

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

A Landowners' Meeting of the Twin Creeks North Community Development District was held on November 10, 2020 at 11:45 a.m. in the Construction Trailer located at 135 Beachwalk Boulevard, St. Johns, Florida 32259.

Present at the meeting were:

Howard McGaffney	District Manager
Michael Szymonowicz (via Zoom)	Wrathell Hunt and Associates LLC
Sue Delegal	District Counsel
Neal Brockmeier (via Zoom)	District Engineer
John Kinsey	Landowner Representative/Proxy Holder
Zenzi Rogers	Landowner Representative/Proxy Holder
Bryan Kinsey	Landowner Representative
Jared Bouskila (via Zoom)	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 12:11 p.m., and stated that the Landowners represented at the meeting were Twin Creeks Development Associates, LLC, Twin Creeks Ventures LLC, Beachwalk Retail Developers, LLC, 789 Development LLC, and Lennar Homes, LLC. The two candidates receiving the most votes would serve four-year terms and the next candidate would serve a two-year term.

SECOND ORDER OF BUSINESS

Proof of Publication

The proof of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Those in attendance agreed to Mr. McGaffney serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 2 and 5]

A. Nominations

Ms. Rogers nominated Mr. John Kinsey for Seat 1. No other nominations were made.

Mr. John Kinsey nominated Mr. Steven Jordan for Seat 2. No other nominations were made.

Mr. John Kinsey nominated Mr. Jared Bouskila for Seat 5. No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

A total of 900 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

A total of 900 voting units were assigned by proxy to the Proxy Holders, as follows:

Zenzi Rogers	Lennar Homes, LLC TCN Parcel 1	206 voting units
Zenzi Rogers	Lennar Homes, LLC TCN Parcel 2/3	126 voting units
Zenzi Rogers	Lennar Homes, LLC TCN Parcel 10/11	31 voting units
Zenzi Rogers	Lennar Homes, LLC TCN Parcel 13	41 voting units
John Kinsey	Twin Creeks Development Associates LLC	324 voting units
John Kinsey	Beachwalk Retail Developers LLC	59 voting units
John Kinsey	Twin Creeks Ventures LLC	59 voting units
John Kinsey	789 Development LLC	54 voting units

Mr. John Kinsey, as Proxy Holder, cast all available votes, as follows:

Seat 1	Mr. John Kinsey	496 votes
Seat 2	Mr. Steven Jordan	495 votes
Seat 5	Mr. Jared Bouskila	496 votes

Ms. Rogers, as Proxy Holder, cast all available votes, as follows:

Seat 1	Mr. John Kinsey	404 votes
Seat 2	Mr. Steven Jordan	400 votes
Seat 5	Mr. Jared Bouskila	404 votes

C. Ballot Tabulation and Results

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

Seat 1	Mr. John Kinsey	900 votes	Four-year Term
Seat 2	Mr. Steven Jordan	895 votes	Two-year Term
Seat 5	Mr. Jared Bouskila	900 votes	Four-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/ Comments

There being no Landowners' questions or comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 12:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair