

**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 December 2, 2025 at 12:45 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
Todd Friedman	Assistant Secretary
David Goldberger	Assistant Secretary

Also present:

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

**AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 12:48 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending Resolution 2025-10 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 2026-01.

On MOTION by Mr. Goldberger and seconded by Mr. Wisniewski, with all in favor, Consideration of Resolution 2026-01, Amending Resolution 2025-10 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, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavits of Publication

B. Consideration of Resolution 2026-02, Adopting Parking Policies for the District; Providing for Severability, Providing for Conflicts; and Providing an Effective Date

Ms. Thomas presented Resolution 2026-02. She reviewed the Parking Policy.

Discussion ensued regarding verbiage, changes to the Policy, and who will be authorized to initiate towing.

The following changes were made:

Section 2b: "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."

Section 2b: Insert "DISTRICT AND COUNTY ROADWAYS. In the event that a vehicle is parked on District or County roadways in contravention of state law and/or local ordinances, the District Manager or his/her designee shall contact the St. Johns County Sheriff's Office to enforce such parking regulations."

Section 4: Insert "In addition, no vehicle that is visibly inoperable or immobile may remain on any portion of District property for more than forty-eight (48) hours. Any vehicle or vessel parked on District Property in violation of this section is subject to towing and removal as provided herein." After "property."

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Goldberger and seconded by Mr. Sturm, with all in favor, Resolution 2026-02, Adopting Parking Policies for the District, as amended; Providing for Severability, Providing for Conflicts; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of ASAP Towing & Storage Vehicle Removal Agreement from Private Property

Ms. Thomas presented the ASAP Towing & Storage Vehicle Removal Agreement. Only the CDD Board Members and District Manager are authorized to initiate towing.

On MOTION by Mr. Friedman and seconded by Mr. Goldberger, with all in favor, the ASAP Towing & Storage Vehicle Removal Agreement from Private Property, with only CDD Board Members and the District Manager being authorized to initiate towing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Bold City Seal Services, LLC Agreement for Asphalt Repair Services

Ms. Thomas presented the Bold City Seal Services, LLC Agreement.

On MOTION by Mr. Friedman and seconded by Mr. Sturm, with all in favor, the Bold City Seal Services, LLC Agreement for Asphalt Repair Services, subject to verification of the warranty work, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Thomas presented Resolution 2026-03. Seats 3, 4, and 5, currently held by Andrew P. Sturm, Sr., David Goldberger, and Todd Friedman, respectively, are up for election in the November 2026 General Election.

On MOTION by Mr. Wisniewski and seconded by Ms. Devito, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

Ms. Thomas stated Prime will perform drain box warranty work next Wednesday to repair irrigation damage. The photos will be updated. Staff will follow up.

NINTH ORDER OF BUSINESS

Updates

A. Mosquito Control Spraying

Ms. Thomas gave an update on the mosquito control spraying.

B. FECC Lake Bank Work (Maintenance Agreement)

Ms. Thomas noted the attempts to reach FECC about three areas of the lake bank that are not complete. It was noted that six emails were sent but there was no response. The FECC termination letter was approved. The District Engineer will find a vendor to perform the work.

TENTH ORDER OF BUSINESS

**Discussion/Consideration of Transferring
General Funds to Bank United ICS Account**

Ms. Thomas discussed transferring funds in the General Fund into a BankUnited Insured Cash Sweep (ICS) account.

On MOTION by Mr. Sturm and seconded by Mr. Wisniewski, with all in favor, transferring General Fund funds into a BankUnited Insured Cash Sweep account, was approved.

ELEVENTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Berger, Toombs, Elam,
Gaines & Frank**

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Annual Financial
Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Wisniewski and seconded by Mr. Goldberger, with all in favor, Resolution 2026-04, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TWELFTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of October 31, 2025**
- B. Approval of August 26, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Goldberger and seconded by Mr. Wisniewski, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted and the August 26, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Cobb Cole**
- B. District Engineer: Prosser, Inc.**
 - **Annual Inspection Report**
 - **Drainage Walk Inspection Report**

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **1,046 Registered Voters in District as of April 15, 2025**
 - **NEXT MEETING DATE: January 27, 2026 at 12:15 PM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

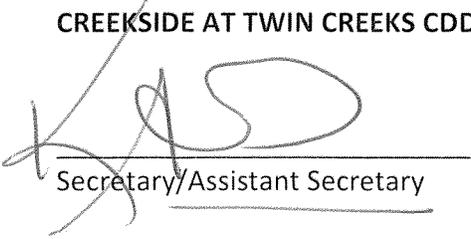
Public Comments

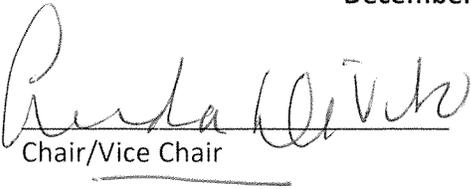
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wisniewski and seconded by Mr. Sturm, with all in favor, the meeting adjourned at 2:47 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair