

**MINUTES OF MEETING
CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on May 30, 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, Sr. (via telephone)	Assistant Secretary

Also present:

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

Residents present:

Todd Friedman	Richard Amnott	Richard Vanwickler
Alan Vanbiervliet	Susan Kos	Other residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:19 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.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion/Consideration Item(s)

A. Discussion: Notice of Termination to Landscape Vendor

Mr. Rom stated the CDD has been paying for landscape maintenance on a small area of grass known as the “Twin Creeks Drive Extension” at an annual contract amount of between \$15,000 and \$16,000. After conferring about whether this should be maintained by the HOA or the CDD, it was decided that it makes more sense for the HOA to take over the cost because the HOA has a larger maintenance agreement with the same vendor.

A Board Member suggested delaying transfer of ownership until construction is complete because some neighbors in Beacon Lake CDD, which is next door, have complained about the lake near the fishing pond and the dog park not being maintained.

Discussion ensued regarding ownership and responsibility for the stormwater pond at Trophy Lake Drive and Twin Creeks Drive. It was noted that the land in question is the stretch of land on each side of Twin Creeks Drive and approximately 40 square feet of grass on the front side of the lake; the area is currently being maintained by Tree Amigos, who was engaged by the CDD in previous years.

A Board Member believes that the pond belongs to Twin Creeks Development Associates and provides outfall for other ponds and drainage to the wetlands; he does not think the pond is part of the CDD.

The consensus was that the Developer will maintain the area until the responsible party is determined.

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, terminating Tree Amigos and authorizing Staff to send a Notice of Termination to Tree Amigos, for the Twin Creeks Drive Extension Landscape Services, effective August 1, 2024, was approved.

B. Updates

I. Fellbrook Swale Drainage

II. Sweet Oak Way Swale Drainage

Mr. Rom stated the United Land Proposal, which was distributed and emailed to the Board, replaces the proposal included in the agenda.

The Board and Staff discussed the proposal and scope of work to be done on Fellbrook Drive and Sweet Oak Way. It was noted that it would be difficult to pursue LGI or the Developer for costs associated with regrading work done several years ago.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, United Land Services Proposal 100842, in the amount of \$23,350, and authorizing the Chair or Vice Chair to authorize an additional scope of work totaling \$10,000, was approved.

III. Silver Reef Lane Irrigation

This item was deferred, as the District Engineer is reviewing as-built plans for this item.

IV. Silver Sage Lane Swale Drainage

This item was deferred, as the District Engineer is reviewing as-built plans for this item.

C. Miscellaneous Matters

There were no miscellaneous matters to discuss.

FOURTH ORDER OF BUSINESS

Consideration: 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

Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Total assessments will decrease between \$30 and \$40, depending upon unit type.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2024 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2024-03.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Insert "May 19, 2025"

Discussion ensued regarding whether a rental fee might be charged for the meeting room in the future. Mr. Rom will speak to The Club.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-04. The following nomination was made:

Kristen Thomas	Assistant Secretary
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No other nominations were made.

The following change was made to the following portion of Resolution 2024-04:

Assistant Secretary: Change "Andrew Strum" to "Andrew Sturm, Sr."

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

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Andrew Sturm, Sr.	Assistant Secretary
Jared Bouskila	Assistant Secretary
James Hagan	Assistant Secretary
Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, Resolution 2024-04, Electing, as nominated and as amended, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

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

Discussion ensued regarding amounts due from Twin Creeks Ventures and LGI Homes. Mr. Rom will work with Mr. Bryan Kinsey to address these amounts and an update will be provided at or before the next meeting.

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

There were no District Counsel or District Engineer reports.

- 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**

The July 23, 2024 meeting will be canceled, if not necessary.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

A resident asked for an explanation of what the term "on-roll" assessments means. Mr. Rom stated that the Non-Ad Valorem assessments are related to CDD Operations & Maintenance (O&M) expenses and the bond debt and are collected by the Property Appraiser/Tax Collector. It was noted that amounts vary by the lot's front footage width.

A resident stated she called to inquire about the cost of water for irrigation and she was advised that no reclaim water is available for her address.

Discussion ensued regarding St. Johns County regulations related to reuse water and potable water. While the County charges more for reuse water than potable water and does not allow potable water to be used for irrigation, the CDD is not currently metered for reuse irrigation water. As a result, irrigation is currently dispensing potable water. There is no less expensive means of irrigating lawns and, should the County switch to allow for reuse water for irrigation, the costs might increase.

Resident Todd Friedman asked if the clogged pop-up in his back yard will be addressed. Mr. Rom stated it was approved at the last meeting and it will be addressed in conjunction with other work included in the proposal.

Mr. Friedman asked if the previously discussed landscaping work to be assumed by the HOA will cause the HOA expenses to increase. The consensus was that CDD costs will decrease and HOA costs will increase; it is essentially shifting, as property owners bear the cost for HOA

and CDD expenses. It is hoped that economies of scale can be achieved by combining the contracts.

A Board Member asked if the investigation into a potentially collapsed drain was completed. It was noted that the investigation is ongoing.

▪ **Board Members' Comments/Requests (Continued)**


Mr. Sturm recalled previous discussion regarding whether a stop sign can be installed at the intersection of Herring Oaks Drive and Silver Sage Lane. Mr. Rom stated the District Engineer is in discussions with the County regarding what might need to be submitted. Mr. Sturm offered to pay for the stop sign. Further updates will be provided when available.

ELEVENTH ORDER OF BUSINESS

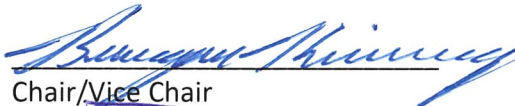
Adjournment

<p>On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 1:01 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair