

**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 Regular Meeting on February 7, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Jared Bouskila (via telephone)	Assistant Secretary
Andrew P. Sturm, Sr.	Assistant Secretary
James Hagan	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Mark Watts	District Counsel
Greg Christovich	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:27 p.m. Supervisors John Kinsey, Bryan Kinsey, Sturm and Hagan were present. Supervisor Bouskila attended via telephone. Mr. Rom stated that he administered the Oath of Office to Mr. Sturm and Mr. Hagan prior to the meeting. Mr. Bouskila's notarized Oath of Office, dated February 3, 2023, is on record.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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*)

This item was addressed during the First Order of Business. Mr. Bouskila is already familiar with the following items. The following items were explained to Mr. Hagan and Mr. Sturm individually, before the meeting:

- 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**
 - III. **Form 1F: Final Statement of Financial Interests**
- D. **Form 8B - Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2023-01 and recapped the Landowners’ Election results as follows:

Seat 4	Jared Bouskila	2 votes	4-Year Term
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On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02. Mr. John Kinsey nominated the following slate:

Chair	John Kinsey
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Vice Chair	Bryan Kinsey
Assistant Secretary	Andrew Sturm
Assistant Secretary	James Hagan
Assistant Secretary	Jared Bouskila
Assistant Secretary	Daniel Rom

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Twin Creek Drive

Mr. Rom stated residents frequently ask when the final lift of asphalt will be done and noted that some residents complained about the numerous trucks in the community.

Mr. Hagan announced that he is also on the HOA Board.

Mr. Bryan Kinsey provided the following update about Twin Creek Drive:

- Regarding curbs, the first step in fixing construction-related issues, is underway.
- Neighborhood-wide curb repairs should be complete by March 15, 2023.
- The second lift of asphalt will commence in individual pods on or around April 1, 2023.

The contractors estimate that the project will take two months, weather permitting; provided there are no contractor crew shortages, the project should be completed by early June.

Discussion ensued regarding contractor crew shortages, work on Twin Creeks Drive, construction traffic and excavation of two parcels estimated to be complete in June.

Mr. Bryan Kinsey discussed planned drainage improvements to the planters in the islands on Twin Creek Drive before the final lift of asphalt.

Discussion ensued regarding maintenance of Twin Creek Drive, which is a dedicated public roadway, and its eventual conveyance to the County, surrounding roadways and the

portion of Heron Oaks Road, which is owned by the HOA, that connects the last phase of Beacon Lakes.

Mr. Hagan stated a portion of the shoulder was sold to the Beacon Lakes HOA due to the cost of maintenance. Beacon Lakes will own and maintain the shoulders and landscape the berm. The consensus was that Beacon Lakes will be landlocked; all traffic will exit through the areas in question.

Discussion ensued regarding traffic control and flashing signage at a school bus stop in the area. It will be addressed with Beacon Lakes.

Mr. Hagan noted that three stop signs on the multi-use path were removed on the east side of Twin Creek Drive due to incidents of Google, Apple and Amazon Artificial Intelligence (A.I.) cameras erroneously identifying the signs as vehicular traffic signs. One accident occurred as a result so the red stop signs were removed at the recommendation of the police and it was recommended that the CDD be notified. The posts and placards remain; the HOA placed the signs in storage. Mr. John Kinsey will work with Staff to address the issue.

B. Update to HOA Maintenance Agreement

Mr. Rom stated the previously approved HOA Maintenance Agreement did not include a description of services. He distributed a draft description of services developed in conjunction with Staff and the Vice Chair. Upon approval, the revised draft description will be presented to the HOA for input and inserted into the HOA Maintenance Agreement.

Discussion ensued regarding lake maintenance requirements.

A Board Member stated the Agreement does require anything required by permits.

A Board Member stated the overall spirit of the Agreement is to allow the HOA to take the lead with lake maintenance because HOA staff is on site.

The consensus was for Mr. Bryan Kinsey to work with the HOA and Staff to prepare an updated Agreement that includes the scope.

C. Miscellaneous Matters

A Board Member noted that mailboxes in need of repair were identified.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Rom presented the following:

A. Acceptance of Unaudited Financial Statements as of December 31, 2022

Mr. Bouskila asked if the \$28,000 remaining in the Capital Projects Fund will be used to close out any remaining requirements. This item was deferred.

B. Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes

C. Approval of November 15, 2022 Landowners’ Meeting Minutes

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Consent Agenda Items B and C, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

B. District Engineer: *Prosser, Inc.*

C. Field Operations Liaison

There were no Staff Reports.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: March 28, 2023 at 12:15 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on March 28, 2023, unless canceled.

NINTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the meeting adjourned at 1:05 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair