

**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 May 23, 2023 at the later of 1:15 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

**Also present:**

Daniel Rom	District Manager
Mike Pawelczyk (via telephone)	District Counsel

**Residents present:**

Joe Harriman	Claire Karp	David Mullins	Beverly “Bev” Jennings
Wanda Nlosek	Cory France	Jules Bohanon	Hector Rodriguez
Adrienne Davila	Bill Delgrego	Victor Lisewski	Chris & Natalie McKinney
Geoff Gundlach	Carlos Ruiz	David Wynkoor	Jennifer Denans
Jean Mostaccio	Pam Guthrie	Gregg Thoman	Rondina Marcelo
Chris Campbell	Fred Amato	Geoff Rocque	Stefanie Spencer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:18 p.m. Supervisors John Kinsey, Bryan Kinsey and Shact were present. Supervisor Bouskila attended via telephone. Supervisor Stinson was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Bill Delgrego made general comments about communications, County Road 210 (CR210), traffic concerns and the fountains. He noted that \$10,000 is budgeted for the fountains yet one is not functional and questioned how the funds are being spent. Mr. Rom

stated he received Mr. Delgrego's email about the fountains at the entrance and a response from the contractor is pending. He hopes there will be a response within the next week or so.

A resident asked for an update on CR210 and when gates will be installed after completion of the development. Mr. John Kinsey stated, regarding CR210, interested residents can watch the last 30 minutes of a recent County Commission meeting on the County website, wherein he gave a presentation regarding the cause of the delay in widening CR210, west of Twin Creeks. He discussed the County's failure to acquire right-of-way (ROW) needed to install stormwater infrastructure, Prosser Inc. being engaged by the County to prepare plans for six lanes and lengthy negotiations between the CDD and County Staff about roadway construction. At the recent meeting, he advised the Commission that the Developer intends to proceed with widening the four-lane road that it is required to do under the Development Order (DO) and provided County Staff with one final proposal to allow the six-lane to proceed; a response is pending but the Developer is no longer holding up road construction. He is happy to confer with residents after the meeting but would appreciate no further questions about CR210 for the remainder of this meeting.

Resident Beth Perkins asked about landscaping at Beachwalk Boulevard and mulching. Mr. John Kinsey stated the first phase of the Beachwalk Boulevard landscape refurbishment was completed last summer and fall. A proposal from Tree Amigos for the next phase, from the entrance of Atlantic Isles to the west entrance, is being considered. Everything from Atlantic Isles heading east will be done during the summer.

Resident Claire Karp voiced her opinion that the CDD is spending a lot of money on landscaping and suggested a more sustainable, less costly approach; instead of spending \$100,000 per year on mulch, she suggested alternatives such as rocks, sand, grass, etc. Mr. John Kinsey stated there are no plans to redesign the landscaping.

Resident Geoff Gundlach asked about the proposal for widening the road. Mr. John Kinsey stated preliminary plans were prepared and the State allocated \$5 million to the County in connection with the creation of an interchange that would include the flyover and on and off ramps on the east side of US1. There is a request for a very large amount of matching federal matching to fund the project.

Mr. John Kinsey responded to questions regarding when the east beach will open, golf cart access, CDD maintenance of two walking paths and a cart path and the HOA.

Discussion Items

**A. The Reef at Beachwalk HOA and CDD Reclaimed Water**

Referencing an email from the Reef at Beachwalk, Mr. Rom stated the email suggests there has been some irrigation zoning original install issues where the HOA has been watering and financing landscaping areas on behalf of the CDD since February of 2019. The Reef recently investigated, shut off its irrigation and allowed the water to run which the HOA then thinks supposedly resulted in that being the CDD's water usage flow during the 14-day average. He tried to contact Lennar and has not received a response and The Reef was also unsuccessful. He called attention to three proposals presented by The Reef HOA to rectify the issue.

Mr. John Kinsey stated he conferred with the President of Lennar about this and it is apparent that he either forgot or could not be bothered. Mr. John Kinsey suggested the Board ask District Counsel to prepare a letter to Lennar demanding that Lennar repair the mistake they made when they installed everything along this section of the subdivision and decide which of the three proposals from The Reef they would like to accept because this is 100% Lennar's fault. The Board authorized District Counsel to prepare and send a letter to Lennar.

Ms. Jules Bohannan, of the HOA, stated, regardless of what the CDD decides to do with Lennar, The Reef needs immediate relief from the CDD. In her opinion, it is unfair to residents for The Reef to continue paying \$1,800 per month water bills. She needs to know how the CDD will reimburse The Reef for daily water usage. Mr. John Kinsey stated the CDD will allow Lennar 60 days to respond and, in the meantime, pay The Reef \$2,000 per month for the next two or three months to cover the excess water usage.

**On MOTION by Mr. Shact and seconded by Mr. Bryan Kinsey, with all in favor, authorizing three payments of \$2,000, or a one-time \$6,000 payment for 90 days to The Reef for water usage, was approved.**

**B. Traffic Control on Albany Bay Blvd.**

Mr. Rom stated he was contacted by a resident about traffic concerns around Albany Bay Boulevard, specifically pertaining to speeding. As for as the CDD's options for traffic calming, the District Engineer indicated that this must be brought up to the County and they have to prepare a traffic study identifying what may or may not be necessary. Typically, the first step could be a Traffic Enforcement Agreement with the police department.

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with all in favor, authorizing Mr. Rom to contact and enter into a Traffic Enforcement Agreement with local police related to speeding on Albany Bay Blvd., and authorizing the Chair to execute, was approved.**

**C. Miscellaneous Matters**

There were no miscellaneous matters to discuss.

**FOURTH ORDER OF BUSINESS**

**Consideration of The Tree Amigos Outdoor Services, Inc., Second Amendment to Agreement for Landscape Maintenance Services**

Mr. Rom presented the Tree Amigos Outdoor Services, Inc., Second Amendment to Agreement for Landscape Maintenance Services, including a map of the work service area. The proposal is for approximately \$1,000 per month or \$96,623.17 per year.

Discussion ensued regarding the scope of services, whether other estimates were obtained and replacing the enclosed map with a color map.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, The Tree Amigos Outdoor Services, Inc., Second Amendment to Agreement for Landscape Maintenance Services, as amended to replace the existing map with a color map, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding the entry fountains, warranties and the operations and maintenance (O&M) assessment.

Mr. Rom will obtain a proposal confirming that the \$110,000 budgeted for the entry fountains is sufficient.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2023 at 1:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-04. The following change was made to the Fiscal Year 2024 Meeting Schedule:

TIME: Change "1:00" to "1:15"

Mr. Rom will contact each Supervisor in advance to confirm cancellations and to coordinate with the Beachwalk Club and various HOAs to alert residents of any cancellations.

**On MOTION by Mr. John Kinsey and seconded by Mr. Shact, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Adjustment to District Counsel Fee Structure**

Mr. Rom presented the Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Adjustment to District Counsel Fee Structure, effective May 1, 2023.

**On MOTION by Mr. John Kinsey and seconded by Mr. Shact, with all in favor, The Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Adjustment to District Counsel Fee Structure, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-05. This is necessary because expenditures exceeded budgeted amounts in the field operations portion of the budget.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Ratification of Tree Amigos Outdoor Services, Inc., Invoice #200306 [CR210 Median Enhancements]**

Mr. Rom presented Tree Amigos Outdoor Services, Inc., Invoice #200306 pertaining to CR210 Median Enhancements.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Tree Amigos Outdoor Services, Inc., Invoice #200306 for the CR210 Median Enhancements, was ratified.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Resignation of John Stinson [Seat 2]**

Mr. Rom stated he recently received an email from Mr. John Stinson resigning from the Board, effective immediately, due to personal reasons. A formal resignation letter is pending; however, there is currently an email of record.

**On MOTION by Mr. Shact and seconded by Mr. Bryan Kinsey, with all in favor, the resignation of Mr. John Stinson, effectively immediately, was accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; Term Expires November 2026**

Mr. Shact nominated Mr. Chris McKinney to fill Seat 2.

Resident Claire Karp expressed her interest in filling the vacant seat and gave a brief synopsis of her professional background.

No other nominations were made.

**On MOTION by Mr. Shact and seconded by Mr. John Kinsey, with all in favor, the appointment of Mr. Chris McKinney to fill Seat 2, was approved.**

• **Administration of Oath of Office to Appointed Qualified Elector**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. McKinney. A new Supervisor’s packet will be provided to Mr. McKinney after the meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-06. Mr. John Kinsey nominated the following slate:

Chair	John Kinsey
Vice Chair	Bryan Kinsey
Assistant Secretary	Neal Shact
Assistant Secretary	Chris McKinney
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 2023-06, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. **Acceptance of Unaudited Financial Statements as of April 30, 2023**
- B. **Approval of February 7, 2023 Regular Meeting Minutes**

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

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pawelczyk welcomed Mr. McKinney to the Board and stated he is aware of the Sunshine, public records and ethics laws applicable to the position and the requirement to file Form 1 within 30 days of today. He reminded the Board that Form 1 will be sent by the Supervisor of Elections (SOE) at the end of the month and it is due July 1, 2023.

- B. **District Engineer: Prosser, Inc.**
- C. **Field Operations Liaison**

There were no District Engineer or Field Operations Liaison reports.

- D. **District Manager: Wrathell, Hunt and Associates, LLC**

- **1,404 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 25, 2023 at 1:00 PM, or *immediately following the adjournment of the Creekside at Twin Creeks CDD Meeting, scheduled to commence at 12:15 PM***
  - **QUORUM CHECK**

The next meeting is July 25, 2023, unless cancelled.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**



Regarding the traffic issues, resident Jules Bohanon voiced her belief that the CDD and Lennar agreed to install 25 miles per hour speed limit signs but the first steps have yet to be taken. She feels that the next time the Board appoints a new Board Member it should reflect the diversity of the community. Mr. John Kinsey stated Lennar is responsible for the signage. Mr. Rom stated the next opportunity to qualify as a candidate for a Board seat is through the qualifying elector process in 2024. Interested individuals can contact the St. Johns County SOE to qualify to run in the General Election for open seats.

A Seaside Estates official stated Seaside Estates maintains CDD areas around the ponds and alerted the Board that erosion has been poorly-managed due to construction and the ponds need to be restored.

Resident Jennifer Denans asked why surveyors were inspecting Beachwalk Boulevard. Mr. John Kinsey will find out why there were surveyors in the area.

In response to a question regarding the design of the play area, Mr. John Kinsey stated the open space outside the playground area was intentionally left open so that, if The Club wants to add extra amenities later, it can do so.

A resident commented that she pays the same HOA fees as Cove residents but, in her opinion, she is not receiving the same services, regarding landscaping and insurance, which she thinks is very unfair. Mr. John Kinsey will contact Vesta regarding this matter.

Mr. John Kinsey responded to questions about the status of the playground, Soccer Field Park, sidewalks cracks, the fire station and County Commission meetings.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. John Kinsey and seconded by Mr. Shact, with all in favor, the meeting adjourned at 2:38 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair