

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

The Board of Supervisors of the Twin Creeks North Community Development District held multiple Public Hearings and a Regular Meeting on September 7, 2021 at 12:15 p.m., in the St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084.

Present at the meeting were:

John Kinsey	Chair
Zenzi Rogers	Vice Chair
Bryan Kinsey	Assistant Secretary
Steven Jordan	Assistant Secretary
Jared Bouskila (via telephone)	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Sue Delegal (via telephone)	District Counsel
Brenda McCarthy (via telephone)	American Landmark
Danny Tanton	Resident
Neal Shact	Resident
Jennifer Dumas	Resident
Lisa Nichols	Resident
Charlie Arnold	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:16 p.m. Supervisors Bryan Kinsey, John Kinsey, Rogers and Jordan were present in person. Supervisor Bouskila was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2022 budget, which was unchanged since it was last presented.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Public Hearing was opened.

Resident Neal Schact asked if there was a way for the CDD to refinance the original debt that was borrowed at a lower interest and if there was a call provision on the existing bonds. Mr. Rom stated the call period is typically 10 years and the bonds were not callable at this time.

Resident Jennifer Dumas voiced her opinion that the ponds were overrun with algae, overgrown vegetation and cattails and the landscape was inundated with weeds. She asked how the CDD assessments that she pays are being utilized as, in her opinion, the community is not being properly maintained. She wanted to know what ensures that landscape maintenance will improve when the assessments increase.

Mr. John Kinsey stated landscape maintenance has been ongoing and Staff is finalizing a Request for Proposals (RFP) for a new contractor for future landscape repairs and replacement, for which the CDD has been accruing funds over the last few years. There is a plan to remove all of the dead plantings and weeds and clean out the area, through January, in preparation for new plant and palm tree installations at the entranceways in April. There will be a dramatic transformation with improved landscaping and lake maintenance in spring.

Resident Lisa Nichols reiterated Ms. Dumas’ comments about the weeds. She asked about the RFP and expressed her hope that the CDD was not waiting for a nationally known coffee company to relocate to the area to make the improvements. She asked for the shrubs at the Dorado entrance to be lowered, as, in her opinion, it is difficult for motorists to see passing golf carts. She asked for Taylor Morrison (TM) to install a “One Way” sign at the end of the property because she believed that motorists are mistakenly driving the wrong way.

Mr. John Kinsey stated the RFP was slightly more complicated than expected. The plant replacement timing has nothing to do with waiting for any businesses to come into the area. The shrubs at the Dorado entrance would be inspected and “One Way” signage would be installed in the area mentioned.

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2021-06 and read the title.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes

B. Mailed Notice(s) to Property Owners

The Notices were included for informational purposes.

- C. **Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Public Hearing was opened.

There were no public comments.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2021-07.

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information. There were no findings, irregularities, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Rom presented Resolution 2021-08.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2021-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Rom presented the Unaudited Financial Statements as of July 31, 2021.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 18, 2021 Regular Meeting Minutes

Mr. Rom presented the May 18, 2021 Regular Meeting Minutes.

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, the May 18, 2021 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Ms. Delegal stated the Florida Legislature introduced several bills that will affect CDD operations and impose requirements, as follows:

- An additional annual report requirement regarding the number of CDD employees and contractors and compensation.

- CDD spending.
- Modifications of the criteria regarding publication of notice
- Protections of governmental entities involving actions related to COVID, assuming certain steps are taken.
- Some bills are related to impact fees, competitive bidding, etc. District Management and District Counsel will apply as necessary.
- A new bill requires CDD that provide wastewater and stormwater management services to develop a Needs Analysis for the next 20 years, including a description of the facilities, projected services, cost calculations, etc. T first Report will be due by June 2022, with updates every five years thereafter. Staff will need to start work on this soon.

Mr. Rom would distribute the memos to the Board Members.

B. District Engineer: *Prosser, Inc.*

There was no report.

C. Field Operations Liaison: *Steven Jordan*

There was being no report.

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

I. Update: RFP FOR Landscape Maintenance Services

The RFP was being finalized and it would be advertised soon.

II. NEXT MEETING DATE: November 16, 2021 at 12:15 P.M.

○ QUORUM CHECK

The next meeting would be held on November 16, 2021, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 12:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair