

**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 Wednesday, April 18, 2018 at 11:30 a.m., in the construction trailer located at 106 CR 210W, St. Johns, Florida 32259.

**Present at the meeting were:**

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

**Also present were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Howard McGaffney	Wrathell, Hunt and Associates, LLC
Gerry Knight ( <i>via telephone</i> )	District Counsel
Neal Brockmeier	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:56 a.m. Supervisors John Kinsey, Robert Furlong and Bryan Kinsey were present, in person. Supervisor Jared Bouskila was attending via telephone. Supervisor Scott Keiling was not present.

**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]**

Mr. Wrathell stated that this and the Fourth Order of Business were related to the upcoming planned sale and Development Plan change for Parcel 4. If approved, it would enable the CDD to lock in the current debt on the property, even though the product mix would change from the original Master Infrastructure Improvements. Mr. Brockmeier stated that, once the sale is completed, the new Landowner intends to change the land use from the original 200,000 sq. ft.

of commercial land use to 348 residential apartment units, which would require additional on-site improvements within Parcel 4. The entire conversion would be funded and paid for by the new property owner. The Master Infrastructure Improvements already constructed, include Beach Walk Boulevard and the utilities that serve Parcel 4, in the remaining portions of the District. The improvements were 95% completed, including approximately \$3 million in additional Developer-funded improvements for the enhancement of Beach Walk Boulevard. Mr. Wrathell stated that, since the apartment units would be located in the area originally marked for commercial land, the Master Infrastructure Improvements, related to Parcel 4 would not change and were being privately funded.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Supplemental Engineer’s Report No. 3, relating to Parcel 4, was approved.**

**FOURTH ORDER OF BUSINESS**

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

Mr. Wrathell stated the Third Supplemental Special Assessment Methodology Report, relating to Parcel 4, was subsequent to the Revised Master Methodology Report dated November 11, 2016 and the Supplemental Special Assessment Report dated December 2, 2016. The original Land Use Plans changed from 200,000 sq. ft. of commercial use to 348 apartment units. Because the sale and land use changes did not cause any additional impact on the Master Infrastructure Improvements, no changes were recommended for the debt allocation and Operations and Maintenance (O&M) assessments relating to Parcel 4.

**On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, the Third Supplemental Special Assessment Methodology Report, relating to Parcel 4, was approved.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel:** *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*  
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***

Mr. Wrathell stated a Board Meeting would be scheduled next month to present an amended Fiscal Year 2018 budget and the proposed Fiscal Year 2019 budget. The Fiscal Year 2018 budget amendment was necessary due to lower O&M expenses because the District has not fully acquired the infrastructure in Fiscal Year 2018. The O&M expenses would be adjusted to reflect the decrease in O&M expenses and the on-roll and off-roll assessments would be adjusted to reflect the lower budgeted amount.

**SIXTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

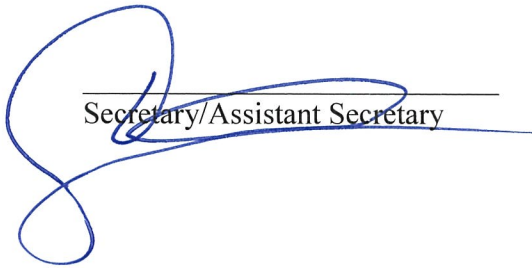
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 12:06 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair