

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/>

February 17, 2026

Board of Supervisors
Twin Creeks North Community Development District

Dear Board Members:

ATTENDEES:

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

Note: Meeting Time

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Regular Meeting on February 24, 2026 at 1:45 p.m., at the Beachwalk Clubhouse Restaurant, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman Open Remarks
3. Public Comments (*non-agenda items only*)
4. Discussion/Consideration: Phase 1 Amenity Study Final Report - Christovich and Associates LLC
 - A. Final Report
 - B. Christovich and Associates, LLC Agreement for Consulting Services
5. Discussion/Consideration: Phase II Amenity Project - Basham and Lucas Design Group, Inc.
 - Proposal
6. Discussion/Consideration of Nuisance Muscovy Ducks Removal [Atlantic Isles and Seaside Estates]
 - Quick Catch Work Authorization Form – Duck Inspection
7. Discussion/Consideration of The Greenery, Inc. Proposals
 - A. #85729 [Monument Landscape Enhancements] \$187,302.86
 - B. #87861 [Palm Tree Replacement at Club Entrance Roundabout] \$12,350.07
8. Discussion/Consideration: Agreement (Lake Bank Restoration) – FECC
 - A. Agreement History
 - B. Proposal for 14A and B

9. Update/Discussion: Fountains Project

- A. Status
- B. Tile Proposal
- C. Lighting Proposal

10. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of January 31, 2026
- B. Approval of Minutes
 - I. January 26, 2026 Regular Meeting
 - II. January 26, 2026 Public Workshop
 - III. January 27, 2026 Public Workshop

11. Staff Reports

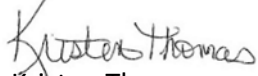
- A. District Counsel: *Kilinski / Van Wyk PLLC*
- B. District Engineer: *Prosser, Inc.*
 - E-Bike and Golf Cart Signage Application Status
- C. Field Operations: *TPAM Liaison*
 - Update Sent Under Separate Cover
 - Irrigation Controller Project Update
 - Status of ADA Mats and Crosswalk Paths
 - Discussion: Volunteer Wayfair Sign Committee
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
 - Stroll Beacon Magazine Article (*Fred Amato*)
 - Consideration of Club E-Blast Communication
 - NEXT MEETING DATE: March 24, 2026 at 5:30 PM
 - QUORUM CHECK

SEAT 1	MICHAEL CHASE, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID MULLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARK KUPER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. 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