

# Twin Creeks North Community Development District

## OFFICE OF THE DISTRICT MANAGER

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

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<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

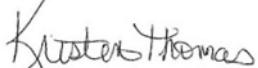
9. Update/Discussion: Fountains Project
  - A. Status
  - B. Tile Proposal
  - C. Lighting Proposal
10. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of January 31, 2026
  - B. Approval of Minutes
    - I. January 26, 2026 Regular Meeting
    - II. January 26, 2026 Public 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**