

**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 30, 2024 at 1:45 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 were:**

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

**Also present:**

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Sue Delegal	District Counsel

**Residents present:**

Joe Herriman	Kathryn Gundlach	Mark Kuper	Jon Cargill
Gaye Boyette	DeNeila Herriman	Claire Karp	Dee Musko
Peter Mcgurty	Jennifer Dumas		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:50 p.m.

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

**DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE.**

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Rom explained the protocols for public comments.

Resident Peter McGurty complained about traffic flow from BJ's and Lowe's.

A Board Member stated that a traffic light will be installed on Beachwalk Boulevard. Traffic studies have shown that traffic on the public road is an issue. It was noted that there will be no additional financial burden to Beachwalk property owners related to installation of the traffic light.

Resident Joe Herriman asked for plants, rather than grass, to be installed at the corners of the medians on 210 and Beachwalk Boulevard to discourage pedestrians and transients from loitering on the medians. A Board Member stated that plants do not do well in those areas.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: East Coast Construction Co., Quote Invoice #24554 [Beach Walk Cart Path, Crosswalks, and ADA Mats]**

Mr. Rom presented East Coast Construction Co., Quote Invoice #24554 for the Beach Walk Cart Path, Crosswalks, and ADA Mats, totaling \$159,054.

A Board Member stated he would like to inspect the area in order to evaluate the ADA mat areas and crosswalk striping.

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Consideration of Tree Amigos Outdoors Quotations**

• **Summary**

Mr. Rom presented the Summary prepared by Mr. Minchew.

**A. Quote # 210882 [Mulch Install Throughout all CDD Landscape Beds \$82,955.00]**

**B. Quote # 210883 [Landscape Enhancement to Remove Mulch/Add Sod to Open Landscape Beds \$25,587.00]**

The Board and Staff reviewed the Tree Amigos quotes and discussed the scopes of work.

Discussion ensued regarding the phases of work to be done, pricing, irrigation considerations, sustainability and resident preferences.

The consensus was to defer this item in order to receive public comment and to ask Tree Amigos for more specific information regarding plantings and maintenance of plantings.

This item will be included on the next agenda.

**FIFTH ORDER OF BUSINESS**

**Consideration of Stormwater Pond Repair Proposals**

Mr. Rom stated the Board approved a not-to-exceed amount at the last meeting; however, upon further review, it was discovered that some items were not included in the Tree Amigos maintenance scope of work. The previous not-to-exceed amount was approximately \$39,000; the current proposal totals just over \$42,000.

**On MOTION by Mr. Schact and seconded by Mr. Bryan Kinsey, with all in favor, authorizing Staff to enter into a Small Project Agreement with Tree Amigos for stormwater pond repair, in a not-to-exceed amount of \$45,000, and authorizing the Chair or Vice Chair to execute, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Onsite Industries Proposal W000374885 for Pond Signs**

Mr. Rom stated it was brought to his attention that CDD ponds lack safety signs to warn of alligators and advise that fishing and trespassing are prohibited. The insurance provider was contacted provide approved verbiage; the signs are believed to be a deterrent and the CDD will not incur additional insurance costs.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, authorizing Staff to enter into a Small Project Agreement and Onsite Industries Proposal W000374885 for Pond Signs in the amount of \$1,984.10, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-02. He discussed budget processes and reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Significant capital improvements are being considered; while further adjustments will be made to the budget, resident input will be sought before the Fiscal Year 2025 budget is finalized. Property owners will receive a Mailed Notice to inform them of the possibility of an assessment increase. Proposals for various items will be solicited and the budget will be revised in advance of adoption.

Discussion ensued regarding capital improvement projects and whether to hold a workshop. The consensus was that the Mailed Notice will indicate that the assessment might increase by as much as \$550 per unit; however, the Board will continue trying to reduce assessments during the budgeting process.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2024 at 1:45 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.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-03.

The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATE: Insert "May 19, 2025"

TIME: Change "1:15 PM" to "1:45 PM"

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-04.

The following nomination was made:

Kristen Thomas	Assistant Secretary
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No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Neal Shact	Assistant Secretary
Chris McKinney	Assistant Secretary
Jared Bouskila	Assistant Secretary
Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. Shact, with all in favor, Resolution 2024-04, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Acceptance of Unaudited Financial Statements as of April 30, 2024**

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. McKinney, with all in favor, the Unaudited Financial Statements as of April 30, 2024, as presented, were accepted.**

**B. Approval of April 23, 2024 Regular Meeting Minutes**

The following change was made:

Line 22: Delete "(via telephone)"

**On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the April 23, 2024 Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH 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: Beachwalk Club**

- **Beachwalk Club Monthly Report**

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

- **NEXT MEETING DATE: July 23, 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**

The next meeting will be held on July 23, 2024, unless cancelled.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Rom, Mr. John Kinsey and Mr. Bryan Kinsey responded to resident questions regarding assessments, the map, sustainable landscaping and requests for a workshop, later meetings and Zoom meetings.

A resident asked how much his assessment might be if it increases \$500. A Board Member stated that, based on a standard lot in Parcel 14, the Operations & Maintenance (O&M) portion of the assessment would approximately total \$1,700 and the Debt Service portion of the assessment would total approximately \$3,600, for a total of approximately \$5,300; the previous year total assessment was \$4,700, so this would be an increase of approximately \$600.

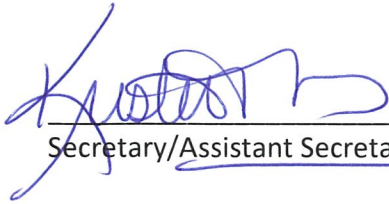
Discussion ensued regarding assessments, the Fiscal Year 2025 budget and upcoming capital improvements. It was noted that the CDD utilizes unassigned fund balance for unbudgeted expenses.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 2:45 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair