

# 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/>

March 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 March 24, 2026 at 5:30 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
4. Discussion/Updates:
  - A. Due Diligence – Conveyance
  - B. USTA Discussion with CDD Manager and Club Manager
5. Continued Discussion/Consideration: Phase II Amenity Project - Basham and Lucas Design Group, Inc.
  - Proposal
6. Discussion/Consideration of The Greenery, Inc. Post Freeze Remediation Proposals
  - A. #85729 [Monument Landscape Enhancements] \$187,302.86
  - B. #89433 [Landscape Enhancement – Arboricola Replacement] \$39,432.63
  - C. #89438 [Landscape Enhancement – Monument Plam Replacement] \$56,604.86
7. Continued Discussion/Consideration: Agreement (Lake Bank Restoration) – FECC
  - A. Proposal for 14A and B
8. Consideration of Gas Easement Agreement

9. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of February 24, 2026
- B. Approval of February 24, 2026 Regular Meeting Minutes

10. 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*
  - Field Report Status – Timing and Information Discussion
  - Status of Irrigation Controller Project
  - Status of Fountain Project
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - Consideration of Rescheduling Proposed Budget Meeting to June 9, 2026 at 6:00 PM
  - Consideration of Remainder of FY2026 Meetings and Potential for FY2027
  - NEXT MEETING DATE: April 28, 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

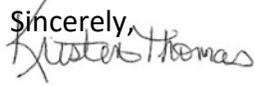
- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

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

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**