

**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 February 24, 2026 at 1:45 p.m., at the Beachwalk Clubhouse Restaurant, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present:

Neal Shact	Chair
David Mullins	Vice Chair
Mark Kuper	Assistant Secretary
Michael Chase Jr.	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC
Raymond Passaro (via telephone)	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski	District Counsel
Mitchell Zwang	Kilinski Van Wyk PLLC
Neal Brockmeier (via telephone)	District Engineer
Tom Rowland	TPAM Manager
Greg Christovich (via telephone)	CDD Consultant

Residents present:

Suzanne Todd	Brett Daly	Bob Clausen	Lois Freedman	Laura Wertzberger
Keith Holland	Tina Hope	Brian Warren	Joe Herriman	Thomas Vars
Gregg Thoman	Claire Kay	Chris McKinney	Charlie Arnold	Other Residents

**DUE TO TECHNICAL DIFFICULTIES, THE AUDIO AT THE START OF THE MEETING
WAS NOT CAPTURED. MANY COMMENTS WERE INAUDIBLE.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 1:47 p.m.

Supervisors Shact, Mullins, Chase and Kuper were present. Supervisor Kinsey was not present.

SECOND ORDER OF BUSINESS

Chairman Open Remarks

Mr. Shact stated the CDD continues to move forward with the Conveyance, the Enhancement Phase II, and research to ultimately enhance Beachwalk. Today where the CDD stands and items to get the CDD ultimately to Phase II will be discussed. The hope is that the due diligence discussion will put the CDD where the CDD and the Club need to be to move forward.

THIRD ORDER OF BUSINESS

Public Comments (non-agenda items only)

Resident Thomas Vars asked for an update regarding the irrigation project.

FOURTH ORDER OF BUSINESS

**Discussion/Consideration: Phase 1
Amenity Study Final Report - Christovich
and Associates LLC**

AUDIO COMMENCED WHILE THIS ITEM WAS UNDERWAY

A. Final Report

The Board and Staff gave their opinions regarding the Report’s conclusions, consideration of potential conveyance issues, the benefits of conveyance, information provided, and the potential to reduce costs.

B. Christovich and Associates, LLC Agreement for Consulting Services

Mr. Christovich expressed his willingness to follow up as necessary regarding the Report.

On MOTION by Mr. Shact and seconded by Mr. Chase, with Mr. Shact, Mr. Mullins, Mr. Chase in favor and Mr. Kuper dissenting, accepting the Phase 1 Amenity Study Final Report prepared by Christovich and Associates LLC and authorizing Staff to move forward with payment, was approved. [Motion passed 3-1]

FIFTH ORDER OF BUSINESS

**Discussion/Consideration: Phase II
Amenity Project - Basham and Lucas
Design Group, Inc.**

• Proposal

Mr. Shact began to introduce the reason behind this proposal but Paul Basham was not present to discuss it. He asked if the General Manager or a Club Board Member would like to

step up since the CDD was not involved with the proposal, and the discussion surrounding it. Mr. Shact introduced Chris McKinney, Club Board Member and head of the Long Range Planning Committee, which engaged this consultant to assist with aspects of projects, including the bar and dining facilities, and overall amenity enhancements. He recalled some comments about overlap with the Amenity Study and suggested the CDD consider funding the Phase I dining area project, in the amount of \$7,200, and the overall enhancement study, in the amount of \$10,700.

Ms. Kilinski recommended deferring this item to a future meeting to allow the Board and Staff time to review the associated due diligence items.

Discussion ensued regarding budget processes and timeframes, reimbursements, use of public funds, and communications to property owners.

Ms. Kilinski was directed to work with The Club’s Attorney to address due diligence and conveyance documents. District Management will schedule the presentation of the proposed Fiscal Year 2027 budget between the May meeting and the June 15, 2026 deadline.

This item was deferred and will be included on the next agenda.

SIXTH ORDER OF BUSINESS

Discussion/Consideration of Nuisance Muscovy Ducks Removal [Atlantic Isles and Seaside Estates]

Mr. Rowland discussed issues related to nuisance Muscovy ducks in Atlantic Isles and Seaside Estates. Two HOA areas and one CDD area are currently affected. Mr. Kuper voiced his belief that the CDD should only be responsible for one-third of the bill, and that it would be difficult to determine which ducks are removed from which location. He recommended that the CDD engage the vendor and pay the invoice. Ms. Thomas noted that the HOA’s preferred vendor, Coastal Wildlife & Pest Control Services, submitted a bid of \$1,495 to remove the ducks. She stated that the CDD’s preferred vendor, Quick Catch, bid \$89 for an inspection.

▪ **Quick Catch Work Authorization Form – Duck Inspection**

On MOTION by Mr. Chase and seconded by Mr. Mullins, with all in favor, the Quick Catch Work Authorization Form for Duck Inspection, in the amount of \$89; and directing Staff to work with Quick Catch to authorize Duck Removal, in a not-to-exceed amount of \$1,500, were approved.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of The Greenery, Inc. Work Order Proposals

A. #85729 [Monument Landscape Enhancements] \$187,302.86

Mr. Rowland presented the proposal related to the monument topper and discussed the vegetation selected and the goal to shield debris from blowing down into the fountain water.

Discussion ensued regarding the proposal, aesthetics, the scope of work and phases, damage to three motors in recent months, evidence of children trespassing, E-bike damage to the monument, installing signs and fences for safety and to prevent trespassing, the need to remove vegetation damaged by frost, ensuring preservation or replacement of palm trees required by the County, whether to install walking areas at the top of the wall, natural barriers, and cost considerations.

The consensus was to focus on the top of the monument, consider juniper or evergreen types of plantings for the natural border, and develop a means of keeping trespassers out. A new proposal, better renderings, and an inventory of palms to be replaced are needed.

Ms. Thomas will research the requirements of the Interlocal Agreement and inform the Board in advance of the next meeting.

This item was deferred to the next meeting.

Discussion ensued regarding the recommendation to post three signs at each monument and the estimated cost of \$75 per aluminum sign with a metal pole, installed.

The consensus was to post a minimum of three signs at each monument. A total of 16 signs will be ordered; 12 will be installed immediately, and four spares will be kept on hand.

On MOTION by Mr. Shact and seconded by Mr. Kuper, with all in favor, installing 12 signs, in a not-to-exceed amount of \$1,600, was approved.

B. #87861 [Palm Tree Replacement at Club Entrance Roundabout] \$12,350.07

Mr. Rowland presented Proposal #87861 for replacement of the Medjool Palm at the front of the roundabout.

On MOTION by Mr. Mullins and seconded by Mr. Kuper, with all in favor, The Greenery, Inc. Work Order Proposal #87861 for Palm Tree Replacement at the Club Entrance Roundabout, in the amount of \$12,350.07, was approved.

The Board and Staff discussed issues related to the irrigation controller system at The Reef, including the Settlement Agreement, issues related to two meters on one water line, CDD versus HOA property, and cost sharing.

Discussion ensued regarding the CDD running a new main line through The Reef’s property to connect to the meter. The Reef’s irrigation will not be affected.

Ms. Thomas noted that the Settlement Agreement approved at the last meeting will be addressed with the Developer.

Mr. Shact stated the Seaside Estates Board advised him that they did not understand the split and asked for Mr. Rowland and The Greenery to connect with each HOA to provide further information and clarification. Ms. Thomas noted the need to provide information via email and meet with those affected.

EIGHTH ORDER OF BUSINESS

**Discussion/Consideration: Agreement
(Lake Bank Restoration) – FECC**

A. Agreement History

B. Proposal for 14A and B

Ms. Thomas presented the Small Project Agreement executed in July 2024 between the CDD and Florida East Coast Construction #1, LLC (FECC) and the Report presented by the District Engineer. Lakes were approved, except for Lakes 14A and 14B, which require extensive work in order to be certified. Staff recommends terminating the Agreement and engaging another vendor to remediate Lakes 14A and 14B. She noted that payment was withheld for Lakes 14A and 14B and stated that the Engineer’s Report prepared in conjunction with the Goals and Objectives Report indicates that Lakes 14A and 14B are in need of lake bank repair.

Mr. Zwang stated that this letter will initiate the Settlement and Release. Once the letter is sent, it will serve as a notice to cease all work and that the CDD is terminating their contract.

Mr. Brockmeier stated a bid for approximately \$35,000 was recently received from a contractor for this scope of work. The bid will be evaluated before presentation to the Board. Ms. Thomas noted that the original bids for Lakes 14A and 14B were \$4,450 and \$5,550. She asked if significantly more damage was noted since preparation of the Infrastructure Report. Mr. Brockmeier stated that, while the bid has not been evaluated, more damage to Pond 14A

was noted in 2024 and 2025; significant slope correction is needed. Bids were requested from three contractors. He will ask the other two contractors if they will submit a bid.

Discussion ensued regarding whether to terminate FECC’s contract, FECC’s lack of responsiveness, the suggestion to explore whether the CDD has additional options, etc.

The Board directed Staff to negotiate with the possibility of removing the vendor from other current agreements.

NINTH ORDER OF BUSINESS

Update/Discussion: Fountains Project

A. Status

Mr. Rowland stated work continues on Fountains 3 and 4.

B. Tile Proposal

The Board and Staff discussed FECC Estimate 26036 for reinstallation of 25 24x24 tiles. While 12 tiles currently require reinstallation, because adjacent tiles are often damaged during repair, a not-to-exceed amount for reinstallation of 25 tiles was suggested.

C. Lighting Proposal

Discussion ensued regarding FECC Estimate 26032 for the rebuild of existing brass lights and the scope of work, which is based on more commercial-grade, high-quality lighting and includes a one-year warranty from the date of installation. It was noted that additional research is needed to develop a unit cost for Fountain 1.

On MOTION by Mr. Mullins and seconded by Mr. Shact, with all in favor, Florida East Coast Construction #1, LLC Estimate 26036 for reinstallation of 25 24x24 tiles, in a not-to-exceed amount of \$1,250, to be billed based on the actual number of tiles replaced, was approved.

Ms. Thomas presented FECC Estimate 26032 for the rebuild of the existing brass lights for Beach Walk Fountains 2, 3 and 4.

On MOTION by Mr. Mullins and seconded by Mr. Shact, with all in favor, Florida East Coast Construction #1, LLC Estimate 26032 for the rebuild of the existing brass lights, in the amount of \$20,545.56, was approved.

TENTH ORDER OF BUSINESS

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

On MOTION by Mr. Shact and seconded by Mr. Chase, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted; and the January 26, 2026 Regular Meeting, January 26, 2026 Public Workshop, and the January 27, 2026 Public Workshop Minutes, all as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kilinski discussed the current legislative session.

B. District Engineer: Prosser, Inc.

- **E-Bike and Golf Cart Signage Application Status**

Mr. Brockmeier stated the County advised that an Application will be required with regard to the multi-use path along Beachwalk Boulevard; however, he believes a Traffic Study will not be required for additional signage along the multi-use path, including speed limit signs at every entry point along the path. When the document is complete, an update will be provided to the County.

Mr. Rowland voiced his opinion that, now that the traffic signal is installed at the east entry, the stop signs are irrelevant. He emailed the Developer asking for them to be removed, but no response has been received. Mr. Brockmeier stated he is working with the contractor to have stop signs removed from the left turn lane at the entrance and other applicable locations.

Mr. Rowland discussed concerns raised by property owners regarding safety and trip hazards in crosswalks and asked if conveyance to the County is delayed. Mr. Brockmeier voiced his belief that the County requires the Developer to close on the bonds; it is unclear when that will proceed.

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**

The Board and Staff discussed the signs, which fell during high winds. Staff is working to procure replacements for the signs that direct to locations such as The Cove. The Board asked Field Operations to discuss budgets for Fiscal Year 2027 in this committee. They understand that this was a one-time piece, but now that all HOA’s are involved and the posts look nice, it is worth it to keep them. The volunteers were commended and thanked for a nice job.

On MOTION by Mr. Kuper and seconded by Mr. Mullins, with all in favor, the wayfair signs, in relation to receipts discussed, in a not-to-exceed amount of \$200, was approved.

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

- **Stroll Beacon Magazine Article (Fred Amato)**

Ms. Thomas discussed Fred Amato’s interest in writing an article about the CDD. A Board Member suggested an introduction to CDDs, such as a CDD 101 informational presentation.

- **Consideration of Club E-Blast Communication**

Ms. Thomas discussed the challenges related to sending e-blast communications.

- **NEXT MEETING DATE: March 24, 2026 at 5:30 PM**

- **QUORUM CHECK**

Ms. Thomas noted the time change for the March 24, 2026 meeting.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

A Board Member recalled previous discussion about seeking a grant or grants from the United States Tennis Association (USTA) to fund tennis, pickleball, and a security system. He asked Mr. Thomas to renew that discussion with the USTA and to inquire about the status of the request.

Ms. Thomas stated she will make inquiries and provide an update. She will work with the General Manager and possibly the LRC if they are interested.

THIRTEENTH ORDER OF BUSINESS

Public Comments

The Board Members and Staff responded to resident questions about the e-bike situation, and people utilizing the golf cart path being harassed by a group of individuals on e-bikes.

A resident expressed appreciation for the CDD’s on-site security, and suggested they arrive at the post earlier on school days. He stated he supports speed limit signs. He asked what the HOA fees and the CDD assessments cover.

Discussion ensued regarding the wayfaring signs, which will be delivered soon, and trapping and humane removal of nuisance ducks. It was noted that, while some locations where ducks were observed were not included on the list of suspected duck habitats, the entire CDD will be inspected, and all ducks will be identified where they are observed. Ms. Thomas stated that, when the inspection is performed, additional locations could be noted and ducks will be addressed where found and attributed to the HOA or the CDD.

Ms. Thomas stated that Field Operations will schedule police department shifts to enforce traffic laws and regulations related to e-bikes whenever possible; schedules will not be published or discussed on the record.

Discussion ensued regarding the Traffic Study, the electronic speed limit sign, and strategic use of portable parking enforcement and deterrence. It was additionally discussed that Beachwalk Boulevard is the responsibility of the County, in all aspects, and not the CDD.

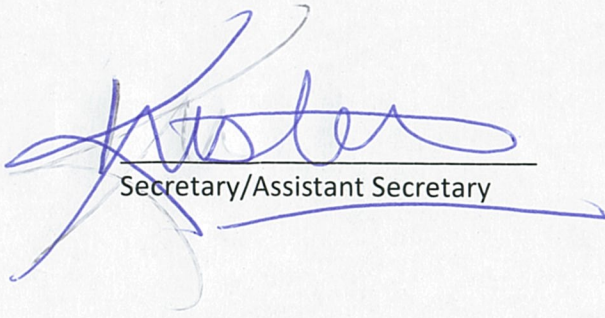
A resident asked about the irrigation cost share for Seaside Estates. It was noted that the irrigation project and cost share discussed previously does not affect Seaside Estates. Additionally, it was noted that, if there were costs associated with the CDD project, at the last meeting, the Board approved paying for the repairs, even if they are HOA related.

Discussion ensued regarding discussions at the workshop.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mullins and seconded by Mr. Kuper, with all in favor, the meeting adjourned at 3:44 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair