

**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 April 23, 2024 at 1:15 p.m., immediately following adjournment of the Creekside at Twin Creeks CDD Meeting, at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

**Present were:**

John Kinsey	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
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Sue Delegal	District Counsel
Art Minchew	Field Ops
Jules Bohannon	Reef HOA President

**Residents present:**

Wes Benwick	Jocelyn Wynston	Wanda Wlosek	Jacqueline Dalla Rosa
Claire Karp	Michael Wynston	Leslie Beasley	Alan Dalla Rosa
Barb Shact	Geoff Gundlach	Laurie Getrost	Judit Bodi-Khoor
Sue Clausen	Lalania Sellers	Joe Harriman	Michelle Anderson
Nicole Drake	Gregg Thoman	Cindy Thoman	Laura Wertzberger
Mark Kuper	Melissa Cobb	Romairo Reese	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:45 p.m.

Supervisors John Kinsey, Bryan Kinsey, Shact and McKinney were present. Supervisor Bouskila attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Rom explained the protocols for public comments.

Resident Claire Karp voiced her opinion that there is a sense of restlessness among the residents due to a perceived lack of accountability. She proposed a public ticket system on the Beachwalk Public Member page to report maintenance issues and announce scheduled maintenance projects. A ticket number would be assigned and dated and residents would receive public updates from the Board until the item is resolved. She thinks this would not only increase trust between owners, the Beach Club representative and the CDD, but it would also avoid over-reporting of issues. She believes residents are aware of the problems that the CDD encounters on a day-to-day basis but residents are not empathetic to the inability of CDD Staff to solve certain issues as quickly as possible. Ms. Karp discussed a mulch concern and the need to make Beachwalk more sustainable. She asked if any leftover unassigned funds can be put towards sustainability.

Resident Geoff Gundlach reported that some crosswalk mats are in need of repair. He asked if restriping the cart path is a CDD responsibility. Mr. Bryan Kinsey will check to see if there are proposals for the projects in question and have the work completed. Mr. Rom voiced his belief that the CDD previously repaired some of the ADA mats. Mr. Bryan Kinsey will have the area inspected by the District Engineer.

Resident Judit Bodi-Khoor asked if a grassy area near the back gate will be landscaped. Mr. Bryan Kinsey confirmed that the area in question will be landscaped and explained that one proposal was received, which was deemed unsatisfactory, and additional proposals are being sought. Once a quote is obtained, the HOA President will be alerted and area residents will be informed, as well.

**THIRD ORDER OF BUSINESS**

**Consideration of Lennar Homes, LLC Settlement Agreement and Release**

Mr. Rom presented the Lennar Homes, LLC Settlement Agreement and Release between the CDD, Reef at Beachwalk HOA and Lennar Homes, LLC. He explained that this is a long-

standing item. Ultimately, Lennar did not appropriately zone the irrigation; thus, Reef has been paying for irrigation pertaining to CDD tracts and, in turn, the CDD budget has a stopgap measure to assist with cost-sharing. Staff initially sent an agreement and release to Lennar and received it back but, through that due diligence, Staff further identified that it does not fully resolve the issue.

Mr. Rom presented a Tree Amigos proposal for installation of flow sensors, sensor decoders and a rainbird, in the amount of \$5,950, to correct the zones; there would also be an annual cost of \$150 for the network to track the water usage and in perpetuity.

Mr. Rom and Ms. Delegal responded to and acknowledged Mr. McKinney’s current employment with Lennar Homes and avoiding a conflict-of-interest issue. District Staff will have Mr. McKinney complete Conflict of Interest Form 8B to file with the CDD and State.

Discussion resumed regarding the scope of work, function of the cell and the controller, the annual network tracking fee and splitting costs with the HOA.

Mr. Shact stated it seems to him like this is Lennar’s problem to solve and opined that this is not a very good solution.

Resident and Reef HOA President Jules Bohannon stated she initially broached this topic and the HOA approves of the settlement and is okay with either the Reef HOA Board, the Landscaping Manager or HOA Management Company dealing with dividing the billing.

Ms. Delegal stated she has been and will resume contact with Lennar’s Counsel and Reef’s Counsel there are a few items in the settlement agreement in the agenda that are unacceptable. Staff will work on modifying and completing the Settlement Agreement among the three parties.

- **Consideration of Tree Amigos Outdoor Services Quote #201996 (Install Flow Sensors, Sensor Decoders and Rainbird IQ Cell Card in Existing Controller)**

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with Mr. Bryan Kinsey, Mr. Shact, Mr. John Kinsey and Mr. Bouskila in favor, and Mr. McKinney abstaining due to his affiliation with Lennar Homes, the Tree Amigos proposal, in the amount of \$5,950, and authorizing District Counsel to continue working with Lennar Homes to modify/finalize the Settlement Agreement and Release, was approved (Motion passed 4-0).**

Mr. Rom stated, at a subsequent meeting, the Board and Staff will address a separate agreement with Reef. Asked if Board Members can be authorized to work with the Reef HOA to draft the agreement, Mr. Rom replied affirmatively, individually.

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Stormwater Related Items**

Mr. Rom presented the Stormwater Inspection Report that was performed and the corresponding proposals obtained by the District Engineer. Almost all the proposals contain itemized work involving landscaping or mowing that Staff deems should be within the existing scope of Tree Amigos’ work scope.

**A. Stormwater Inspection Report**

Mr. Bryan Kinsey stated the purpose of the Engineer’s Report is to make sure that all the ponds in Beachwalk are operating correctly and that the pond banks are well-maintained and are draining properly.

**B. Proposals**

The Board and Staff reviewed the East Coast Construction Company proposals as they pertain to each CDD pond.

Mr. Rom stated the total cost of the stormwater-related maintenance is under \$22,000 and the lake bank remediation work is approximately \$4,900, for a total of approximately \$26,000. In addition, there are miscellaneous costs of \$7,800.

Discussion ensued regarding the budget, funding sources, the need to approve the proposals in substantial form and a not-to-exceed amount.

**On MOTION by Mr. Schact and seconded by Mr. Bryan Kinsey, with all in favor, the East Coast Construction Company proposals, in a total not-to-exceed amount of \$35,000, were approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Mulch Proposal**

Mr. Rom presented Tree Amigos Quote #201604 for mulch. He recalled a request at a previous meeting for rocks and a proposal was obtained for \$700,000, which is expensive, so a proposal for mulch was obtained.

Discussion ensued regarding the areas that currently have no mulch, installation time, an exhibit showing the locations that will be mulched, scope of work, sustainability and a phased approach.

The Board’s consensus was for Mr. McKinney to work with Tree Amigos to conduct a walk-through of the property to identify the areas that will be mulched. Ms. Delegal will prepare a project agreement identifying the mulched areas for ratification at the next meeting.

**On MOTION by Mr. Schact and seconded by Mr. Bryan Kinsey, with all in favor, Tree Amigos Quote #201604 for mulch, in a not-to-exceed amount of \$92,235, and authorizing Mr. McKinney to conduct a walk-through with Tree Amigos to identify areas in need of mulch and for District Counsel to prepare an agreement, were approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Nitelites Estimates**

Mr. Minchew presented the following NiteLites estimates:

- **#96975 [Monument #1]**
- **#96976 [Monument #2]**
- **#96977 [Monument #3]**
- **#96978 [Monument #4]**

Mr. Rom stated each of the proposals are in the amount of \$60,790, equating to a total amount of \$243,160. These items can be included in the Fiscal Year 2025 budget.

A Board Member will confer with Management for Lowe’s regarding the retailer contributing to the costs, as Lowe’s stands to benefit from the lighting, as well.

This item was deferred to the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Twin Creeks North SPE, LLC Parking & Access Easement Agreement**

Mr. Rom presented the Twin Creeks North SPE, LLC Parking & Access Easement Agreement.

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the Twin Creeks North SPE, LLC Parking & Access Easement Agreement, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Ratification Items**

Mr. Rom presented the following:

**A. Florida East Coast Construction #1 Items**

**I. Fountain Maintenance Service Agreement**

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Florida East Coast Construction #1, LLC Fountain Maintenance Service Agreement, was ratified.**

**II. Proposal for Removal and Replacement of Broken Fountain Valve**

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the Florida East Coast Construction #1, LLC Proposal for Removal and Replacement of Broken Fountain Valve, was ratified.**

**B. Tree Amigos Outdoor Services Quotations**

**I. #201842 for Landscape Enhancement at Clubhouse Roundabout**

**II. #201843 for Landscape Enhancement at The Coves**

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Tree Amigos Outdoor Services Quotations #201842 for Landscape Enhancement at the Clubhouse Roundabout and #201843 for Landscape Enhancement at The Coves, were ratified.**

C. Spartan Consolidated Services, LLC Invoice #2404TCDA [Albany Bay Drive work]

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Spartan Consolidated Services, LLC Invoice #2404TCDA for Albany Bay Drive work, was ratified.**

In response to a public comment request, Mr. Bryan Kinsey asked Staff to ask the vendor, Spartan, to make all necessary repair improvements along Beachwalk Boulevard.

**NINTH ORDER OF BUSINESS**

**Consideration: Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2024-01 and read the title. Seats 1 and 5, currently held by Mr. John Kinsey and Mr. Bouskila, respectively, will be up for election at the November 2024 General Election. Mr. Rom reviewed the candidate qualification requirements and stated the candidate qualifying period runs from noon, June 10, 2024 through noon, June 14, 2024.

**On MOTION by Mr. John Kinsey and seconded by Mr. Shact, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted**

**TENTH ORDER OF BUSINESS**

**Update: Required Ethics Training/Disclosure Filing**

- **Sample Form 1 2023/Filing Instructions**

Mr. Rom presented the Billings, Cochran, Lyles, Mauro & Ramsey P.A. Memorandum containing information about the required ethics training and Form 1 filing instructions.

**ELEVENTH ORDER OF BUSINESS**

**Consent Agenda Items**

Mr. Rom presented the following:

- A. Acceptance of Unaudited Financial Statements as of March 31, 2024**
- B. Approval of November 1, 2023 Regular Meeting Minutes**

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

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**
- B. District Engineer: Prosser, Inc.**

There were no reports from District Counsel or the District Engineer.

**C. Field Operations Liaison**

Mr. Rom stated there were a few complaints about the median lighting and Mr. Minchew obtained a proposal from NiteLites, in the amount of \$181,710.

Mr. Minchew responded to questions regarding the landscape lighting, the lighting fixtures, the scope of work and total costs.

Staff will present a cost analysis on the electric at the next meeting.

- **Beachwalk Club Monthly Report**

Mr. Minchew presented an invoice for CDD maintenance reporting, in the amount of \$1,250, and the Monthly Beachwalk Club Report.

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

- **NEXT MEETING DATE: May 28, 2024 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**

Due to the Memorial Day holiday, the May 28, 2024 meeting will be cancelled and re-scheduled to another day shortly thereafter.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Bryan Kinsey stated there was a scheduling issue and materials delays related to the entry gate at Parcel #14 but the issues have all been resolved. He conferred with the contractor and installation will occur next week and the entry will be painted tomorrow.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Rom, Mr. John Kinsey and Mr. Bryan Kinsey responded to questions regarding ownership of a swamp area identified in the Stormwater Inspection Report, the landscaping, Seats 1 and 5 that are up for election, residents joining the HOA Board, whether the CDD can implement a Beachwalk reporting system to minimize resident complaints, making Beachwalk more sustainable and the reason for the easement changes near BJ's.

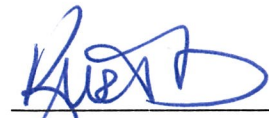
In response to a resident's question, Board Members agreed to stay after the meeting to address additional Beachwalk-related items.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with all in favor, the meeting adjourned at 3:02 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair