

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

February 7, 2023

**BOARD OF SUPERVISORS
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

January 31, 2023

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 Location

Dear Board Members:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District will hold a Regular Meeting on February 7, 2023 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. Administration of Oath of Office to Elected Supervisors, Andrew Sturm, Sr. [SEAT 3], Jared Bouskila [SEAT 4] and James Hagan [SEAT 5] (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - II. Form 1F: Final Statement of Financial Interests
 - D. Form 8B - Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

- 6. Discussion Items
 - A. Twin Creek Drive
 - B. Update to HOA Maintenance Agreement
 - C. Miscellaneous Matters
- 7. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2022
 - B. Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes
 - C. Approval of November 15, 2022 Landowners' Meeting Minutes
- 8. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Prosser, Inc.*
 - C. Field Operations Liaison
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 28, 2023 at 12:15 PM
 - QUORUM CHECK

SEAT 1	JOHN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BRYAN KINSEY	<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	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAMES W HAGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Board Members' Comments/Requests
- 10. Public Comments
- 11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 15, 2022 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

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

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Jared Bouskila	4	2

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Jared Bouskila	4-Year Term	November 2026

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. 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 5: 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.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 7th day of February, 2023.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom _____ is appointed Assistant Secretary.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 7th day of February, 2023.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 138,601	\$ -	\$ -	\$ 138,601
Undeposited funds	-	17,132	-	17,132
Investments				
Reserve 2016 A-1	-	206,908	-	206,908
Reserve 2016 A-3	-	273,361	-	273,361
Revenue 2016 A-1	-	151,472	-	151,472
Revenue 2016 A-3	-	68,387	-	68,387
Interest 2016 A-1	-	122	-	122
Interest 2016 A-3	-	89	-	89
Prepayment 2016 A-1	-	15,622	-	15,622
Prepayment 2016 A-2	-	19,560	-	19,560
Principal 2016A-1	-	95	-	95
Principal 2016A-3	-	56	-	56
Construction 2015 BAN	-	-	2,861	2,861
Construction 2016 A-1	-	-	8,836	8,836
Construction 2016 A-2	-	-	3,134	3,134
Construction 2016 A-3	-	-	13,811	13,811
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Interest receivable	-	2,147	93	2,240
Total assets	<u>\$ 152,403</u>	<u>\$ 754,951</u>	<u>\$ 28,735</u>	<u>\$ 936,089</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Twin Creeks Ventures	-	19,319	-	19,319
Due to Lennar Homes	467	2,156	-	2,623
FPL Easement Transfer	3,400	-	-	3,400
Developer advance	2,500	-	-	2,500
Total liabilities	<u>6,367</u>	<u>21,475</u>	<u>-</u>	<u>27,842</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>13,802</u>	<u>2,147</u>	<u>93</u>	<u>16,042</u>
Total deferred inflows of resources	<u>13,802</u>	<u>2,147</u>	<u>93</u>	<u>16,042</u>
Fund balances:				
Restricted for:				
Debt service	-	731,329	-	731,329
Capital projects	-	-	28,642	28,642
Unassigned	<u>132,234</u>	<u>-</u>	<u>-</u>	<u>132,234</u>
Total fund balances	<u>132,234</u>	<u>731,329</u>	<u>28,642</u>	<u>892,205</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 152,403</u>	<u>\$ 754,951</u>	<u>\$ 28,735</u>	<u>\$ 936,089</u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 22,312	\$ 33,639	\$ 155,121	22%
Total revenues	<u>22,312</u>	<u>33,639</u>	<u>155,121</u>	22%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	6,459	0%
Management/accounting/recording	4,000	12,000	49,440	24%
Legal	209	209	10,000	2%
Engineering	-	-	5,000	0%
Audit	-	-	3,700	0%
Arbitrage rebate calculation	1,000	1,000	750	133%
Dissemination agent	83	250	1,000	25%
Trustee	-	-	10,500	0%
Telephone	17	50	200	25%
Postage	89	89	500	18%
Printing & binding	42	125	500	25%
Legal advertising	-	267	1,200	22%
Annual special district fee	-	175	175	100%
Insurance	-	9,771	10,300	95%
Contingencies/bank charges	-	3	750	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,440</u>	<u>24,644</u>	<u>101,389</u>	24%
Field operations				
Landscape maintenance	-	-	16,000	0%
Lake bank maintenance	-	-	20,000	0%
Preserve tree maintenance	7,006	8,312	-	N/A
Wetland maintenance	-	-	12,500	0%
Total field operations	<u>7,006</u>	<u>8,312</u>	<u>48,500</u>	17%
Other fees & charges				
Tax collector	446	673	3,232	21%
Total other fees & charges	<u>446</u>	<u>673</u>	<u>3,232</u>	21%
Total expenditures	<u>12,892</u>	<u>33,629</u>	<u>153,121</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	9,420	10	2,000	
Fund balances - beginning	122,814	132,224	78,005	
Fund balances - ending	<u>\$ 132,234</u>	<u>\$ 132,234</u>	<u>\$ 80,005</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 DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 98,132	\$ 147,947	\$ 682,851	22%
Assessment prepayments	-	13,846	-	N/A
Interest - 2016 A-1	785	3,022	-	N/A
Interest - 2016 A-2	56	139	-	N/A
Interest - 2016 A-3	796	2,713	-	N/A
Total revenues	<u>99,769</u>	<u>167,667</u>	<u>682,851</u>	25%
EXPENDITURES				
Principal - 2016A-1	-	110,000	110,000	100%
Principal - 2016A-3	-	65,000	65,000	100%
Interest - 2016A-1	-	140,774	279,005	50%
Interest - 2016A-3	-	103,231	204,756	50%
Total expenditures	<u>-</u>	<u>419,005</u>	<u>658,761</u>	64%
Other fees and charges				
Tax collector	1,964	2,960	14,226	21%
Total other fees and charges	<u>1,964</u>	<u>2,960</u>	<u>14,226</u>	21%
Total expenditures	<u>1,964</u>	<u>421,965</u>	<u>672,987</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	97,805	(254,298)	9,864	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1,829)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1,829)</u>	<u>-</u>	N/A
Net change in fund balances	97,805	(256,127)	9,864	
Fund balance - beginning	633,524	987,456	973,482	
Fund balance - ending	<u>\$ 731,329</u>	<u>\$ 731,329</u>	<u>\$ 983,346</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 DECEMBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest 2015 BAN	\$ 8	\$ 17
Interest - 2016 A-1	25	63
Interest - 2016 A-2	9	22
Interest - 2016 A-3	39	95
Total revenues	81	197
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	81	197
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	1,829
Total other financing sources/(uses)	-	1,829
Net change in fund balances	81	2,026
Fund balances - beginning	28,561	26,616
Fund balances - ending	\$ 28,642	\$ 28,642

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**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 Public Hearing and Regular Meeting on August 23, 2022, at 11:45 a.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Cora DiFiore (via telephone)	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Mark Watts (via telephone)	District Counsel
Nika Hosseini (via telephone)	Cobb Cole
Neal Brockmeier (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:16 p.m. He noted that, due to difficulty establishing a quorum at 11:45 a.m., a notice was posted at the meeting location delaying the start time until a quorum could be established.

Supervisors John Kinsey, Bryan Kinsey and Bouskila were present, in person. Supervisor DiFiore attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3

39 **A. Administration of Oath of Office to Newly Appointed Supervisor** *(the following will be*
40 *provided in a separate package)*

41 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
42 **Employees**

43 **II. Membership, Obligations and Responsibilities**

44 **III. Financial Disclosure Forms**

45 **a. Form 1: Statement of Financial Interests**

46 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

47 **c. Form 1F: Final Statement of Financial Interests**

48 **IV. Form 8B - Memorandum of Voting Conflict**

49 **B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and**
50 **Providing for an Effective Date**

51 These items were deferred to after the November 2022 General Election.

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53 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

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56 **A. Proof/Affidavit of Publication**

57 The affidavit of publication was included for informational purposes.

58 **B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and**
59 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
60 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
61 **Date**

62 Mr. Rom presented the proposed Fiscal Year 2023 budget and reviewed changes since it
63 was last presented.

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**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in
66 favor, the Public Hearing was opened.**

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69 No members of the public spoke.

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On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, the Public Hearing was closed.

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Mr. Rom presented Resolution 2022-05.

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On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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

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Mr. Rom presented Resolution 2022-06.

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On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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.

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SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30,

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2021, Prepared by Berger, Toombs, Elam,
Gaines & Frank

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Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and highlighted the pertinent information. There were no findings, recommendations, deficiencies on internal control, irregularities or instances of non-compliance; it was a clean audit. The Report was submitted to the Auditor General’s office timely.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021

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Mr. Rom presented Resolution 2022-07.

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On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, Resolution 2022-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

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EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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Mr. Rom presented Resolution 2022-08. Mr. Bryan Kinsey discussed potentially changing the meeting location to the following, subject to availability:

LOCATION: Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259

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On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended contingent upon availability of the Beachwalk Clubhouse and confirmation from the two Supervisor-Elects and the Beachwalk Club Representatives, and Providing for an Effective Date was adopted.

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NINTH ORDER OF BUSINESS

Discussion: Replacement for Field Operations Liaison

This item was deferred

TENTH ORDER OF BUSINESS

Consideration of Conservation Easement, Sketch and Description

Mr. Rom stated that District Engineer and District Counsel reviewed the documents and did not find any issues with these requests. Mr. Bryan Kinsey noted the easement area and recommended approval. Mr. Rom presented the following:

- A. Florida Power & Light Company Proposed Easement – Project Parcel #SJ-119**
- B. Florida Power & Light Company Proposed Easement – Project Parcel #SJ-121**
- C. About the District**
- D. Form W-9**

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, granting conservation easements to the Florida Power & Light Company for Project Parcels #S-119 and SJ-121, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Ratification of 20-Year Stormwater Management Needs Analysis Report

Mr. Rom discussed the new requirement. The Report was submitted to the County by the June 30, 2022 due date. The Board may want to consider reserving funds for the anticipated future needs. He responded to questions about the Statewide Stormwater Management Program and items the Report, which must be submitted every five years.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in favor, the 20-Year Stormwater Management Needs Analysis Report, was ratified.

TWELFTH ORDER OF BUSINESS

Consent Agenda Items

183

184 Mr. Rom presented the following:

185 **A. Acceptance of Unaudited Financial Statements as of July 31, 2022**186 **B. Approval of May 16, 2022 Regular Meeting Minutes**

187 Mr. Watts joined the meeting at 2:31 p.m., via telephone.

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On MOTION by Mr. Bouskila and seconded by Mr. Bryan Kinsey, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.

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193 **THIRTEENTH ORDER OF BUSINESS****Staff Reports**

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195 **A. District Counsel: *Cobb Cole***

196 Mr. Watts stated that two outstanding items were completed involving responding to
197 questions about the contract and the Florida Power & Light (FPL) Easement Requests Mr. Rom
198 informed Mr. Watts that the Board approved the FPL Easements.

199 Mr. Rom stated that the contract item Mr. Watts was referring to involved Staff working
200 on finalizing the Request for Proposals (RFP) for the final lift of asphalt but the RFP is no longer
201 necessary as the areas were conveyed in phases; therefore, the projects will be completed in
202 phases so the expense will not meet the threshold amount to require going through the RFP
203 process.

204 **B. District Engineer: *Prosser, Inc.***

205 There was no report.

206 **C. Field Operations Liaison**

207 There was no report.

208 **D. District Manager: *Wrathell, Hunt and Associates, LLC***209 **I. Update: Traffic Control on CDD Roads**

210 Mr. Rom recalled the Board approved proceeding with this item at the last meeting and
211 noted District Counsel confirmed an email is sufficient notification to the HOA to proceed.

212 The email that authorizes the HOA to engage the St. Johns County Sherriff's Office for
213 traffic enforcement control on CDD-owned right-of-ways was included in the agenda package.

214 II. NEXT MEETING DATE: September 27, 2022 at 12:15 P.M.

215 • QUORUM CHECK

216 The next meeting will be held on September 27, 2022.

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218 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

219

220 There were no Board Members' comments or requests.

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222 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

223

224 There were no public comments.

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226 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

227

228 There being no further business to discuss, the meeting adjourned.

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230 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in**
231 **favor, the meeting adjourned at 2:34 p.m.**

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235 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

C

36 **II. Determine Number of Voting Units Assigned by Proxy**

37 All voting units were assigned by proxy to Mr. Daniel Rom by the Landowner, Twin
38 Creeks Ventures LLC, which owns 1.94 acres. Mr. Rom is eligible to cast up to two votes per
39 Seat.

40 Mr. Rom cast the following votes:

41 Seat 4 Jared Bouskila 2 votes

42 **C. Ballot Tabulation and Results**

43 Mr. Rom reported the following ballot tabulation, results and term lengths:

44 Seat 4 Jared Bouskila 2 votes 4-Year Term

45

46 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

47

48 There were no Landowners' questions or comments.

49

50 **SIXTH ORDER OF BUSINESS**

Adjournment

51

52 There being nothing further to discuss, the meeting adjourned at 1:06 p.m.

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54

55 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2022/2023 MEETING SCHEDULE****LOCATION***Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting	2:00 PM
November 15, 2022 CANCELED	Regular Meeting	1:00 PM
January 17, 2023 <i>rescheduled to January 24, 2023</i>	Regular Meeting	12:15 PM
January 24, 2023 <i>rescheduled to February 7, 2023</i>	Regular Meeting	12:15 PM
February 7, 2023	Regular Meeting	12:15 PM
March 21, 2023 <i>rescheduled to March 28, 2023</i>	Regular Meeting	12:15 PM
March 28, 2023	Regular Meeting	12:15 PM
April 18, 2023 <i>rescheduled to April 25, 2023</i>	Regular Meeting	12:15 PM
April 25, 2023	Regular Meeting	12:15 PM
May 16, 2023 <i>rescheduled to May 23, 2023</i>	Regular Meeting	12:15 PM
May 23, 2023	Regular Meeting	12:15 PM
July 18, 2023 <i>rescheduled to July 25, 2023</i>	Regular Meeting	12:15 PM
July 25, 2023	Regular Meeting	12:15 PM
August 15, 2023 <i>rescheduled to August 22, 2023</i>	Regular Meeting	12:15 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 22, 2023	Regular Meeting	12:15 PM
September 19, 2023 <i>rescheduled to September 26, 2023</i>	Regular Meeting	12:15 PM
September 26, 2023	Regular Meeting	12:15 PM