

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

The Board of Supervisors of the Twin Creeks North Community Development District held 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.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Neal Shact	Assistant Secretary
Jared Bouskila (via telephone)	Assistant Secretary
John Stinson	Assistant Secretary

Also present:

Daniel Rom	District Manager
Sue Delegal	District Counsel
John Cargill	Public

Residents present:

Pat Connor	David Mullins	Beverly "Bev" Jennings
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:15 p.m. Supervisors John Kinsey, Bryan Kinsey, Shact and Stinson were present. Supervisor Bouskila attended via telephone.

Mr. Rom stated that he administered the Oath of Office to Mr. Stinson and Mr. Bryan Kinsey prior to the meeting. Mr. Bouskila's notarized Oath of Office is on record.

SECOND ORDER OF BUSINESS

Public Comments

Mr. John Kinsey noted confusion because he answered non-CDD questions at the last CDD meeting. Going forward, the Developers will address non-CDD related questions after the CDD meeting. He asked if any attendees have questions pertaining to CDD matters, such as roads or landscaping.

Ms. Bev Jennings asked for clarification of the CDD, HOA and Developer responsibilities.

Resident David Mullins asked Mr. Rom about an email he received. He also wants to know the difference between the entities. Mr. Rom stated there was confusion about an email purportedly sent in his name but he is unsure of its origin.

THIRD ORDER OF BUSINESS

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)*

This item was addressed during the First Order of Business. Mr. Bouskila is already familiar with the following items. The following items were explained to Mr. Stinson and Mr. Shact before the meeting:

- 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**
 - III. Form 1F: Final Statement of Financial Interest**
- D. Form 8B – Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2023-01 and recapped the Landowners’ Election results as follows:

Seat 4	Bryan Kinsey	327 votes	4-Year Term
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On MOTION by Mr. John Kinsey and seconded by Mr. Stinson, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02. Mr. John Kinsey nominated the following slate:

Chair	John Kinsey
Vice Chair	Bryan Kinsey
Assistant Secretary	Neal Shact
Assistant Secretary	John Stinson
Assistant Secretary	Jared Bouskila
Assistant Secretary	Daniel Rom

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Process for Reporting Resident On-Site Issues

Mr. Rom discussed the need for a streamlined process whereby residents can report on-site CDD-related issues, such as flooding or broken sprinkler heads on CDD property. A Board

Member suggested adding links to The Club's website for HOA inquiries and for CDD inquiries. Mr. Rom stated another option is for the CDD to contract with an on-site property management company. Mr. John Kinsey stated that is not an option as there is no master HOA at this time. Although one management company manages several HOAs, it does not manage all of them, so there is no master property management company. The only two entities common to all communities are the CDD and The Club, which has a website that owners mistakenly believe is the source of information. He suggested the management company might serve as a point of contact, on a trial basis, and, in the future, it might be discussed with The Club's Board of Directors.

Mr. Shact, who is also Chair of the Board of The Club, stated The Club does not have control of the website yet and, while one or more links can be added, which entity will address the issues must still be determined.

Mr. Shact stated he had issues over six weeks, including fountain issues and irrigation leaks. Tree Amigos was contacted to address an irrigation leak on a Friday night and responded first thing Saturday morning.

Mr. Stinson stated one of the primary complaints is that residents do not receive feedback.

The Board directed Mr. Rom to work with The Beachwalk Club to add links and email addresses to the website, as appropriate.

B. Miscellaneous Matters

Mr. Rom stated, in January, The Reef's HOA identified some zones in which they pay for water usage on CDD property. Tree Amigos determined that was the case; landscape plans were provided from the original installation by Lennar. The HOA believes a significant portion of its monthly bill of \$2,500 to \$4,000 per month is allocable to CDD property. Tree Amigos can provide additional information.

Mr. John Kinsey stated this will be deferred to Lennar and noted that it might be most expedient for the CDD to reimburse the cost based on a square footage calculation. The Board directed Mr. Rom to work with the District Engineer and Lennar; Lennar might fix the issue or reimburse costs, as appropriate.

This item will be discussed at the next meeting.

Mr. Stinson stated some residents complained about uplighting on palm trees above the waterfalls. In his opinion, Tree Amigos did a great job improving landscaping but the dead grass at the east entrance needs attention.

Mr. John Kinsey stated he will address the next phase of work on Beachwalk Boulevard with Tree Amigos; work might commence on April 1, 2023, due to cold temperatures. The east entrance will likely be completed last due to sitework to be done , in approximately one year.

Discussion ensued regarding whether Beachwalk Boulevard will be expanded with extra lanes. Mr. Rom stated a transcription error will be addressed and the minutes will be amended.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of December 31, 2022

B. Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes

Mr. Rom stated 30 to 50 residents attended this meeting and, while Mr. John Kinsey was kind enough to respond to non-CDD matters during public comments, this will be avoided going forward to prevent confusion.

The following changes were made:

Line 315: Change "Beachwalk Boulevard" to "CR 310"

Line 315: Change "the CDD" to "Twin Creeks Development Associates (TCDA)"

Line 317 and 318: Change "the CDD" to "TCDA"

Line 26 and throughout: Change "Zocque" to "Laroque"

On MOTION by Mr. Stinson and seconded by Mr. Bryan Kinsey, with all in favor, Consent Agenda Item B, the August 23, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.

C. Approval of November 15, 2022 Landowners' Meeting Minutes

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Consent Agenda Items 7A and 7C, were accepted and approved.

EIGHTH 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: 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**

The next meeting will be on March 28, 2023, unless cancelled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member asked the District Manager to contact the Board Members three weeks in advance to determine if a meeting might be canceled.

TENTH ORDER OF BUSINESS

Public Comments

Resident David Mullins asked if a certain individual is a CDD Board Member. Mr. Rom stated he is not; he is a member of the Development Team.

Resident Pat Connor felt there was vast improvement to landscaping and asked what future expansion is planned. A Board Member stated Tree Amigos handles landscaping for Beachwalk and then a proposal was approved for the first phase of landscaping replacement and some enhancement on Beachwalk Boulevard for a designated area. Given positive results and the level of improvement, another meeting will be held to review a proposal for the next phase, which might begin April 1, 2023. The east entrance will be completed last, due to sitework to be done in the area.

Questions about the following non-CDD matters will be addressed after the CDD meeting, as they are Developer-related questions and not CDD matters:

- Information about widening CR-210.
- Entity responsible for algae on the wall.

A resident discussed ornamental grass issues to be addressed by Tree Amigos. A Board Member noted the need for input during his meeting with Tree Amigos.

Mr. Rom noted that only one Board Member can meet with Tree Amigos unless a meeting is advertised; information can be emailed to Mr. Rom for circulation to the Board.

Ms. Delegal cautioned that, while CDD Board Members serving on both the CDD and the HOA can meet to discuss HOA matters, any communication between CDD Board Members regarding CDD matters can only occur at an advertised, public CDD meeting.

- Irrigation issue, in which initial construction provided for the first half of units constructed to be tied into the same clocks and new units being required to have separate clocks.

ELEVENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. John Kinsey and seconded by Mr. Stinson, with all in favor, the meeting adjourned at 1:52 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair
