

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

August 26, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

August 19, 2025

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 Time

Dear Board Members:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District will hold a Public Hearing and Regular Meeting on August 26, 2025 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Discussion: Draft Parking Policy
6. Consideration of Resolution 2025-10, Amending Resolution 2025-03 to Reset the Date, Time, and Location of the Public Hearing Regarding the Adoption of Rules Relating to Parking Enforcement; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date
7. Discussion: Letter to Mosquito Control Board
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

9. Ratification of The Greenery, Inc. Invoice 789020 for Tree Removal [\$1,080]

10. Update: HOA Items

- A. 52 Deer Trail [Engineer Certification Status]
- B. 50 Tree Frog Way
 - Bold City Seal Estimate # 2282
- C. ULS AIA Agreement Update
- D. FECC Lake Bank Update

11. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025
- B. Approval of July 22, 2025 Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Cobb Cole*
- B. District Engineer: *Prosser, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 23, 2025 at 12:15 PM

○ QUORUM CHECK

SEAT 1	LINDA DEVITO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE WISNIEWSKI	<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	DAVID GOLDBERGER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TODD FRIEDMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,

 Kristen Thomas
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 8664977

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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CREEKSIDE AT TWIN CREEKS

COMMUNITY DEVELOPMENT DISTRICT

3A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Creekside At Twin Creeks Cdd
2300 Glades Rd. Ste 410W

Boca Raton FL 33431


STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:


08/06/2025, 08/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/13/2025



Legal Clerk



Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$219.60
Tax Amount: \$0.00
Payment Cost: \$219.60
Order No: 11553211 # of Copies: 1
Customer No: 765276
PO #: Fiscal 2026 Budget

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SOR'S MEETING
Notice is hereby given that the
Board of Supervisors ("Board") of
the Creekside at Twin Creeks
Community Development District
("District") will hold a public hear-
ing and regular meeting as follows:
DATE: August 26, 2025
TIME: 12:15 PM
LOCATION: Beachwalk Clubhouse
100 Beachwalk Club Drive
St. Johns, Florida 32259
The purpose of the public hearing
is to receive comments and objec-
tions on the adoption of the
District's proposed budget(s) for
the fiscal year beginning October 1,
2025, and ending September 30,
2026 ("Proposed Budget"). A regu-
lar board meeting of the District
will also be held at that time where
the Board may consider any other
business that may properly come
before it. A copy of the agenda and
Proposed Budget may be obtained
at the offices of the District
Manager, Wrathell, Hunt and Asso-
ciates, LLC, 2300 Glades Road,
Suite 410W, Boca Raton, Florida
33431, (561) 571-0010 ("District
Manager's Office"), during normal
business hours, or by visiting the
District's website at
<https://www.creeksideattwincrees.com>
The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and meeting may be
continued to a date, time, and
place to be specified on the record
at the meeting. There may be occa-
sions when Board Supervisors or
District Staff may participate by
speaker telephone.
Any person requiring special
accommodations at this meeting
because of a disability or physical
impairment should contact the
District Manager's Office at least
forty-eight (48) hours prior to the
meeting. If you are hearing or
speech impaired, please contact
the Florida Relay Service by dialing
7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in
contacting the District Manager's
Office.
Each person who decides to appeal
any decision made by the Board
with respect to any matter consid-
ered at the public hearing or meet-
ing is advised that person will need
a record of proceedings and that
accordingly, the person may need
to ensure that a verbatim record of
the proceedings is made, including
the testimony and evidence upon
which such appeal is to be based.
District Manager
Pub: 08/6/25 08/13/25 #11553211

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently

revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Creekside at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on September 7, 2026.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Creekside at Twin Creeks Community Development District, for the fiscal year beginning October 1, 2025 and ending September 30, 2026, the sum of \$820,901 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$140,350
TOTAL DEBT SERVICE FUND - SERIES 2016A-1, A-2 and A-3	<u>\$680,551</u>
TOTAL ALL FUNDS	\$820,901

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2025.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 141,143				\$ 141,143
Allowable discounts (4%)	(5,646)				(5,646)
Assessment levy: on-roll - net	135,497	\$134,349	\$ 1,148	\$ 135,497	135,497
Total revenues	135,497	134,349	1,148	135,497	135,497
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,077	5,382	6,459	6,459
Management/accounting/recording	50,429	25,215	25,214	50,429	51,438
Legal	10,000	2,254	7,746	10,000	10,000
Engineering	5,000	125	4,875	5,000	6,000
Audit	5,100	-	5,100	5,100	5,300
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	125	375	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	163	1,037	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	11,448	10,569	-	10,569	12,390
Contingencies/bank charges	750	310	440	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	2,823	2,526	-	2,526	2,823
Total professional & administrative	107,999	52,094	54,729	106,823	111,150
Field operations					
Slope and drain maintenance					
Front entries project	-	-	24,100	24,100	-
Lake bank maintenance	20,000	1,800	9,300	11,100	-
Wetland maintenance	7,500	-	-	-	2,200
Roadway repairs	-	-	-	-	27,000
Total field operations	27,500	1,800	33,400	35,200	29,200
Total expenditures	135,499	53,894	88,129	142,023	140,350
Net increase/(decrease) of fund balance	(2)	80,455	(86,981)	(6,526)	(4,853)
Fund balance - beginning (unaudited)	192,248	231,077	311,532	231,077	224,551
Fund balance - ending (projected):					
Unassigned	192,246	311,532	224,551	224,551	219,698
Fund balance - ending (projected)	\$ 192,246	\$ 311,532	\$ 224,551	\$ 224,551	\$ 219,698

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	51,438
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.	
Legal	10,000
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.	
Engineering	6,000
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.	
Audit	5,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	12,390
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Website maintenance	
Hosting	705
ADA compliance	210
Tax collector	2,823
Wetland maintenance	2,200
Conservation one time services (tree removal or vegetation removal)	
Roadway repairs	27,000
Resident repairs for damage to CDD property (will be collected back)	
Total expenditures	<u><u>\$ 140,350</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	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%)	(28,356)				(28,356)
Assessment levy: net	680,551	\$ 674,787	\$ 5,764	\$ 680,551	680,551
Interest - 2016A1	-	10,177	-	10,177	-
Interest - 2016A2	-	487	-	487	-
Interest - 2016A3	-	9,346	-	9,346	-
Total revenues	<u>680,551</u>	<u>694,797</u>	<u>5,764</u>	<u>700,561</u>	<u>680,551</u>
EXPENDITURES					
Debt service					
Principal - 2016A1	120,000	120,000	-	120,000	125,000
Principal - 2016A3	75,000	75,000	-	75,000	80,000
Interest - 2016A1	267,003	134,889	132,114	267,003	261,337
Interest - 2016A3	197,406	99,688	97,718	197,406	193,338
Total debt service	<u>659,409</u>	<u>429,577</u>	<u>229,832</u>	<u>659,409</u>	<u>659,675</u>
Other fees & charges					
Tax collector	14,178	12,686	1,492	14,178	14,178
Total other fees & charges	<u>14,178</u>	<u>12,686</u>	<u>1,492</u>	<u>14,178</u>	<u>14,178</u>
Total expenditures	<u>673,587</u>	<u>442,263</u>	<u>231,324</u>	<u>673,587</u>	<u>673,853</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,964	252,534	(225,560)	26,974	6,698
Fund balance:					
Beginning fund balance (unaudited)	1,058,929	1,100,886	1,353,420	1,100,886	1,127,860
Ending fund balance (projected)	<u>\$1,065,893</u>	<u>\$1,353,420</u>	<u>\$1,127,860</u>	<u>\$ 1,127,860</u>	<u>1,134,558</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2026					(434,842)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 212,656</u>

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

	Principal	Coupon Rate	Interest	Debt Service
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
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	4,900,000.00		3,524,211.27	8,424,211.27

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	3,445,000.00		2,740,606.25	6,185,606.25	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 238.82	\$ 1,145.83	\$ 1,384.65	\$ 1,384.65
SF 53'	110	238.82	1,250.00	1,488.82	1,488.82
SF 63'	118	238.82	1,354.17	1,592.99	1,592.99
SF 43'	128	238.82	1,123.34	1,362.16	1,362.16
SF 63'	113	238.82	1,327.57	1,566.39	1,566.39
Total	591				

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Creekside at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Creekside at Twin Creeks Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Creekside at Twin Creeks Community Development District.

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

5

**CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Creekside at Twin Creeks Community Development District (“District”) adopted the following rule to govern parking and parking enforcement on District property.

(1) **Introduction:** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes the towing/removal of unauthorized vehicles and vessels parked on District property designated as Tow-Away Zones, which are identified on **Exhibit A** attached hereto and incorporated herein by this reference.

(2) **Designated Parking Areas:** Vehicles and vessels may be parked on District property only as set forth below:

- a. **DISTRICT AND COUNTY ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, and Part 6.05.00, St. Johns County Land Development Code, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County property including roadways.
- b. **OTHER DISTRICT PROPERTY.** For all other District property, no parking is permitted at any time, except that vehicle parking is permitted for District staff and/or District vendors/contractors in connection with District business.

(3) **Establishment of Tow-Away Zone.**

- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section (2) herein is identified in **Exhibit A** and is hereby declared a Tow-Away Zone. In all other areas, parking shall only be permitted on one side of a District or County roadway and the District is authorized to install parking signs to designate which side of a specific roadway is designated for on-street parking.
- b. **DISTRICT AND COUNTY ROADWAYS.** In the event that a vehicle is parked on District or County roadways for a period exceeding **[48 or 72]** hours in contravention of state law and/or local ordinances or for any period of time in a manner or location that obstructs traffic or otherwise presents a safety hazard, the District Manager or his/her designee shall contact the St. Johns County Sheriff’s Office to enforce such parking regulations.

(4) Exceptions.

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park vehicles in Tow -Away Zones without charge in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize in writing vendors/contractors to park company vehicles without charge and in order to facilitate District business; provided, however, that such authorization is limited to active projects or construction/maintenance related activities, and in no event shall such vehicles be left parked or idle on District property for extended periods of time. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible. Unless written authorization is provided, no vehicle used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.

(5) Restriction on Other Vehicle Parking. In addition to Tow-Away Zones and other parking limitations set forth above, parking the following vehicles is specifically prohibited on all District roadways:

- a. No commercial vehicles operated by a resident of the District shall be allowed to park in designated on-street parking areas.
- b. No vessels, recreational vehicles, travel trailers or utility trailers may be parked on District roadways.
- c. Vehicles with a gross vehicle weight exceeding 8,000 pounds shall not be permitted to park in designated on-street parking areas.
- d. No vehicle or vessel that inoperable, in a general state of disrepair, wrecked or that is leaking oil, fuel, coolant, hydraulic fluid, or any other substance that may cause damage to or deterioration of District property, including District roadways, may be parked or operated on any portion of District property.

(1) Towing/Removal Procedures.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove

vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(2) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

(3) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or vehicles or vessels parked on District property.

(4) **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

Effective date: _____, 2025

**CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Creekside at Twin Creeks Community Development District (“District”) adopted the following rule to govern parking and parking enforcement on District property.

(1) **Introduction:** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes the towing/removal of unauthorized vehicles and vessels parked on District property designated as Tow-Away Zones, which are identified on **Exhibit A** attached hereto and incorporated herein by this reference.

(2) **Designated Parking Areas:** Vehicles and vessels may be parked on District property only as set forth below:

- a. **DISTRICT AND COUNTY ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, and Part 6.05.00, St. Johns County Land Development Code, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County property including roadways.
- b. **OTHER DISTRICT PROPERTY.** For all other District property, no parking is permitted at any time, except that vehicle parking is permitted for District staff and/or District vendors/contractors in connection with District business.

(3) **Establishment of Tow-Away Zone.**

- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section (2) herein is identified in **Exhibit A** and is hereby declared a Tow-Away Zone. In all other areas, parking shall only be permitted on one side of a District or County roadway and the District is authorized to install parking signs to designate which side of a specific roadway is designated for on-street parking.
- b. **DISTRICT AND COUNTY ROADWAYS.** In the event that a vehicle is parked on District or County roadways for a period exceeding [48 or 72] hours in contravention of state law and/or local ordinances or for any period of time in a manner or location that obstructs traffic or otherwise presents a safety hazard, the District Manager or his/her designee shall contact the St. Johns County Sheriff’s Office to enforce such parking regulations.

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Commented [MW1]: We received comments about enforcement by HOA or St. Johns County Sheriff’s office. I recommend running through DM office with the ability to designate as currently drafted.

(4) Exceptions.

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park vehicles in Tow -Away Zones without charge in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize in writing vendors/contractors to park company vehicles without charge and in order to facilitate District business; provided, however, that such authorization is limited to active projects or construction/maintenance related activities, and in no event shall such vehicles be left parked or idle on District property for extended periods of time. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible. Unless written authorization is provided, no vehicle used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.

Commented [MW2]: Consider defining - 24 hrs?

(5) Restriction on Other Vehicle Parking/Leaking Vehicles. In addition to Tow-Away Zones and other parking limitations set forth above, parking the following vehicles is specifically prohibited on all District roadways:

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- a. No commercial vehicles operated by a resident of the District shall be allowed to park in designated on-street parking areas.
- b. No vessels, recreational vehicles, travel trailers or utility trailers may be parked on District roadways.
- c. Vehicles with a gross vehicle weight exceeding 8,000 pounds shall not be permitted to park in designated on-street parking areas.

Commented [MW3]: Note - I received a comment about requiring that commercial vehicles or vessels be parked on the side or in the rear of residences behind a fence or otherwise screened from view. Since that is a regulation relating to the use of the private lots, it is outside of the District's authority and needs to be addressed by the HOA documents.

- ~~(5)~~ d. No vehicle or vessel that inoperable, in a general state of disrepair, wrecked or that is leaking oil, fuel, coolant, hydraulic fluid, or any other substance that may cause damage to or deterioration of District property, including District roadways, may be parked or operated on any portion of District property.

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(6) Towing/Removal Procedures.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove

vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(7) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

(8) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or vehicles or vessels parked on District property.

(9) **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

Effective date: _____, 2025

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-03 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING THE ADOPTION OF RULES RELATING TO PARKING ENFORCEMENT; RATIFYING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-03, setting a public hearing to adopt the Rules Relating to Parking Enforcement, pursuant to Chapter 190, *Florida Statutes*, for August 26, 2025, at 12:15 p.m. at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; and

WHEREAS, the Board desires to ratify the action of District staff to change the date of the public hearing.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2025-03 is hereby amended to reflect that the public hearing is reset to be held at the following date, time, and location:

Date: _____

Time: _____

Location: _____

SECTION 2. RESOLUTION 2025-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-03 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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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

August 29, 2024

Dear Mosquito Control Board:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Public Hearing and Regular Meeting on August 27, 2024 at 12:15 p.m. and requested me to contact you to address and treat the mosquito issue within the CDD. Please advise as to the treatment process and how quickly the treatment can be applied. It has been brought to the Board's attention that there are residents within the CDD that have allergic reactions to mosquito bites. Thank you.

Should you have any questions, please do not hesitate to contact me directly at (561) 571-0010.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Rom", with a stylized flourish at the end.

Daniel Rom
District Manager

CREEKSIDE AT TWIN CREEKS

COMMUNITY DEVELOPMENT DISTRICT

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**CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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PO Box 6569
Hilton Head Island, SC 29938

Bill To
Creekside at Twin Creeks CDD 2300 Glades Rd Suite 410W Boca Raton, FL 33431

Invoice 789020	
Date	PO/Contract#
07/30/25	
Account Manager	Terms
STACY KRAUS	Due on Receipt
Total Amount	\$1,080.00
Property Address	
Creekside at Twin Creeks CDD 45 Switchgrass Rd Saint Augustine, FL 32095	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#81949 - Tree removal	
This proposal is for the felling of a dead pine tree within the conservation easement adjacent to 30 Waterbrook Place St. Augustine. No heavy equipment will be used and the stump of the tree will be left intact.	
<i>Landscape Enhancement Work - 07/26/2025</i>	\$1,080.00
Total	\$1,080.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$1,080.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

10

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

10B



Bold City Seal
 2220 CR210 W. Suite 108. PMB120
 Jacksonville, FL 32259
 boldcityseal@gmail.com

Estimate

ADDRESS

Kristen Thomas
 Creekside at Twin Creeks CDD
 2300 Glades Road
 Suite 410W
 Boca Raton, FL 33431

SHIP TO

Creekside at Twin Creeks
 50 Tree frog lane
 St. augustine fl 32095

ESTIMATE #	DATE	EXPIRATION DATE
2282	05/08/2025	06/08/2025

ACTIVITY	QTY	RATE	AMOUNT
Asphalt Repairs Cut pavement of damaged asphalt, haul debris offsite and install up to 2" of compacted type SP9.5 hot mix to balance and match surrounding pavement. Asphalt repair to consist of approx. 45 LF by approx. 10ft wide (to center joint) = 450sf/50sy.	450	12.6894444	5,710.25

TOTAL **\$5,710.25**

Accepted By

Accepted Date

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

11

CONSENT
AGENDA

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 298,504	\$ -	\$ -	\$ 298,504
Undeposited funds	3,547	22,134	-	25,681
Investments				
Reserve 2016 A-1	-	232,469	-	232,469
Reserve 2016 A-3	-	309,327	-	309,327
Revenue 2016 A-1	-	377,622	-	377,622
Revenue 2016 A-3	-	219,648	-	219,648
Interest 2016 A-1	-	162	-	162
Interest 2016 A-3	-	119	-	119
Prepayment 2016 A-1	-	4,460	-	4,460
Principal 2016A-1	-	130	-	130
Principal 2016A-3	-	81	-	81
Construction 2016 A-1	-	-	9,998	9,998
Construction 2016 A-3	-	-	15,628	15,628
Due from other	122	-	-	122
Due from general fund	-	3,901	-	3,901
Interest receivable	-	3,970	92	4,062
Total assets	<u>\$ 302,173</u>	<u>\$ 1,174,023</u>	<u>\$ 25,718</u>	<u>\$ 1,501,914</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,613	\$ -	\$ -	\$ 5,613
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	2,284	-	-	2,284
Due to debt service fund 2016 A-3	1,617	-	-	1,617
Developer advance	2,500	-	-	2,500
Total liabilities	<u>12,481</u>	<u>21,475</u>	<u>-</u>	<u>33,956</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	3,970	92	4,062
Total deferred inflows of resources	<u>-</u>	<u>3,970</u>	<u>92</u>	<u>4,062</u>
Fund balances:				
Restricted for:				
Debt service	-	1,148,578	-	1,148,578
Capital projects	-	-	25,626	25,626
Unassigned	289,692	-	-	289,692
Total fund balances	<u>289,692</u>	<u>1,148,578</u>	<u>25,626</u>	<u>1,463,896</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 302,173</u>	<u>\$ 1,174,023</u>	<u>\$ 25,718</u>	<u>\$ 1,501,914</u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 792	\$ 135,867	\$ 135,497	100%
Total revenues	<u>792</u>	<u>135,867</u>	<u>135,497</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,722	6,459	27%
Management/accounting/recording	4,202	42,024	50,429	83%
Legal	-	6,650	10,000	67%
Engineering	974	4,010	5,000	80%
Audit	-	-	5,100	0%
Arbitrage rebate calculation	-	1,000	1,000	100%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	-	151	500	30%
Printing & binding	41	417	500	83%
Legal advertising	295	458	1,200	38%
Annual special district fee	-	175	175	100%
Insurance	-	10,569	11,448	92%
Contingencies/bank charges	69	565	750	75%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,681</u>	<u>76,446</u>	<u>105,176</u>	73%
Field operations				
Lake bank maintenance	-	-	20,000	0%
Wetland maintenance	-	1,800	7,500	24%
Total field operations	<u>-</u>	<u>1,800</u>	<u>27,500</u>	7%
Other fees & charges				
Tax collector	16	2,553	2,823	90%
Total other fees & charges	<u>16</u>	<u>2,553</u>	<u>2,823</u>	90%
Total expenditures	<u>5,697</u>	<u>80,799</u>	<u>135,499</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(4,905)	55,068	(2)	
OTHER FINANCING SOURCES				
Transfer In	3,547	3,547	-	N/A
Total other financing sources	<u>3,547</u>	<u>3,547</u>	<u>-</u>	
Net change in fund balances	(1,358)	58,615	(2)	
Fund balances - beginning	291,050	231,077	192,248	
Fund balances - ending	<u>\$ 289,692</u>	<u>\$ 289,692</u>	<u>\$ 192,246</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 3,980	\$ 682,420	\$ 680,551	100%
Interest	3,999	37,505	-	N/A
Total revenues	<u>7,979</u>	<u>719,925</u>	<u>680,551</u>	106%
EXPENDITURES				
Principal - 2016A-1	-	120,000	120,000	100%
Principal - 2016A-3	-	75,000	75,000	100%
Interest - 2016A-1	-	267,003	267,003	100%
Interest - 2016A-3	-	197,406	197,406	100%
Total expenditures	<u>-</u>	<u>659,409</u>	<u>659,409</u>	100%
Other fees and charges				
Tax collector	80	12,824	14,178	90%
Total other fees and charges	<u>80</u>	<u>12,824</u>	<u>14,178</u>	90%
Total expenditures	<u>80</u>	<u>672,233</u>	<u>673,587</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,899	47,692	6,964	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	209,371	-	N/A
Transfers out	-	(209,371)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	7,899	47,692	6,964	
Fund balance - beginning	1,140,679	1,100,886	1,058,929	
Fund balance - ending	<u>\$ 1,148,578</u>	<u>\$ 1,148,578</u>	<u>\$ 1,065,893</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 JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 100	\$ 1,048
Total revenues	100	1,048
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers out	(3,547)	(3,547)
Total other financing sources/(uses)	(3,547)	(3,547)
Net change in fund balances	(3,447)	(2,499)
Fund balances - beginning	29,073	28,125
Fund balances - ending	\$ 25,626	\$ 25,626

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on July 22, 2025 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present:

Joseph Wisniewski	Chair
Linda Devito	Vice Chair
Andrew Sturm, Sr.	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Mark Watts (via telephone)	District Counsel
Neal Brockmeier	District Engineer
David Goldberger	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 12:17 p.m.

Supervisors Wisniewski, Devito and Sturm were present. Supervisor Friedman was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of David Goldberger to Fill Unexpired Term of Seat 4; Term Expires November 2026

Mr. Wisniewski nominated David Goldberger to fill Seat 4.

No other nominations were made.

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On MOTION by Mr. Wisniewski and seconded by Mr. Sturm, with all in favor, the appointment of David Goldbeger to fill Seat 4, was approved.

42

43

44

- **Administration of Oath of Office (the following to be provided under separate cover)**

45

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath

46

of Office to David Goldbeger. The following items were provided and explained to Ms. Devito:

47

- A. Required Ethics Training and Disclosure Filing**

48

- **Sample Form 1 2023/Instructions**

49

- B. Membership, Obligations and Responsibilities**

50

- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

51

- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

52

53

Ms. Thomas discussed the stringent Sunshine Law and strongly urged Board Members to refrain from communications with each other outside of a CDD meeting, including in person, email, social media, etc. She suggested Board Members not engage in social media posts, etc., where CDD topics are being discussed or questions are being raised.

57

Mr. Watts noted that violation of the Sunshine Law is a second-degree misdemeanor so it is a criminal penalty that can involve imprisonment, fines, attorney’s fees, etc.

59

60

FOURTH ORDER OF BUSINESS

Discussion / Consideration / Updates / Ratification /Miscellaneous Items

61

62

63

- A. Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date**

65

Ms. Devito nominated the following slate:

66

Joe Wisniewski	Chair
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67

Linda Devito	Vice Chair
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68

Andrew P. Sturm, Sr.	Assistant Secretary
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69

Todd Friedman	Assistant Secretary
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70	David Goldberger	Assistant Secretary
71	The following prior appointments by the Boad remain unchanged by this Resolution:	
72	Craig Wrathell	Secretary
73	Daniel Rom	Assistant Secretary
74	Kristen Thomas	Assistant Secretary
75	Craig Wrathell	Treasurer
76	Jeff Pinder	Assistant Treasurer

77

<p>78 On MOTION by Mr. Sturm and seconded by Mr. Wisniewski, with all in favor,</p> <p>79 Resolution 2025-07, Electing, as nominated, and Removing Officers of the</p> <p>80 District and Providing for an Effective Date, was adopted.</p>
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81

82

83 **B. Discussion/Consideration: Architectural Control Application for 33 Diamondback Ave**

84 **Tree Planting on Easement [Engineer response provided under separate cover]**

85 Mr. Brockmeier stated that he reviewed the County criteria related to trees within a

86 right-of-way (ROW) and separation from curblines, sidewalks and utilities, along with the other

87 criteria for street trees to be planted in a ROW. Based on the criteria for the residential local

88 roadway, the ROW width is not wide enough to support trees. His recommendation is to not

89 approve the resident request to plant a tree at the requested location.

90 The Board consensus was to reject the request and for the District Manager to notify

91 the HOA of the Board’s decision.

92 Ms. Thomas stated that she was in negotiations with the HOA to possibly change its

93 Architectural Review to state that any and all items that relate to CDD easements, property,

94 and architectural reviews that could potentially impact the CDD must have a second approval.

95 She thinks that is needed because some things were approved in the past that were not

96 presented to the CDD for approval. Mr. Watts agreed with this approach.

97 **C. Discussion: Draft Parking Policy**

98 Ms. Thomas presented the Draft Parking Policy.

99 Mr. Watts stated that the Parking Policy will give the CDD authority to designate

100 roadways where parking is and is not authorized and designate tow-away zones. It addresses

101 exceptions, restrictions on leaking vehicles, towing and removal procedures, signage, imposing
102 fines, parking at own risk and sovereign immunity of the CDD.

103 Mr. Sturm expressed concern about guests parking on the street and being towed; he
104 thinks there should be exceptions or exclusions for certain time periods so that people can park
105 on the street for a period of time. Mr. Watts stated a provision could be added for events but
106 he cautioned about it, as it would need to be in such a way that it is enforceable without
107 creating additional work regarding enforcement, how the CDD would know when events or
108 parties are occurring, and determining and tracking an appropriate duration for the exception.
109 It would need to be narrowly defined and perhaps involve a permit or authorization but that
110 will create more administrative work.

111 Discussion ensued regarding whether residents or anyone can simply call the towing
112 company if they observe vehicles parked in the street while visiting a resident.

113 Ms. Thomas thinks it would not be right away. She explained the process for towing
114 enforcement and potential ways to account for short-term guest parking on the street.

115 Regarding whether the towing company would be able to enter and tow violators at
116 will, Ms. Thomas and Mr. Watts stated it would depend on how the contract is written as to
117 whether it is roving or complaint driven and who would be authorized to report illegally parked
118 vehicles to the towing company.

119 Ms. Thomas suggested coordinating with the HOA if the HOA already has a
120 parking/towing procedure.

121 Board Members expressed concern about the possibility of prohibiting parking on all
122 CDD roads. Mr. Watts stated, as drafted, the Parking Policy has an absolute prohibition of street
123 parking but it can be drafted to allow for occasional parking or parking during certain times, etc.

124 Ms. Thomas and Mr. Watts discussed the leaking vehicle and repairing the damage to
125 the road and whether the resident's requested vendor can repair the road instead of the CDD
126 having the work performed and billing/assessing the resident, given that the damage is on a
127 CDD-owned road. Regarding the large difference in price between the proposal provided by the
128 resident and the one approved by the Board at the last meeting, Mr. Watts suggested the

129 District Engineer review the requirements and scope in each proposal and the contractor's
130 qualifications and determine if the repairs would comply with the requirements.

131 Discussion ensued regarding potential provisions, exceptions, enforcement, etc., to
132 include in the Parking Policy.

133 The Board directed Staff to re-draft the Parking Policy and present several options at the
134 August meeting. The Parking Policy Public Hearing will be re-advertised for September 23, 2025.

135 This item was deferred.

136 **D. Update: United Land Services Agreement (front entry ways and outlet cleaning)**

137 Ms. Thomas stated that the District Engineer and United Land Services (ULS) visited the
138 site and determined what needs to be repaired. It was noted that the title of this item should
139 say "inlet", not "outlet". She approved the \$250 invoice for ULS to clean the inlets but she has
140 not heard from ULS.

141 Discussion ensued regarding another inlet was partially cleaned but not finished,
142 responsibility for the drains and stormwater system, and the CDD contract with the HOA for the
143 HOA to operate and maintain certain CDD improvements.

144 **E. Update: Twin Creeks Drive and Trophy Lake Drive Landscaping Responsibility**

145 Ms. Thomas recalled that the Developer did a one-time clean up of this area in 2023.
146 She researched and confirmed that it is the HOA's responsibility to maintain that area.

147 **F. Update: Resident Outstanding items**

148 **I. 52 Deer Trail**

149 Ms. Thomas stated this is related to a lake bank erosion issue. The resident notified the
150 CDD that the work was completed. Neil's team inspected and determined that the work was
151 not complete. The resident was given until last Saturday to complete the work and her
152 understanding is that it was not completed, so this goes back to the HOA. It might become
153 necessary for the CDD to complete the work and impose a special assessment or direct bill the
154 resident.

155 **II. 50 Tree Frog Way**

156 This item is related to the leaking vehicle and was discussed earlier in the meeting.

157 **G. Discussion: List of Banks for the General Fund**

158 Ms. Thomas presented the list of Qualified Public Depositories and stated that Regions
159 Bank holds the bond funds and Truist Bank holds the general ledger funds. The CDD earns
160 interest on its accounts.

161
162 **FIFTH ORDER OF BUSINESS** **Consent Agenda Items**

- 163
- 164 **A. Acceptance of Unaudited Financial Statements as of June 30, 2025**
- 165 **B. Approval of May 20, 2025 Regular Meeting Minutes**

166 **On MOTION by Mr. Wisniewski and seconded by Ms. Devito, with all in favor,**
167 **the Unaudited Financial Statements as of June 30, 2025, were accepted, and**
168 **the May 20, 2025 Regular Meeting Minutes, as presented, were approved.**

169
170
171 **SIXTH ORDER OF BUSINESS** **Staff Reports**

- 172
- 173 **A. District Counsel: Cobb Cole**
- 174 **B. District Engineer: Prosser, Inc.**

175 There were no District Counsel or District Engineer reports.

- 176 **C. District Manager: Wrathell, Hunt and Associates, LLC**

177 Ms. Thomas discussed her conversations with Vesta about resident concerns. She spoke
178 to Vesta higher ups and then she and several Vesta employees went over the Maintenance
179 Agreement and she gave Vesta very clear instructions of what the HOA should be maintaining
180 and explained the current issues.

181 Ms. Thomas noted the challenge with the new HOA Community Manager Rebecca
182 Lohman, of Vesta, only being engaged for the HOA 12 to 15 hours per week, which is probably
183 not enough given the level of activity as the CDD matures.

- 184 **• UPCOMING MEETINGS:**
- 185 ➤ August 26, 2025 at 12:15 PM [Adoption of FY2026 Budget and Rules
- 186 Relating to Parking Enforcement]
- 187 ➤ September 23, 2025 at 12:15 PM
- 188 ○ **QUORUM CHECK**

189 Ms. Thomas noted that the Parking Policy/Rules Public Hearing will not be held on
190 August 26, 2025; it will be rescheduled.

191

192 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

193

194 There were no Board Members' comments or requests.

195

196 **EIGHTH ORDER OF BUSINESS** **Public Comments**

197

198 No members of the public spoke.

199

200 **NINTH ORDER OF BUSINESS** **Adjournment**

201

202 **On MOTION by Ms. Devito and seconded by Mr. Goldberger, with all in favor,**
203 **the meeting adjourned at 1:36 p.m.**

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207

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

208

209

210

211 _____
Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024 CANCELED	Regular Meeting	12:15 PM
November 26, 2024 <i>rescheduled to December 4, 2024</i>	Regular Meeting	12:15 PM
December 4, 2024 CANCELED NO QUORUM	Regular Meeting	1:15 PM
January 28, 2025 <i>rescheduled to February 4, 2025</i>	Regular Meeting	12:15 PM
February 4, 2025	Regular Meeting	12:15 PM
March 25, 2025 CANCELED	Regular Meeting	12:15 PM
April 22, 2025	Regular Meeting	12:15 PM
May 19, 2025* <i>rescheduled to May 20, 2025</i>	Regular Meeting	12:15 PM
May 20, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	12:00 PM
July 22, 2025	Regular Meeting	12:15 PM
August 26, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget and Rules Relating to Parking Enforcement</i>	12:15 PM
September 23, 2025	Regular Meeting	12:15 PM

Exception

**May meeting date is one (1) week earlier to accommodate Memorial Day holiday*