

Creekside at Twin Creeks Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://creeksideattwincreeksccd.net/>

April 21, 2026

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 Regular Meeting on April 28, 2026 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

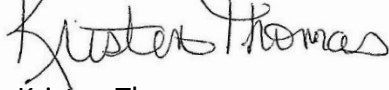
1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration: Front Entry Fountains
 - A. HOA Maintenance Agreement
 - B. Email Discussion to HOA Property Manager
 - C. Florida East Coast Construction
 - Creek Side Entry Fountain Quote
 - Fountain Service Agreement
 - D. Budget Line Item Discussion
4. Update: 50 Tree Frog Way
5. Update: Lake Bank Project
6. Consideration of Resolution 2026-05, Affirming the Engineer's Certificate of Completion for Certain District Infrastructure Improvements; Providing for Severability; and Providing for an Effective Date
7. Consideration: Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to 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

8. Consideration of Resolution 2026-07, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 9. Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
 10. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2026
 - B. Approval of January 27, 2026 Regular Meeting Minutes
 11. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Prosser, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,011 Registered Voters in District as of April 15, 2026
 - NEXT MEETING DATE: May 26, 2026 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
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
12. Board Members' Comments/Requests
13. Public Comments
14. 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: 866 4977