

TWIN CREEKS NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

February 7, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Twin Creeks North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 31, 2023

Board of Supervisors
Twin Creeks North Community Development District

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Regular Meeting on February 7, 2023 at the later of 1:00 p.m., or immediately following adjournment of the Creekside at Twin Creeks CDD Meeting, at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors, John M Stinson [Seat 2], Neal Shact [Seat 3] and Bryan Kinsey [Seat 4] (*the following will be provided in a separate package*)
 - 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
 - II. Form 1F: Final Statement of Financial Interests
 - D. Form 8B - Memorandum of Voting Conflict
4. 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, and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

6. Discussion Items

- A. Process for Reporting Resident On-Site Issues
- B. Miscellaneous Matters

7. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of December 31, 2022
- B. Approval of August 23, 2022 Public Hearings and Regular Meeting Minutes
- C. Approval of November 15, 2022 Landowners' Meeting Minutes

8. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- B. District Engineer: *Prosser, Inc.*
- C. Field Operations Liaison
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: *March 28, 2023 at the later of 1:00 p.m., or immediately following adjournment of the Creekside at Twin Creeks CDD Meeting*

○ QUORUM CHECK

SEAT 1	JOHN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	JOHN STINSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

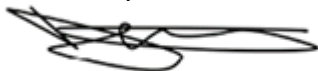
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWINS CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT 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 AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 15, 2022 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWINS CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Bryan Kinsey	4	327

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Bryan Kinsey	4-Year Term	November 2026

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Twin Creeks North Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 7th day of February, 2023.

ATTEST:

**TWINS CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Twin Creeks North Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom _____ is appointed Assistant Secretary.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 7th day of February, 2023.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT
AGENDA**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 869,557	\$ -	\$ -	\$ -	\$ -	\$ 869,557
Investments						
Revenue 2016A-1	-	486,488	-	-	-	486,488
Revenue 2016A-2	-	374,045	-	-	-	374,045
Revenue 2018	-	-	111,498	-	-	111,498
Reserve 2016 A-1	-	973,696	-	-	-	973,696
Reserve 2016 A-2	-	560,187	-	-	-	560,187
Reserve 2018	-	-	102,666	-	-	102,666
Prepayment 2016A-1	-	51,614	-	-	-	51,614
Prepayment 2016A-2	-	51,993	-	-	-	51,993
Prepayment 2018	-	-	2,483	-	-	2,483
Construction 2016 BAN	-	-	-	4,767	-	4,767
Construction 2016 A-1	-	-	-	16	-	16
Construction 2016 A-2	-	-	-	13,022	-	13,022
Construction 2018	-	-	-	-	309	309
Cost of issuance 2016 BAN	-	934	-	-	-	934
Cost of issuance 2016 A-1	-	5,200	-	-	-	5,200
Cost of issuance 2016 A-2	-	5,200	-	-	-	5,200
Sinking 2018	-	-	2	-	-	2
Redemption 2016 BAN	-	653	-	-	-	653
Redemption 2016 A-1	-	124	-	-	-	124
Undeposited funds	-	77,299	-	-	-	77,299
Interest receivable	-	6,860	668	58	1	7,587
Due from Lennar	77,303	-	-	-	-	77,303
Due from Twin Creeks Spe LL	210,146	36,334	-	-	-	246,480
Due from Sentosa Beachwalk II	11,122	-	-	-	-	11,122
Due from Beachwalk Retail	33,421	-	-	-	-	33,421
Due from 789 Development	9,192	-	-	-	-	9,192
Total assets	<u>\$ 1,210,741</u>	<u>\$ 2,630,627</u>	<u>\$ 217,317</u>	<u>\$ 17,863</u>	<u>\$ 310</u>	<u>\$ 4,076,858</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Developer	2,999	-	-	-	-	2,999
Developer advance	2,500	-	-	-	-	2,500
Total liabilities	<u>5,499</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,499</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	341,184	43,194	668	58	1	385,105
Total deferred inflows of resources	<u>341,184</u>	<u>43,194</u>	<u>668</u>	<u>58</u>	<u>1</u>	<u>385,105</u>
Fund balances:						
Restricted for:						
Debt service	-	2,587,433	216,649	-	-	2,804,082
Capital projects	-	-	-	17,805	309	18,114
Unassigned	864,058	-	-	-	-	864,058
Total fund balances	<u>864,058</u>	<u>2,587,433</u>	<u>216,649</u>	<u>17,805</u>	<u>309</u>	<u>3,686,254</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,210,741</u>	<u>\$ 2,630,627</u>	<u>\$ 217,317</u>	<u>\$ 17,863</u>	<u>\$ 310</u>	<u>\$ 4,076,858</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 231,311	\$ 327,449	\$ 1,000,981	33%
Assessment levy: off-roll	42,835	42,835	251,270	17%
Total revenues	<u>274,146</u>	<u>370,284</u>	<u>1,252,251</u>	30%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
District engineer	-	-	10,000	0%
General counsel	1,421	1,921	24,000	8%
District manager	-	8,583	51,500	17%
Debt service fund accounting: 2016 master bonds	-	836	5,034	17%
Debt service fund accounting: 2016 sub bonds	-	414	2,466	17%
Debt service fund accounting: Lennar bonds	-	583	3,500	17%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	-	6,220	0%
Postage	24	53	750	7%
Insurance - GL, PL	-	12,825	13,500	95%
Legal advertising	-	294	1,200	25%
Mailed notices	-	-	1,600	0%
Miscellaneous - bank charges	-	-	750	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Dissemination agent	-	333	2,000	17%
Annual district filing fee	-	175	175	100%
Trustee	-	7,000	10,500	67%
Contingencies	-	-	500	0%
Total professional & administrative	<u>1,445</u>	<u>33,017</u>	<u>141,819</u>	23%
Field Operations				
Landscape maintenance				
Field operations manager	-	-	9,600	0%
Beachwalk Blvd (inc. main entries)	44,639	44,639	-	N/A
Landscape and irrigation maintenance	-	-	419,480	0%
Pond bank maintenance	-	-	85,000	0%
Tree/plant replacement	-	6,200	-	N/A
Tree care	-	-	107,720	0%
Sod Replacement	11,512	19,923	-	N/A
Annuals rotation	9,765	19,515	23,500	83%
Mulch	-	-	104,200	0%
Irrigation repairs	-	11,301	-	N/A
Irrigation water	-	43,227	295,000	15%
Aquatic maintenance	1,787	5,361	22,575	24%
Monument maintenance	9,966	9,966	-	N/A
Road maintenance	-	-	15,000	0%
Accounting	-	1,250	7,500	17%
Total field operations	<u>77,669</u>	<u>161,382</u>	<u>1,089,575</u>	15%

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Tax collector	4,626	6,549	20,854	31%
Total other fees & charges	4,626	6,549	20,854	31%
Total expenditures	83,740	200,948	1,252,248	16%
Excess/(deficiency) of revenues over/(under) expenditures	190,406	169,336	3	
Fund balances - beginning	673,652	694,722	905,572	
Fund balances - ending	<u>\$ 864,058</u>	<u>\$ 864,058</u>	<u>\$ 905,575</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 390,921	\$ 553,397	\$ 1,747,945	32%
Assessment levy: off-roll 2016A-1	93,868	93,868	224,070	42%
Assessment prepayments	107,693	175,039	-	N/A
Interest 2016 BAN	5	23	-	N/A
Interest 2016 A-1	3,094	11,471	-	N/A
Interest 2016 A-2	2,153	7,124	-	N/A
Total revenues	<u>597,734</u>	<u>840,922</u>	<u>1,972,015</u>	43%
EXPENDITURES				
Principal BAN	-	5,000	-	N/A
Principal 2016A-1	-	470,000	270,000	174%
Principal 2016A-2	-	135,000	135,000	100%
Principal prepayment 2016A-1	-	20,000	-	N/A
Principal prepayment 2016A-2	-	40,000	-	N/A
Interest 2016A-1	-	506,050	1,007,550	50%
Interest 2016A-2	-	247,850	493,900	50%
Total debt service	<u>-</u>	<u>1,423,900</u>	<u>1,906,450</u>	75%
Other fees & charges				
Tax collector	7,819	11,068	36,416	30%
Total other fees and charges	<u>7,819</u>	<u>11,068</u>	<u>36,416</u>	30%
Total expenditures	<u>7,819</u>	<u>1,434,968</u>	<u>1,942,866</u>	74%
Excess/(deficiency) of revenues over/(under) expenditures	589,915	(594,046)	29,149	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	2,344	-	N/A
Transfers out	-	(2,344)	-	N/A
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	589,915	(594,046)	29,149	
Fund balances - beginning	1,997,518	3,181,479	2,900,847	
Fund balances - ending	<u>\$ 2,587,433</u>	<u>\$ 2,587,433</u>	<u>\$ 2,929,996</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 44,755	\$ 63,356	\$ 202,400	31%
Interest	639	1,590	-	N/A
Total revenues	<u>45,394</u>	<u>64,946</u>	<u>202,400</u>	32%
EXPENDITURES				
Principal	-	-	55,000	0%
Interest	70,047	70,047	142,225	49%
Total debt service	<u>70,047</u>	<u>70,047</u>	<u>197,225</u>	36%
Other fees & charges				
Tax collector	895	1,267	4,217	30%
Total other fees and charges	<u>895</u>	<u>1,267</u>	<u>4,217</u>	30%
Total expenditures	<u>70,942</u>	<u>71,314</u>	<u>201,442</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(25,548)	(6,368)	958	
Fund balances - beginning	242,197	223,017	211,504	
Fund balances - ending	<u>\$ 216,649</u>	<u>\$ 216,649</u>	<u>\$ 212,462</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest 2016 BAN	\$ 14	\$ 34
Interest 2016 A-2	37	93
Total revenues	51	127
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	51	127
Fund balances - beginning	17,754	17,678
Fund balances - ending	\$ 17,805	\$ 17,805

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 2
Total revenues	1	2
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	2
Fund balances - beginning	308	307
Fund balances - ending	\$ 309	\$ 309

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT
MINUTES OF MEETING
TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Twin Creeks North Community Development District held Multiple Public Hearings and a Regular Meeting on August 23, 2022 at 12:15 p.m., at the Home2 Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084.

Present at the meeting, were:

John Kinsey	Chair
Zenzi Rogers	Vice Chair
Bryan Kinsey	Assistant Secretary
Jared Bouskila (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Sue Delegal (via telephone)	District Counsel
Neal Brockmeier	District Engineer
Stephanie Spencer (via telephone)	Public
John Cargill (via telephone)	Public

Residents present:

Laura Wertzberger	Neal Shact	Jennifer Farrell	Gilbert & Carlos Ruiz
Betty & Glenn Ross	Geoff Zocque	Jennifer Ripkly	Hadas & Fyal Eucara
Cecilia & Ron Faraci	Doug Critchett	Jennifer Dumas	Edwin & Cindy Barientos

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:18 p.m. Supervisors Rogers, John Kinsey and Bryan Kinsey were present. Supervisor Bouskila attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom explained the Public Comments Decorum Policy adopted at a prior meeting. Resident Carlos Ruiz voiced appreciation for the landscapers' work and stated, although it has been a few months since they started, they have yet to address several bare spots, dead palm trees and broken sprinklers on Albany Bay Boulevard. Mr. Rom stated he will confer with the landscaping contractor about those areas. Regarding what company is responsible for fence maintenance, Mr. John Kinsey stated the HOA is responsible for anything inside the fence.

43 Residents Cindy and Edwin Bariantos asked when the East Beach area will be
44 completed. Mr. John Kinsey stated the pavers connecting the boardwalk and stairs and the
45 irrigation and landscape lighting sleeves were completed. The landscaping items and sand were
46 ordered and work is underway.

47 In response to a resident’s questions regarding who was awarded the East Beach
48 contract and who is funding the project, Mr. John Kinsey stated that Tree Amigos is doing the
49 landscaping and irrigation and sand will be from Vulcan; the Developer is funding the project.

50 Resident Geoff Zocque asked about the playground and if the Tree Amigos contract was
51 updated to include Albany Bay. Mr. Rom stated there is an amendment for ratification today
52 and, although not a CDD matter, the update provided at the last meeting was that the
53 playground will be completed in six to eight weeks.

54 Resident Jennifer Farrell asked for the process to request bike racks on Albany Bay. Mr.
55 John Kinsey stated Lennar is responsible for bike racks; inquiries should be directed to the HOA.

56

57 **THIRD ORDER OF BUSINESS**

**Consideration Appointment to Fill
Unexpired Term of Seat 2 [Term Expires
November 2022]**

58
59
60

61 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be*
62 *provided in a separate package*)**

63 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
64 **Employees**

65 **II. Membership, Obligations and Responsibilities**

66 **III. Financial Disclosure Forms**

67 **a. Form 1: Statement of Financial Interests**

68 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

69 **c. Form 1F: Final Statement of Financial Interests**

70 **IV. Form 8B – Memorandum of Voting Conflict**

71 **B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and**
72 **Providing for an Effective Date**

73 These items were deferred to the November meeting.

74

75 **FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget76
7778 **A. Proof/Affidavit of Publication**

79 The affidavit of publication was included for informational purposes.

80 **B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and**
81 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
82 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
83 **Date**84 Mr. Rom reviewed the proposed Fiscal Year 2023 budget and highlighted the
85 adjustments made from the previous meeting, including the creation of new line items under
86 "Field Operations", the Series 2016 and 2018 Debt Service Funds and their respective
87 Amortization Schedules and the Assessment Comparison Tables. No fund balances were used to
88 offset assessments.

89

90 **On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor,**
91 **the Public Hearing was opened.**

92

93

94 Resident Doug Critchett took issue with the \$100 assessment increase, asked if the
95 previous landscapers had a relationship with a Board Member and if homeowners had any say
96 in the original make-up of the Board.97 Mr. John Kinsey stated the original landscape company was Developer-owned but,
98 considering it cost \$600,000 to cover the landscaping shortfalls over time, there was no
99 financial advantage for him, as a Developer. Regarding whether residents had a say in the
100 original make-up of the Board, Mr. Rom stated, per Florida Statutes, CDD Boards are initially
101 controlled by the Developer and eventually transition to being resident-controlled after
102 meeting certain statutory criteria and in accordance with General Elections results.103 Mr. Critchett felt that it is unfair that residents did not have a say in who is on the Board
104 or how funds are administered, yet they must pay for the outcome. Mr. John Kinsey explained
105 that there were budgets for landscape maintenance, which included extensive landscape
106 replacement, and the Board elected not to perform the replacement during that period
107 because installed plants and trees would die within a few years due to dust and debris from
108 construction. For that reason, the Board opted to defer that maintenance and replacement.

109 Discussion ensued regarding deferred funds being used to pay for the current
110 landscaping and replacement, the landscaping assessment, the Tree Amigos contract, reserves
111 and the contents in the Mailed Notice to property owners, which read:

112 "The primary reason for the proposed assessment increase is the new vendor
113 landscaping and irrigation maintenance contract, tree care and mulch for new and existing
114 areas."

115 A resident voiced his opinion that he and his neighbors bought into a dream of a
116 Beachwalk but instead have damaged bushes and messy surroundings. He acknowledged the
117 recent landscaping improvements, which are appreciated, but asked the Board to hurry the
118 work up, to provide residents the wonderful environment that was promised.

119 A resident questioned why this meeting is being held at a hotel instead of the
120 Clubhouse, which would have been free and reachable for older residents. Mr. John Kinsey
121 stated it was partly to accommodate the District Manager, who presided over the Creekside
122 CDD meeting that met before this meeting and the Creekside CDD does not have a Clubhouse.

123

**On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor,
the Public Hearing was closed.**

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128

Mr. Rom presented Resolution 2022-05 and read the title.

129

**On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor,
Resolution 2022-05, Relating to the Annual Appropriations and Adopting the
Budget for the Fiscal Year Beginning October 1, 2022, and Ending September
30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

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FIFTH ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2022/2023, Pursuant to Florida Law**

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A. Proof/Affidavit of Publication

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B. Mailed Notice(s) to Property Owners

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These items were included for informational purposes.

146 C. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing
 147 Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and
 148 Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for
 149 Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an
 150 Effective Date

151

152 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in**
 153 **favor, the Public Hearing was opened.**

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156 Resident Fyal Eucara asked why there was a significant difference between the
 157 assessments levied on the commercial units compared to the residential units. Mr. John Kinsey
 158 stated the assessment sharing percentages were established when the CDD was originally
 159 formed and the per acre assessment is higher for residential parcels, as opposed to commercial
 160 parcels, and it also has to do with the formula in the Assessment Methodology Report, which is
 161 based on Equivalent Residential Units (ERUs).

162

163 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in**
 164 **favor, the Public Hearing was closed.**

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167 Mr. Rom presented Resolution 2022-06 and read the title.

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169 **On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor,**
 170 **Resolution 2022-06, Making a Determination of Benefit and Imposing Special**
 171 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**
 172 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**
 173 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**
 174 **Providing an Effective Date, was adopted.**

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177 **SIXTH ORDER OF BUSINESS**

178 **Presentation of Audited Annual Financial**
 179 **Report for the Fiscal Year Ended**
 180 **September 30, 2021, Prepared by Berger,**
 181 **Toombs, Elam, Gaines & Frank**

182 Mr. Rom stated that CDDs are required to engage an independent auditing firm perform
183 an audit of governmental accounting practices that the CDD abides by, including internal
184 controls. He read the following paragraph from Page 36 of the Audit:

185 "In our opinion, Twin Creeks North Community Development District complied, in all
186 material respects, with the aforementioned requirements during the period ended September
187 30, 2021."

188 Mr. Rom concluded that the CDD is in good financial standing and there were no
189 findings, deficiencies, irregularities, recommendations on internal control or instances of non-
190 compliance; it was a clean audit.

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192 SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2021

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Mr. Rom presented Resolution 2022-07 and read the title.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

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204 EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-08,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2022/2023 and Providing for an Effective
Date

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211 Mr. Rom presented Resolution 2022-08. Mr. John Kinsey discussed holding meetings at
212 the Beachwalk Club, if available.

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On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, as amended to hold meetings at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259, if available, was adopted.

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NINTH ORDER OF BUSINESS

Ratification Items

Mr. Rom presented the following ratification items:

- A. Tree Amigos Outdoor Services, Inc., Agreement for Landscape Maintenance Services**

On MOTION by Mr. Bryan Kinsey and seconded by Ms. Rogers, with all in favor, the Tree Amigos Outdoor Services, Inc., Agreement for Landscape Maintenance Services, was ratified.

- B. Tree Amigos Outdoor Services, Inc., Amendment to Agreement for Landscape Maintenance Services**

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Tree Amigos Outdoor Services, Inc., Amendment to Agreement for Landscape Maintenance Services, was ratified.

- C. Tree Amigos Outdoor Services, Inc., Contract Invoice #17633 [Beachwalk Landscape Enhancement Deposit]**

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, the Tree Amigos Outdoor Services, Inc., Contract Invoice #17633 for the Beachwalk Landscape Enhancement Deposit, was ratified.

- D. Tree Amigos Outdoor Services, Inc., Invoice #18028 [Replacement of Sylvester Palm]**

On MOTION by Mr. Bryan Kinsey and seconded by Ms. Rogers, with all in favor, the Tree Amigos Outdoor Services, Inc., Invoice #18028 for Replacement of Sylvester Palm, was ratified.

- E. Tree Amigos Outdoor Services, Inc., Invoice #18150 [Replenish Annual Beds]**

On MOTION by Mr. Bryan Kinsey and seconded by Ms. Rogers, with all in favor, the Tree Amigos Outdoor Services, Inc., Invoice #18150 to Replenish the Annual Beds, was ratified.

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F. Stormwater Needs Analysis Report

Mr. Rom stated the Report was completed by the District Engineer and submitted to the County by the June 30, 2022 due date.

On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

TENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of July 31, 2022**
- B. Approval of May 16, 2022 Regular Meeting Minutes**

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Consent Agenda Items, were accepted and approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
There was no report.
- B. District Engineer: *Prosser, Inc.***
There was no report.
- C. Field Operations Liaison**
There was no report.
- D. District Manager: *Wrathell, Hunt and Associates, LLC***
 - NEXT MEETING DATE: September 27, 2022 at 1:00 P.M.**
 - QUORUM CHECK**

The next meeting will be on September 27, 2022, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

298 Resident Jennifer Dumas was concerned about a blind resident from the apartments
299 who was stumbling on Beachwalk Boulevard and thought he was in the crosswalk. She asked if
300 the CDD has a responsibility to post signage, under the Americans with Disabilities Act (ADA)
301 requirements. Mr. John Kinsey stated the sidewalks are County-owned and CDD-maintained
302 and are designed to accommodate those with disabilities. Staff will make management of the
303 apartments aware of this and suggest they find a volunteer ambassador to help this individual.

304 A resident asked if the new resort hotel that is under construction in the neighborhood
305 will have access to the lagoon and at what price point if so and if funds derived from hotel
306 guests for access to the lagoon will flow to the CDD’s operating income. Mr. John Kinsey stated
307 there were discussions with the hotel’s Developers regarding the lagoon and, if the project
308 takes shape, they will be required to contribute to part of the lagoon maintenance costs.

309 Discussion ensued regarding the resort hotel project, lagoon wall, Lagoon Association,
310 swimming access, water depth, utility lines and whether a bathhouse is required by the State.

311 A resident asked if fresh water showers and faucets can be installed on East Beach so
312 residents can wash off. Mr. John Kinsey stated running new water lines is an involved process.

313 Asked when East Beach will likely open, Mr. John Kinsey stated it is tied to the delivery
314 of the landscaping; as soon as the bushes and trees are delivered, everything else will follow.

315 Asked about widening Beachwalk Boulevard, Mr. John Kinsey stated the CDD is
316 required, under its Development Order (DO), to widen the road from two lanes to four lanes.
317 The CDD drafted and transmitted a proposed amended roadway agreement to the County. A
318 road widening project will be underway by the CDD by the first quarter of next year.

319 Asked for the status of the Beachwalk Club transition, Mr. John Kinsey stated turnover
320 will occur at the end of September.

321 Asked if each individual palm tree must be listed in an agenda item in order for it to be
322 replaced, Mr. Rom replied no; although it is budgeted and within the Tree Amigos agreement,
323 all items signed outside of a meeting need to be ratified by the Board. Asked who to contact to
324 initiate the irrigation repairs in Albany Bay, Mr. Rom stated residents can contact him.

325

326 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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329 **On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor,**
330 **the meeting adjourned at 1:31 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

C

36 **II. Determine Number of Voting Units Assigned by Proxy**

37 All voting units were assigned by proxy to Mr. Daniel Rom by the Landowner, Twin
38 Creeks Development Associates LLC, which owns 326.23 acres. Mr. Rom is eligible to cast up to
39 327 votes per Seat.

40 Mr. Rom cast the following votes:

41 Seat 4 Bryan Kinsey 327 votes

42 **C. Ballot Tabulation and Results**

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

44 Seat 4 Bryan Kinsey 327 votes 4-Year Term

45

46 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

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48 There were no Landowners' questions or comments.

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50 **SIXTH ORDER OF BUSINESS**

Adjournment

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52 There being nothing further to discuss, the meeting adjourned at 2:04 p.m.

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55 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting	2:00 PM
November 15, 2022 CANCELED	Regular Meeting	2:00 PM
January 17, 2023 <i>rescheduled to January 24, 2023</i>	Regular Meeting	1:00 PM*
January 24, 2023 <i>rescheduled to February 7, 2023</i>	Regular Meeting	1:00 PM*
February 7, 2023	Regular Meeting	1:00 PM*
March 21, 2023 <i>rescheduled to March 28, 2023</i>	Regular Meeting	1:00 PM*
March 28, 2023	Regular Meeting	1:00 PM*
April 18, 2023 <i>rescheduled to April 25, 2023</i>	Regular Meeting	1:00 PM*
April 25, 2023	Regular Meeting	1:00 PM*
May 16, 2023 <i>rescheduled to May 23, 2023</i>	Regular Meeting	1:00 PM*
May 23, 2023	Regular Meeting	1:00 PM*
July 18, 2023 <i>rescheduled to July 25, 2023</i>	Regular Meeting	1:00 PM
July 25, 2023	Regular Meeting	1:00 PM
August 15, 2023 <i>rescheduled to August 22, 2023</i>	Regular Meeting	1:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 22, 2023	Regular Meeting	1:00 PM*
September 19, 2023 <i>rescheduled to September 26, 2023</i>	Regular Meeting	1:00 PM*
September 26, 2023	Regular Meeting	1:00 PM*
<p><i>*Meetings to commence at later of 1:00 p.m., or immediately following adjournment of Creekside at Twin Creeks CDD Meetings</i></p>		