

# Twin Creeks North Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://twincreeksnorthcdd.net/>

January 16, 2026

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Twin Creeks North Community Development District

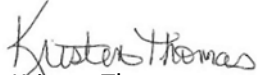
Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Public Workshop limited to the Amenity Study Presentation on January 26, 2026 at 6:00 p.m., or as soon thereafter as the matter may be heard, at the Beachwalk Clubhouse Restaurant, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order
2. Opening Remarks
3. Amenity Study Presentation by Christovich and Associates, LLC (*under separate cover*)\*
4. Q & A Session (*note this is only on the Amenity Study Presentation*)
5. UPCOMING MEETINGS
  - January 27, 2026 at 6:00 PM [Public Workshop – Amenity Study Presentation]
  - February 24, 2026 at 1:45 PM [Regular Meeting]
6. Closing Remarks
7. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 517-5111 or Daniel Rom at (561) 909-7930.

Sincerely,



Kristen Thomas  
District Manager

### FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 866 4977

TEAMS NUMBER: +1 646-979-9737,,336871432#

PHONE CONFERENCE ID: 336 871 432#

TEAMS MEETING ID: 218 759 706 270 73

PASSCODE: 3gU7Fh3W

<https://teams.microsoft.com/join/21875970627073?p=d0a0EonIDjAL0s5wpG>

\*Note the Amenity Study was conducted by a third-party consultant and the Board has not provided feedback in advance of the Workshop.