

**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 November 1, 2023, immediately following adjournment of the Creekside at Twin Creeks CDD Meeting commencing at 1:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present at the meeting, were:

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

Also present:

Daniel Rom	District Manager
Sue Delegal (via telephone)	District Counsel
Chase Chenoweth	Managing Director, Beachwalk Club

Residents present:

Rick Wicker	Mary Vastola	Laurie Getrost	Daniel Goldberg
Thou Vars	Nicole Drake	Jennifer Rickus	Natalie McKinney
Greg Carr	Betty Mulkey	Jocelyn Wynston	Laura Wertzberger
Jon Cargill	Greg Mulkey	Jennifer Ripkey	Christie Wynkoop
Claire Karp	Leslie Beasley	Lahania Sellers	Stefanie Spencer
Greg Karp	Melissa Cobb	Robert Clausen	Shannon Roberts
Mark Kuper	Manuel Segura	Jennifer Dumas	Michelle Anderson
Paul Glaser	Cindy Thomas	Geoff Gundlach	Kathryn Gundlach
Jeff Matern	Dawn Matern	Lawrence Lodato	Marzena Lodato
Dave Mullin	Anna Delitta	Robert Dunaway	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:18 p.m. Supervisors Bryan Kinsey, Shact and McKinney were present. Supervisors John Kinsey and Bouskila attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom welcomed all meeting attendees and explained the protocols for public comments. He noted that the Public Comments should pertain only to CDD matters.

Resident Jennifer Dumas noted the budget line item for mulch in the previous fiscal year and stated she did not observe any mulch installations. Mr. Rom stated any funds budgeted and not expended are added to Unassigned Fund Balance, if total expenditures are under budget. Ms. Dumas questioned the aquatic maintenance expenditures, as she believes the ponds were green for part of the year. Mr. Rom stated he is aware that at least one HOA questioned what it is to maintain versus what the CDD maintains. If Ms. Dumas emails him the pond in question he will look into it and respond.

Resident Mark Cooper asked for a budget breakdown of funds allocated for stormwater, maintenance of 210 and Beachwalk.

Resident Claire Karp asked if the CDD will consider permanent mulch to reduce waste. A Board Member stated Mr. Rom will speak with the landscape contractor. Ms. Karp asked for annual plantings to be reduced to reduce expenditures.

A resident asked if there is a checklist of items remaining to be done in each community, such as mulch, lighting, etc. She believes the lights at Seaside Estates have not worked for one year. A Board Member stated the Developer has a list for each community but the lists have not been shared with the CDD. The entry feature was ordered and will be installed when paving is complete.

Resident Jennifer Rickus stated she observes trimmings entering the lake when Tree Amigos is trimming and asked if anything is being done to address the pond scum.

Mr. Rom stated, for maintenance complaints, concerns or requests that are part of this agenda, the CDD is working in cooperation with The Beachwalk Club to develop a process to gather information and address issues. Unless the information is provided, issues cannot be rectified. Some people provided information but it has been a slow process because Staff is working to establish a system. The best way to address an issue is to email specific information, addresses, photographs, etc., to the email address that will be distributed to residents.

A resident acknowledged the process and thanked the CDD for its efforts to improve the grass. Mr. Rom stated more landscape improvements will be made; that was Phase I.

A resident discussed an area of CDD property where they believe the grass is 60% weeds.

A resident expressed appreciation for the landscaping improvements. She asked if Lowe’s traffic will be allowed to use CDD entrances and exits. Mr. Bryan Kinsey replied affirmatively as the roadways are public. He discussed the future traffic plans for the area.

Resident Dave Mullins asked if a speaker can be utilized. Mr. Bryan Kinsey stated Staff will inquire and if The Club does not have one, a speaker will be purchased.

Mr. Mullins asked when a contract between the HOA and Beachwalk is anticipated. Mr. Rom stated it will be discussed during the meeting.

A resident discussed road debris and asked if there is a plan to address it. Mr. Bryan Kinsey stated he shares the same concern and it will be addressed.

THIRD ORDER OF BUSINESS

Discussion: of St. Johns County Drainage Easement

Mr. Bryan Kinsey stated the CDD reached an agreement with the County regarding the construction of the six-lane road CR-210 between the edge of Beachwalk property going out to I-95. The matter is expected to be included on the November 21, 2023 County agenda. The County requested an easement to drain into the pond.

On MOTION by Mr. Shact and seconded by Mr. Bryan Kinsey, with all in favor, authorizing Mr. Bryan Kinsey and Staff to finalize the Agreement with St. Johns County and authorizing the Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Intended Usage of Easement Surrounding Lakes

Ms. Delegal stated ownership of the lakes is being researched to determine the extent of the CDD’s rights and what requirements and regulations the CDD can impose upon use of the

lakes. The CDD’s right to maintain and clear impediments to the lakes has been established. Updates will be provided in the future.

FIFTH ORDER OF BUSINESS

Consideration of STA Blue, LLC Commercial Pool Service Agreement

Mr. Rom stated the CDD has a budget line item for fountain maintenance. The Board asked for proposals for fountain maintenance to be solicited. Only one company was interested in submitting a proposal. STA Blue, LLC bid approximately \$102,000, which is under the \$110,000 budgeted amount; the bid is deemed reasonable.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the STA Blue, LLC Commercial Pool Service Agreement, and authorizing District Counsel to prepare the CDD preferred form of Agreement, was approved.

Mr. Bryan Kinsey noted that the STA Blue agreement pertains to maintenance of the front entry features; it is not for pool maintenance.

SIXTH ORDER OF BUSINESS

Consideration of Field Operations Agreement with Beachwalk Club

Mr. Rom recalled that he and Mr. Shact were authorized to work with the Beachwalk Club to develop an Agreement and a Scope of Services for managing requests from residents. He presented the Agreement, which includes a Phase I Scope of Services that would apply initially and would progress to Phase II, as necessary, as the CDD grows and develops further.

Mr. Shact discussed the previous efforts to manage resident requests and the need to determine which entity is responsible for each issue. He outlined the new proposed trouble reporting system in which emails will be addressed to Maintenance@clubbeachwalk.com and noted that, while the Club is not taking responsibility for fixing the problem, the program could possibly expand in the future. He discussed budgeting and the overlap between The Club and the CDD.

Mr. Chenoweth discussed Art’s experience managing contractors and stated he would be very helpful assisting in this regard.

Mr. Shact noted that trouble reporting is a first step; the second phase might allow The Club to manage the issues identified, as they arise. Mr. Chenoweth will ensure that the information is disseminated to homeowners.

Discussion ensued regarding the website, the need to assign responsibility to items raised, the need for repairs to be completed within the budgetary limits and having a not-to-exceed threshold of \$25,000.

Mr. Shact noted that the Agreement has not been approved by The Club; once approved in substantial form, The Club’s attorney and District Counsel will finalize the Agreement.

Mr. Bryan Kinsey predicted the Agreement will be executed within the next ten days.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with all in favor, the Field Operations Agreement Between Twin Creeks North Community Development District and Beachwalk Club, Inc., in substantial form and taking into consideration provisions discussed, and authorizing the Chair to execute, was approved.

SEVENTH ORDER OF BUSINESS

Update: Letter to Lennar Regarding Reclaimed Water Irrigation System for Reef

Mr. Rom stated Lennar responded a week or two ago and a further response is expected. Ms. Delegal stated that Counsel advised that reimbursement will be forthcoming; further updates will be provided.

EIGHTH ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of September 30, 2023

Mr. Rom noted that the expenses were slightly under budget for the Fiscal Year ending September 30, 2023.

B. Approval of August 22, 2023 Public Hearings and Regular Meeting Minutes

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

NINTH ORDER OF BUSINESS

Staff Reports

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

Ms. Delegal discussed the need to prepare the St. Johns County Drainage Easement and requested approval, if it is acceptable, to approve and record the Easement and present it for ratification at a future meeting. Approval was granted.

B. District Engineer: Prosser, Inc.

Mr. Rom stated the District Engineer is evaluating Parcel 14 and questions and concerns about the ponds; some information is expected within the next few weeks.

C. Field Operations Liaison

There was no Field Operations Liaison report.

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

- **NEXT MEETING DATE: November 28, 2023 at 1:15 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 will be on November 28, 2023, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

Ms. Dumas noted that maintenance of the front monuments was approved and asked how much was being paid before. Mr. Bryan Kinsey stated nothing was paid, as lagoon Staff

maintained it as part of their regular duties; no funds were transferred. Mr. Rom stated it was not previously in the CDD budget.

In response to resident Greg Karp's comment about meetings, Mr. Rom stated the meeting time and day of the month is approved by the Board. Mr. Karp recommended holding meetings after work hours so that residents can attend.

TWELFTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with all in favor, the meeting adjourned at 1:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair