

57 **A. Discussion: Donation of Signage to Install on CDD Owned Tracts**

58 Mr. Rom presented email communications from District Counsel regarding the donation
59 of signage for CDD-owned tracts. The initial request was for “Kids at Play” type signage. Mr.
60 Watts stated the Board can adopt a signage donation policy and consider adopting rules and
61 regulations regarding the nature of the signs, the material used and installation specifications.
62 If the Board is amenable, Staff can draft rules for the Board to adopt.

63 Mr. Sturn stated he would not mind donating funds to have signs installed. He asked if a
64 stop sign can be installed at the intersection of Herring Oaks Drive and Silver Sage Lane, as it is
65 near the playground and vehicles tend to speed in the area.

66 Discussion ensued regarding road ownership, the speed limit, the County, the HOA, the
67 type of signage to be installed and costs.

68

69 **On MOTION by Mr. Hagan and seconded by Mr. Bryan Kinsey, with all in favor,**
70 **directing Staff to draft and present proposed Rules related to installation of**
71 **non-standard road signage, was approved.**

72

73

74 **B. Consideration: Erosion Control Proposals**

75 Mr. Rom recalled discussions at the previous meeting regarding erosion concerns in five
76 locations; namely, 432 Sweet Oak Way, 269 and 245 Silver Reef Lane, 590 Broomsedge Circle,
77 284 Silver Reef and 79 Fellbrook Drive. The Board directed Management and the District
78 Engineer to inspect each area and obtain proposals.

79 Mr. Rom presented a synopsis of each location, including photographs of the areas, field
80 notes taken and corresponding proposals from East Coast Construction Company, for each
81 repair. The consensus was to review each location individually and consider repair options after
82 all five locations are reviewed.

83 Discussion ensued regarding Staff's findings at each location, the quotes, responsibility
84 for the repairs, the pooling issue, 79 Fellbrook Drive, cause of the issues, the District Engineer's
85 recommendations, cost-sharing between the CDD and the HOA to resolve Item #5, reserves and
86 a funding source.

87 Staff will obtain additional information regarding 79 Fellbrook Drive and include it on
88 the next agenda.

89 **Mr. John Kinsey exited the meeting at 12:53 p.m., and returned at 12:56 p.m.**

90

91 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. Hagan, with all in favor,**
92 **the CDD-specific proposals from East Coast Construction Company, authorizing**
93 **the District Manager and Vice Chair to evaluate the funding opportunities to**
94 **facilitate erosion/drainage repairs in the current or next fiscal year's budget**
95 **and authorizing District Counsel to draft agreements for all the proposals, were**
96 **approved.**

97

98

99 **I. Letter to Lennar Homes Regarding Drainage Discharge Leading to Stormwater**
100 **Pond Erosion**

101 Mr. Rom presented the letter to Lennar Homes regarding drainage discharge leading to
102 stormwater pond erosion for ratification. Mr. Rom will confirm with the District Engineer that
103 the work was done appropriately.

104

105 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in**
106 **favor, the Letter to Lennar Homes Regarding Drainage Discharge Leading to**
107 **Stormwater Pond Erosion, was ratified.**

108
109

110 **C. Miscellaneous Matters**

111 A Board Member stated resident Chris Bretton, who is not present, asked him to inquire
112 about which entity is responsible for maintenance of the extension pond and about the status
113 of the lake behind 52 Silver Reef that did not have any drainage or irrigation installed. The
114 thought is that the lake is starting to change shape because there is no plant material holding
115 the banks together. The Board's consensus was to have the District Engineer inspect the lake
116 behind Silver Reef.

117 A resident asked about the dock or dock house. A Board Member stated the dock will be
118 addressed later in the meeting.

119 A Board Member asked about pool renovations, pavers and/or cracks that need to be
120 re-opened and re-sealed every few years. Mr. Rom stated those items are not CDD
121 responsibilities; the responsibility falls on the Developer or the HOA.

122 Discussion ensued regarding a drain that collapsed in a pond on Sweet Oak Way.

123 Mr. Sturn stated, if the Developer does not commence work on the lake house, he
124 would like District Counsel to take action, and have something started. Mr. John Kinsey stated it
125 is not the position or the role of the CDD to get involved in disputes between the Developer and
126 homeowners, with regard to property that is not part of the CDD, and the recreational lake is
127 not part of the CDD. Mr. Watts voiced his agreement with Mr. John Kinsey.

128

129 **FOURTH ORDER OF BUSINESS**

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Consideration: Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District's General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

139 Mr. Rom presented Resolution 2024-01 and read the title. Seats 1 and 2, currently held
140 by Mr. John Kinsey and Mr. Bryan Kinsey, respectively, will be up for election in November. The
141 candidate qualifying period is noon, June 10, 2024 through noon, June 14, 2024.

142

On MOTION by Mr. Hagan and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District’s General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Ratification of Tree Amigos Outdoor Services Quote #201949 for Enhancements (Tree Enhancements)

151
152
153
154

155 Mr. Rom presented Tree Amigos Outdoor Services Quote #201949 for tree
156 enhancements.

157

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, Tree Amigos Outdoor Services Quote #201949 for tree enhancements, in the amount of \$675, was approved.

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SIXTH ORDER OF BUSINESS

Update: Required Ethics Training/Disclosure Filing

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164
165
166

- **Sample Form 1 2023/Filing Instructions**

167 Mr. Rom presented a Memorandum reminding the Board Members about the ethics
168 training requirement and Form 1 filing instructions.

169

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

170
171

- A. Acceptance of Unaudited Financial Statements as of March 31, 2024**

- B. Approval of November 1, 2023 Regular Meeting Minutes**

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

Mr. Watts will follow up on the erosion matter at 79 Fellbrook Drive and draft agreements for the erosion proposals.

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: May 28, 2024 at 12:15 PM.**

- **QUORUM CHECK**

The May 28, 2024 meeting was canceled. Mr. Rom will poll the Board to determine if a meeting can be scheduled later that week or the following week.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

Resident Srikiran Gorogubecu stated he is dealing with a serious drainage issue resulting from the new phase that was recently completed. The area was not cleared of leftover construction debris.

Discussion ensued regarding the drainage issues and the debris on Heron Oaks.

The District Engineer will be asked to inspect the area in question and provide an update at the next meeting.

207 Resident Olga Copson asked about mosquito control and noted multiple dead trees in
 208 the preserves behind her home. Mr. Rom urged Ms. Copson take photos of the trees and email
 209 them to his attention. Mr. Hagan stated the County sprays the area twice per year for
 210 mosquitos but residents can ask the Anastasia Island Mosquito Control District to spray their
 211 property. He will email a link to Ms. Copson.

212 A resident asked about deterring speeders. Mr. Hagan recommended contacting the St.
 213 Johns County Sheriff’s office to report speeders; the CDD can only send an e-blast.

214 A resident suggested Management wear name tags for identification purposes.

215 In response to Ms. Ginter’s questions, a Board Member stated that the County is
 216 responsible for the pothole outside of the development, electric bikes are allowed on
 217 neighborhood sidewalks and the District Engineer will look into having radar signs installed on
 218 the main road with the HOA.

219 A resident voiced their opinion that there are too many trees on Switch Grass Road,
 220 which they believe is a safety hazard. A Board Member stated the County or the HOA is
 221 responsible for tree removal.

222 Resident James Slack asked who built the pool and if there is a warranty, as it has cracks.
 223 A Board Member stated, although the pool is not a CDD matter, it will be addressed.

224 Mr. Amnott asked how residents can be assured that all the repairs will be done, given
 225 that the Developer will be leaving the CDD. A Board Member stated, even if the Developer
 226 leaves the CDD, they will still be responsible for certain repairs, even if they are no longer on
 227 the premises. Mr. Rom stated, as it pertains to the CDD and the infrastructure, the
 228 improvements are backed by the Engineer’s Report and, ultimately, once a project is
 229 completed, it is certified complete; however, there is a Completion Agreement in place up until
 230 that point.

231 Discussion ensued about the Developer’s warranty, Florida Law, the HOA, transition
 232 from a Developer to a resident-controlled Board and the stop sign at Heron Oaks.

233

234 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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<p>On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 1:33 p.m.</p>

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Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



April 18, 2024

Creekside at Twin Creeks Community Development District
Attn: Daphne Gillyard, Director of Admin.
c/o Wrathell, Hunt and Associates, LLC
PO Box 810036
Boca Raton, FL 33481

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

979 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, 2024.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes". The signature is written in a cursive style.

Vicky C. Oakes
Supervisor of Elections

VO/db

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, Florida 32259

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023 CANCELED	Regular Meeting	12:15 PM
November 1, 2023	Regular Meeting	12:15 PM
November 28, 2023 CANCELED NO QUORUM	Regular Meeting	12:15 PM
January 23, 2024 CANCELED NO QUORUM	Regular Meeting	12:15 PM
March 26, 2024 CANCELED NO QUORUM	Regular Meeting	12:15 PM
April 23, 2024	Regular Meeting	12:15 PM
May 28, 2024 <i>rescheduled to May 30, 2024</i>	Regular Meeting	12:15 PM
May 30, 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