

**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, June 5, 2018 at 11:00 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 (<i>via telephone</i>)	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
Howard McGaffney	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 11:10 a.m. Supervisors John Kinsey, Robert Furlong, and Scott Keiling were present, in person. Supervisors Jared Bouskila and Bryan Kinsey 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 Resolution 2018-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2018-01. This Amendment was necessary because the adopted budget contemplated that some of the infrastructure assets coming on line quicker. Since they did not come on as quickly as anticipated, the amendment revises the amounts downward to be more realistic of the anticipated activity through the remainder of Fiscal Year 2018. The Developer, in essence, provided advance funding or paid for some of the operation and maintenance (O&M) of the District's facilities and, through the Agreement to be presented later, the Developer will be reimbursed for the expense of maintaining the District's assets, until the District takes over O&M. At a future meeting, an \$800 per month proposal from Evergreen, to serve as Field Operations Manager, would be considered. Mr. Keiling asked if the Amended budget included the reimbursement to the Developer for the prepaid expenses. Mr. Wrathell replied affirmatively. Revised O&M assessment bills would be sent to the Developer and Lennar.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, Resolution 2018-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; and Providing for an Effective Date, and directing Management to revise the off-roll O&M assessment bills to coincide with the Amended Fiscal Year 2018 budget, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2018-02. He reviewed the proposed Fiscal Year 2019 budget, including line item increases and decreases and other adjustments compared to the Fiscal Year 2018 budget, and discussed off-roll assessment billing eventually transitioning to on-roll assessments, bond payments, etc. In response to Mr. Wrathell's question, Mr. Keiling confirmed that Lennar wants all of its lots on roll. In response to a question what prompts assessments to

transition from on-roll to off-roll, Mr. Wrathell stated that, typically, platted lots would remain off-roll but, once sold to the end-user, the lot would transition to on-roll assessments on the tax bill.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, Resolution 2018-02, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 21, 2018 at 11:00 a.m., at this location; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Designating a Date, Time, and Location for Landowners' Meeting of the District, and providing for an Effective Date [Seats 3, 4 and 5]

Mr. Wrathell presented Resolution 2018-03. Seats 3, 4 and 5, currently held by Supervisors Bryan Kinsey, Scott, Keiling and Jared Bouskila, respectively, would be up for election. The two receiving the highest number of votes would serve four-year terms and the third would serve a two-year term.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2018-03, Designating a Date, Time, and Location of November 6, 2018 at 11:30 a.m., at this location, for the Landowners' Meeting of the District, and providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Developer's Funding Agreement

Mr. Wrathell presented the Developer's Funding Agreement. As previously stated, the Agreement would enable the District to reimburse the Developer for O&M expenses related to the District's assets.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, the Developer's Funding Agreement, in substantially final form, subject to review or changes by Ms. Zelica Quigley or others, prior to execution, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance Agreement with Neighborhood HOAs

Mr. Wrathell presented the form of Maintenance Agreement with the Neighborhood HOAs.

On MOTION by Mr. John Kinsey and seconded by Mr. Keiling, with all in favor, the Maintenance Agreement with Neighborhood HOAs form of agreement for use with each HOA, in substantial form, authorizing District Counsel to prepare an Agreement with each HOA and authorizing the Chair or Vice Chair to execute the Agreements, were approved.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of April 30, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2018.

On MOTION by Mr. John Kinsey and seconded by Mr. Furlong, with all in favor, the Unaudited Financial Statements as of April 30, 2018, were approved.

NINTH ORDER OF BUSINESS

Approval of Minutes

- A. March 27, 2018 Special Meeting**
- B. April 18, 2018 Special Meeting**

Mr. Wrathell presented the March 27 and April 18, 2018 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the March 27 and April 18, 2018 Special Meeting Minutes, as presented, were approved.

TENTH 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*

i. 0 Registered Voters in District as of April 15, 2018

Mr. Wrathell stated that there were no registered voters residing within the boundaries of the District as of April 15, 2018.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

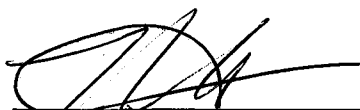
THIRTEENTH ORDER OF BUSINESS

Adjournment

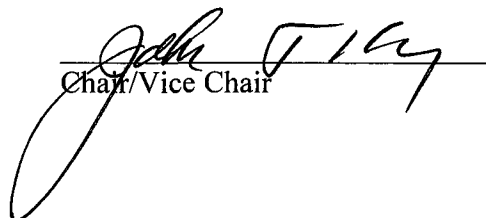
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 11:41a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair