

**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 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.

Present:

Joseph Wisniewski
Linda Devito
Andrew Sturm, Sr.
Todd Friedman
David Goldberger

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas
Mark Watts (via telephone)
Neal Brockmeier (via telephone)
Nick Devito

District Manager
District Counsel
District Engineer
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 12:17 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Ms. Thomas stated that the Towing Policy Public Hearing will not be held today, as further discussion regarding the Policy is necessary.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Ms. Thomas presented Resolution 2025-08. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. While funds are not budgeted for the lake bank maintenance project, a line item can be added if necessary and Unassigned funds can be used to fund those expenses, with no impact on assessments. Assessments are not projected to increase year-over-year.

Discussion ensued regarding continued minimal response in situations occurring on CDD-owned property for which Operation & Maintenance (O&M) funds are spent, existing issues on Deer Trail and Tree Frog Way, HOA involvement, direct billing to the homeowners with their knowledge and the next steps.

On MOTION by Mr. Friedman and seconded by Mr. Goldberger, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Wisniewski and seconded by Mr. Goldberger, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Friedman and seconded by Mr. Wisniewski, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

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

Ms. Thomas presented Resolution 2025-09. This is the Assessment Levying Resolution that takes into consideration the adopted budget and the assessments contained therein, directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Goldberger and seconded by Mr. Sturm, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: Draft Parking Policy

Ms. Thomas distributed the Draft Parking Policy and discussed the redlined versions that include District Counsel's revisions, and feedback received from Supervisors, such as addressing leaking vehicles and possibly requiring vehicles to be moved after 72 hours. She noted the HOA's unwillingness to administer a policy and the absence of a field operations liaison and stated that no response was received from the HOA. The HOA will be noticed of the towing rules in the hopes that the HOA will work with the CDD, even in a cost share arrangement. At this time, no administrator is designated; it would be beneficial for the CDD and the HOA to work together.

Mr. Watts reviewed the redline version, which includes comments from the last meeting and emails received following the meeting. The overall Parking Policy adopts the uniform Statute under Chapter 316 which addresses traffic control within the property and specifically

addresses parking with Rights-of-Way (ROWs) and how that is governed under Florida Statutes. Reference is also made to the St. Johns County code for parking standards. He discussed the following:

- Specific Tow-Away Zones would be established and be designated by signs. An Exhibit would identify all roadways where parking is prohibited, with Tow-Away Zones marked. Parking would only be permitted on one side of the roadway.
- An administrator is needed; the policy currently designates the District Manager or their designee.

Ms. Thomas stated that the District Manager is mobile; on-site reporting of issues would be needed. She recommended engaging a rover from 11:00 p.m. until 8:00 a.m. and a towing company.

Discussion ensued regarding towing companies, three towing companies approved by the St. Johns County Sheriff's Office willing to meet the CDD's requirements, single-side of the street parking, installation of signage on CDD roadways, the need for on-site management in order to ensure consistent application of the policy, and incorporation of County Ordinance 316, which allows for Code Enforcement or the Sheriff's Office to respond if immediate attention is needed.

Mr. Sturm recalled that the CDD contracted with the Sheriff's Office to enforce the law in the CDD and asked if that would include parking. Mr. Watts stated he will check the Agreement. Ms. Thomas stated that the CDD never received an executed copy of the Agreement. After the Chair and the County executed the document, it was sent to the HOA but a fully executed Agreement was never returned. The HOA was given the ability to contact the Sheriff's Office, but the policy did not include towing.

Discussion ensued regarding whether signs would be posted and whether an Agreement would be signed to allow law enforcement to issue tickets in private areas.

Ms. Thomas noted the lack of sufficient officers to fill all the HOA and CDD shifts.

Mr. Wisniewski expressed concern about habitual overnight street parking and noted that such vehicles might be forcefully moved if necessary for emergency vehicle access.

Discussion ensued regarding vehicles parking in the street overnight; limited manpower; lack of resources limiting enforcement; the need for a consensus regarding whether to prohibit or limit overnight recreational vehicle parking, vessels and trailers; exceptions for vehicle maintenance; and requests for temporary approvals for parking.

Ms. Thomas stated special requests would be difficult without on-site management; such a program exists in another CDD where the HOA administers the program and the rules are designated in the Declaration and Covenants, and they manage the program.

Mr. Watts recommended including an exception or a time limit and updating Sections 5A, 5B, 5C, etc. He stated that, without partnering with the HOA or on-site management, enforcement options are limited.

Discussion ensued regarding how to address special circumstances requiring overnight parking in excess of 24 hours, whether a dashboard placard could be utilized in such instances, a Board Member serving as liaison for requests, whether an online submission system could be implemented, and the costs associated with each solution.

Ms. Thomas noted that Mr. Goldberg could be designated to serve as a liaison to the HOA to discuss ways the HOA can partner with the CDD for the benefit of the residents. She stated the HOA has an online system, with towing and parking capabilities.

It was noted that the original issue, which was leaking vehicles on the roadway, is addressed in Section 5D.

Ms. Thomas summarized the Board's consensus regarding the redlined document:

- Section 2: Designated parking areas on District and County roadways, and other District Property, as outlined, are good.
- Section 3a: Establishment of Tow-Away Zones: A map will be provided designating CDD-owned roads.
- Section 3b: CDD and County Roadways: The consensus is "48 hours"
- Section 4a: Good, as is.
- Section 4b: Mr. Watts will research the St. Johns County guidelines and a provision will be made for emergency exceptions.

➤ Section 5: Discussion ensued regarding whether to impose restrictions on commercial vehicles. The consensus was to research the matter further.

SIXTH ORDER OF BUSINESS

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

Ms. Thomas presented Resolution 2025-10.

On MOTION by Mr. Goldberg and seconded by Mr. Sturm, with all in favor, Resolution 2025-10, Amending Resolution 2025-03 to Reset the Date, Time, and Location of October 28, 2025 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259, for the Public Hearing Regarding the Adoption of Rules Relating to Parking Enforcement; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

On MOTION by Mr. Friedman and seconded by Mr. Wisniewski, with all in favor, designating Mr. Goldberger to work with Staff to finalize and present the Rules Policy to be presented in the Public Hearing, and to work with the HOA to potentially partner to enforce towing rules as they see fit or engaging the HOA to work with the CDD to enforce a policy, was approved.

Mr. Sturm noted that the towing policy was raised because of leaking vehicles and suggested limiting restrictions to leaking vehicles. Ms. Thomas stated that a change can be discussed and those changes can be made at the Public Hearing.

- **Bold City Seal Estimate # 2282**

This item, previously Item 10B, was presented out of order.

On MOTION by Mr. Sturm and seconded by Mr. Friedman, with all in favor, directing the District Engineer to engage with Bold City to begin working on the roadwork, and directing District Counsel to utilize the Property Tax Collector's Office to direct bill 50 Tree Frog Way, was approved.

Mr. Watts left the meeting at 1:23 p.m.

A Board Member distributed information that he sent to Ms. Thomas regarding State Statutes. He noted that the CDD is not recreating the rules; rather, it is enforcing Statutes that are already established.

Discussion ensued regarding the leaking vehicle that led to these discussions; why Code Enforcement was not notified about the leak; and the failure of the HOA to act.

Ms. Thomas stated she will work with District Counsel and Mr. Brockmeier to determine how to manage and enforce the O&M Maintenance Agreement.

A Board Member expressed concern about imposing new rules not expressed in the Covenants when he purchased his home.

A Board Member expressed support for enforcing County ordinances.

Ms. Thomas stated the CDD is spending CDD money unnecessarily, as the money should come from the HOA and not the CDD.

Ms. Devito voiced her opinion that it is common for Declarations to be amended when new neighborhoods are up and running and issues are discovered.

Ms. Thomas stated today's discussions are occurring because the road at 50 Tree Frog Way has been damaged. The CDD is currently under an O&M Agreement that was never fulfilled by the HOA. CDD funds are now being spent to address this issue. A Public Hearing will be held but, ultimately, the CDD wants to partner with the HOA. The final rules will be set on October 28, 2025. The CDD would like to know where the HOA stands.

Mr. Wisniewski discussed his understanding of the events leading up to today and voiced his opinion that the CDD is trying to do something that another entity was supposed to do. He thinks it is unfortunate that no rules and regulations are being enforced, other than those applicable to weeds. He expressed concern about home equity, commercial vehicles parked in the neighborhood, and 50 Tree Frog Way, and noted the need to protect homeowners' investments.

Ms. Devito left the meeting at 1:29 p.m.

▪ **Update: HOA Items**

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

A. 52 Deer Trail [Engineer Certification Status]

Ms. Thomas stated that all landscaping was installed and the sod is complete. She asked if an Engineering Certification Status is available yet. Mr. Brockmeier replied affirmatively and stated that he emailed the Report to her. Ms. Thomas will email it to the HOA.

B. 50 Tree Frog Way

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

Ms. Thomas stated that she sent a formal email, of which the Chair is aware, following the last meeting. The homeowner was given specific dates and times to take action. An inappropriate estimate was provided and the homeowner was advised that the CDD would proceed with Bold City, and any and all funds expended by the CDD will be assessed to her property. The homeowner received and acknowledged the information in writing.

Ms. Thomas advised Mr. Brockmeier that he can engage Bold City and commence work. The homeowner will be advised accordingly. The total to be assessed is unknown but the repair was \$10,000 some months ago. Mr. Brockmeier stated the vendor will need access to the roadway.

- **Bold City Seal Estimate # 2282**

This item was presented following the Sixth Order of Business.

C. ULS AIA Agreement Update

Ms. Thomas stated that Sara Wells, from United Land Services (ULS), needs an email approval stating that ULS can proceed with cleaning the outlet, along with the repairs discussed. They asked if the Agreement will be amended and if they need to sign it.

Mr. Brockmeier stated that ULS did not complete their original work; the intent was for them to complete their work, not for them to submit another invoice to complete the work they failed to do. He will call Ms. Wells. The original work proposed needs to be completed or a credit needs to be given and then a new invoice issued for the work to be completed..

D. FECC Lake Bank Update

Ms. Thomas stated that Jason John, of FECC, is not responding to the follow-up regarding three areas of the lake bank that are not complete, one of which is a home owned by

Mr. Friedman. Funds were withheld. The Board asked for proposals to be presented at the next meeting.

Mr. Sturm voiced his opinion that the water is flowing incorrectly and flows back into the drain in the backyard at 284 Silverene. Mr. Brockmeier stated that area has an inverted sump pipe that discharges to the wetlands. Mr. Brockmeier will inspect the area.

Mr. Brockmeier left the meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Letter to Mosquito Control Board

Ms. Thomas presented the letter that was sent by the Mosquito Control Board last year. St. John's County does not spray for mosquitoes unless there is a problem. The letter will be re-drafted and sent to ensure that mosquito spraying is completed again this year.

On MOTION by Mr. Goldberger and seconded by Mr. Sturm, with all in favor, the Letter to the Mosquito Control Board, was approved.

A resident discussed the mosquito control measures taken in areas with deep water by the Amenity Center and thanked the Board for their attention to this matter.

EIGHTH ORDER OF BUSINESS

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**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Goldberger and seconded by Mr. Friedman, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Goldberger and seconded by Mr. Friedman, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

A Board Member asked about the status of the CDD. Ms. Thomas stated development of the CDD is not certified complete; upon certification, funds remaining in the Construction Fund account will be transferred into the Debt Service account. Ms. Thomas will check the status and provide an update. A Resolution related to completion certification will be presented at the appropriate time.

NINTH ORDER OF BUSINESS

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

Ms. Thomas presented The Greenery, Inc. Invoice 789020 for Tree Removal for removal of a tree struck by lightning that presented a potential safety hazard.

On MOTION by Mr. Wisniewski and seconded by Mr. Freeman, with all in favor, The Greenery, Inc. Invoice 789020 for Tree Removal, in the amount of \$1,080, was ratified.

TENTH ORDER OF BUSINESS

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**

These items were presented earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025**

Mr. Wisniewski left the meeting briefly at 1:50 p.m.

B. Approval of July 22, 2025 Regular Meeting Minutes

On MOTION by Mr. Friedman and seconded by Mr. Strum, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, and the July 22, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH 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

- **NEXT MEETING DATE: September 23, 2025 at 12:15 PM**
 - **QUORUM CHECK**

Ms. Thomas stated the September 23, 2025 meeting will be canceled. The next meeting will be a Public Hearing and Regular Meeting on October 28, 2025 at 12:15 p.m.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

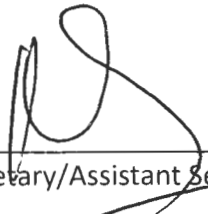
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Goldberger and seconded by Mr. Sturm, with all in favor, the meeting adjourned at 1:52p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Chair/Vice Chair