

**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 4, 2025 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present:

Jared Bouskila (via telephone)	Assistant Secretary
Andrew Sturm, Sr.	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Mike Woods (via telephone)	District Counsel
Neal Brockmeier (via telephone)	District Engineer
Bryan Kinsey	Developer Representative
Joe Wisniewski	Resident
Todd Friedman	Resident
David Goldberger	Resident
Richard Amnalt	Resident
Chris Bretton	Resident
Pat Connor	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 12:19 p.m. Due to a challenge in establishing a quorum and with resignations, only one Board Member is present, in person, at the start of this meeting. One Board Member is attending via telephone but that does not qualify in establishing a quorum.

Supervisor Sturm was present. Supervisor Bouskila attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Public comments were heard later in the meeting and during agenda items.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of James Hagan
[Seat 5]**

Ms. Thomas presented Mr. James Hagan’s resignation.

On MOTION by Mr. Sturm, with no second due to lack of a quorum, the resignation of Mr. James Hagan, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment of Todd Friedman
to Fill Unexpired Term of Seat 5; Term
Expires November 2026**

Mr. Sturm nominated Mr. Todd Friedman to fill Seat 5. No other nominations were made.

On MOTION by Mr. Sturm with no second due to lack of a quorum, the appointment of Mr. Todd Friedman to fill Seat 5, was approved.

- **Administration of Oath of Office to Todd Friedman (the following to be provided in a separate package)**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Todd Friedman.

Ms. Thomas noted that there is still not a quorum.

Ms. Thomas stated that, before the meeting, the following items were discussed with those being appointed:

- A. Required Ethics Training and Disclosure Filing Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consider Appointment of Joe Wisniewski to Fill Vacant Seat 2; Term Expires November 2028

Mr. Friedman nominated Mr. Joe Wisniewski to fill Seat 2. No other nominations were made.

On MOTION by Mr. Sturm and seconded by Mr. Friedman, with all in favor, the appointment of Mr. Joe Wisniewski to fill Seat 2, was approved.

- **Administration of Oath of Office to Joe Wisniewski**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Joe Wisniewski.

Ms. Thomas stated that a quorum has now been established. The prior motions, votes and actions taken will be presented for ratification at the next meeting. Going forward, the meeting is proceeding with a quorum.

SIXTH ORDER OF BUSINESS

Acceptance of Resignation of Jared Bouskila [Seat 4]

Ms. Thomas presented Mr. Jared Bouskila's resignation.

On MOTION by Mr. Sturm and seconded by Mr. Friedman, with all in favor, the resignation of Mr. Jared Bouskila, was accepted.

Mr. Bouskila left the call.

SEVENTH ORDER OF BUSINESS

Consider Appointment of Bryan Kinsey to Fill Unexpired Term of Seat 4; Term Expires November 2026

- **Administration of Oath of Office to Bryan Kinsey**

This item occurred following the Tenth Order of Business.

Discussion of Developer matters ensued.

Mr. Sturm stated, for the record, that he wanted to defer this item to later in the meeting to discuss Developer-related matters and issues first.

DUE TO TECHICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

FOR THE REMAINDER OF THE MEETING

THE REMAINDER OF THE MINUTES WERE TRANSCRIBED USING THE MEETING NOTES

EIGHTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Vacant Seat 1; Term Expires November 2028

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was presented following the Tenth Order of Business.

TENTH ORDER OF BUSINESS

Discussion / Consideration / Updates / Ratification / Miscellaneous Items

A. Discussion/Consideration: Three-Way Stop at Heron Oaks Drive at Silver Sage Lane

- **Intersection Safety & Operations Analysis Study**
- **Engineering Plans**
- **Traffic Study**

Discussion ensued regarding who owns the road, Developer matters and non-CDD related matters.

The CDD will have the District Engineer and District Counsel look into Beacon Lakes and the responsibility for the use of the roads.

Mr. Wisniewski voiced his opinion that the deterrent signals, stop signs, etc., will not stop the issues and he thinks a traffic study is a waste of money.

B. Updates**I. Fellbrook Project: United Land Services Drainage Work (Prosser Inspection Report)**

After much discussion, it was realized that the Engineer field technician did not sign off appropriately. The District Engineer and Chair will meet to go over the scope of work to include the inlet missing that was found with a metal detector and discuss six to nine lots.

The Chair will meet with ULS and the HOA landscaper to walk the entry ways.

II. FECC Project: Stormwater Management Repairs

The District Engineer stated that work is not complete. FECC needs to complete its side.

III. ULS and Green with Grace Meeting Week of 2-4-2024. Discuss Maintenance/Southside Drain to Clean Out**C. Ratification: Rupert Landscape Invoice #683590 [154 Silver Creek Place Tree Debris Removal \$1,800]**

On MOTION by Mr. Friedman and seconded by Mr. Wisniewski, with all in favor, Rupert Landscape Invoice #683590 for 154 Silver Creek Place Tree Debris Removal, in the amount of \$1,800, was approved.

D. Miscellaneous Matters

Discussion of non-CDD matters ensued.

Ms. Thomas was directed to review the Capital Improvement Plan (CIP) and Engineer's Report to see if the CDD has the soccer field, fishing lake and anything else that should have been built and funded with bond funds.

- **Consider Appointment of Bryan Kinsey to Fill Unexpired Term of Seat 4; Term Expires November 2026**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Friedman nominated Mr. Bryan Kinsey to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Wisniewski and seconded by Mr. Friedman, with all in favor, the appointment of Mr. Bryan Kinsey to fill Seat 4, was approved.

• **Administration of Oath of Office to Bryan Kinsey**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bryan Kinsey.

▪ **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item, previously the Ninth Order of Business was presented out of order.

Ms. Thomas presented Resolution 2025-01. Mr. Sturm nominated the following:

Andrew Sturm	Chair
Joe Wisniewski	Vice Chair
Todd Friedman	Assistant Secretary
Bryan Kinsey	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Jared Bouskila	Assistant Secretary
James Hagan	Assistant Secretary

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

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Sturm and seconded by Mr. Wisniewski, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of December 31, 2024

B. Approval of August 27, 2024 Public Hearing and Regular Meeting Minutes

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

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

There was no report.

B. District Engineer: Prosser, Inc.

There was no report.

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

- **NEXT MEETING DATE: March 25, 2025 at 12:15 PM**
 - **QUORUM CHECK**

The next meeting will be held on March 25, 2025.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion related to Developer matters ensued.

FOURTEENTH ORDER OF BUSINESS

Public Comments


Members of the public spoke about Developer, non-CDD matters.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Friedman and seconded by Mr. Kinsey, with all in favor, the meeting adjourned at 1:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair