

**MINUTES OF MEETING
TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Board of Supervisors of the Twin Creeks North Community Development District was held on Tuesday, March 27, 2018 at 2:00 p.m., in the construction trailer located at 106 CR 210W, St. Johns, Florida 32259.

Present at the meeting were:

John Kinsey <i>(via telephone)</i>	Chair
Robert Furlong	Vice Chair
Bryan Kinsey	Assistant Secretary
Scott Keiling	Assistant Secretary
Jared Bouskila <i>(via telephone)</i>	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Gerry Knight	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:07 p.m. Supervisors Robert Furlong, Bryan Kinsey and Scott Keiling were present, in person. Supervisors John Kinsey and Jared Bouskila were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Supplemental Engineer's Report No. 3 [Parcel 4]

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Third Supplemental Special Assessment Methodology Report [Parcel 4]

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration/Ratification of Change Orders

Mr. Wrathell presented the following change orders:

- A. #2, Allstate Electrical Contractors, Inc. [Waterfall Way Electrical Infrastructure Improvements] \$65,320
- B. #3, Allstate Electrical Contractors, Inc. [Waterfall Way Electrical Infrastructure Improvements] \$81,290
- C. #3, Florida Roads Contracting LLC [Waterfall Way (Boardwalk Blvd.)] \$98,586.90
- D. #4, Florida Roads Contracting LLC [Waterfall Way (Boardwalk Blvd.)] \$416,009.10
- E. #1, Sun State Nursery & Landscaping, Inc. [Waterfall Way (Boardwalk Blvd.)] \$25,656.50
- F. #2, Sun State Nursery & Landscaping, Inc. [Waterfall Way (Boardwalk Blvd.)] (\$247,821.71)
- G. #1, Valencourt Construction Co. Inc. [Parcel 10/11] (\$201,487.82)
- H. #1, Valencourt Construction Co. Inc. [Parcel 12] \$62,910.52
- I. #1, Valencourt Construction Co. Inc. [Parcel 13] (\$4,255.67)
- J. #1, Valencourt Construction Co. Inc. [Parcel 14] \$97,757.38

<p>On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, Allstate Electrical Contractors, Inc. Change Order #2 for \$65,320, Allstate Electrical Contractors, Inc. Change Order #3 for \$81,290, Florida Roads Contracting LLC Change Order #3 for \$98,586.90, Florida Roads Contracting LLC Change Order #4 for \$416,009.10, Sun State Nursery & Landscaping, Inc. Change Order #1 for \$25,656.50, Sun State Nursery & Landscaping, Inc. Change Order #2, for (\$247,821.71), Valencourt Construction Co. Inc. [Parcel 10/11] Change Order #1 for (\$201,487.82), Valencourt Construction Co. Inc. [Parcel 12] Change Order #1 for \$62,910.52, Valencourt Construction Co. Inc. [Parcel 13] Change Order #1 for (\$4,255.67), Valencourt Construction Co. Inc. [Parcel 14] Change Order #1 for \$97,757.38, were ratified.</p>

SIXTH ORDER OF BUSINESS

Ratification of JEA Agreement Regarding Improvements Within Beachwalk Boulevard

Mr. Wrathell presented the JEA Agreement.

On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, the JEA Agreement Regarding Improvements Within Beachwalk Boulevard, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration/Ratification: Interlocal Agreement with St. Johns County - Beachwalk Boulevard

Mr. Wrathell presented the Interlocal Agreement with St. Johns County. The District dedicated Beachwalk Boulevard to the County and, through this Interlocal Agreement, the County agreed to allow the District to install decorative poles, various signage and landscape, etc., and maintain the same, within Beachwalk Boulevard.

On MOTION by Mr. Keiling and seconded by Mr. Furlong, with all in favor, the Interlocal Agreement with St. Johns County related to Beachwalk Boulevard, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Joinder and Consent to Plats: Beachwalk Boulevard, Phase 1 and Phase 2

Mr. Wrathell presented the Joinder and Consent to Plats for Beachwalk Boulevard Phases 1 and 2. This describes that the District consents to the plats and dedications and that there will not be an assessment lien or assessment on those parcels.

On MOTION by Mr. Keiling and seconded by Mr. Furlong, with all in favor, the Joinder and Consent to Plats: Beachwalk Boulevard, Phase 1 and Phase 2, was approved.

NINTH ORDER OF BUSINESS

Ratification of AT&T Easement - Albany Bay Boulevard Parcels 2 and 3

Mr. Wrathell presented the AT&T Easement related to Albany Bay Boulevard Parcels 2 and 3. The Easement allows AT&T to access the property to install infrastructure.

On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, the AT&T Easement related to Albany Bay Boulevard Parcels 2 and 3, was ratified.

TENTH ORDER OF BUSINESS

Consider Engagement of Greenberg Traurig for Bond Counsel Services

Mr. Wrathell presented the Greenberg Traurig proposal to serve as Bond Counsel.

On MOTION by Mr. Keiling and seconded by Mr. Furlong, with all in favor, engagement of Greenberg Traurig for Bond Counsel Services, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with St. Johns County – CR 210 (*in substantial form*)

Mr. Wrathell presented the Interlocal Agreement with St. Johns County related to CR 210. Through the Interlocal Agreement, the County agreed to allow the District to install landscaping, landscape lighting, irrigations, etc., and maintain the same, along CR 210.

On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, the Interlocal Agreement with St. Johns County – CR 210, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS

Ratification of Gemini Engineering & Sciences Inc., Proposal

Mr. Wrathell presented the Gemini Engineering & Sciences, Inc., proposal for hydrologic and hydraulic modeling along Waterfall Way Loop and other properties within the District with regard to their impact on the flood zone.

On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, the Gemini Engineering & Sciences Inc., Proposal, was ratified.

THIRTEENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of February 28, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2018. Off-roll assessment bills were sent, based on the budgeted expenses; however, some projects would not occur in Fiscal Year 2018. Mr. Wrathell and Mr. John Kinsey would determine the financial needs and revised assessment bills would be sent reflecting a lower amount.

On MOTION by Mr. Keiling and seconded by Mr. Bryan Kinsey, with all in favor, the Unaudited Financial Statements as of February 28, 2018, were approved.

FOURTEENTH ORDER OF BUSINESS Consideration of August 17, 2017 Special Meeting Minutes

Mr. Wrathell presented the August 17, 2017 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Furlong and seconded by Mr. Bryan Kinsey, with all in favor, the August 17, 2017 Special Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
 - **2017 Legislative Session, Recently Approved Legislation**

There being no report, the next item followed.
- B. District Engineer: *Prosser, Inc.***

There being no report, the next item followed.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

There being no report, the next item followed.

SIXTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

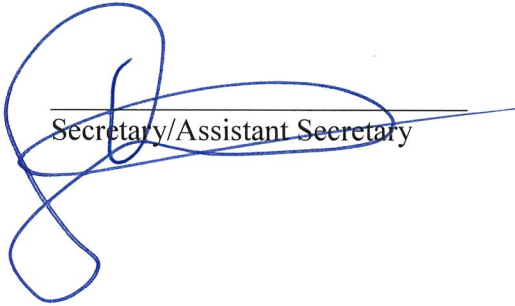
SEVENTEENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.


EIGHTEENTH ORDER OF BUSINESS Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Furlong, with all in favor, the meeting adjourned at 2:26 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair