

**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 March 24, 2026 at 5:30 p.m., at the Beachwalk Clubhouse, 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
Bryan Kinsey (via telephone)	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jennifer Kilinski	District Counsel
Mitchell Zwang (via telephone)	Kilinski Van Wyk PLLC
Neal Brockmeier	District Engineer
Paul Basham	Basham and Lucas Design Group, Inc.
Tom Rowland	TPAM Manager
Chase Chenowith	Beach Club General Manager
Allen Flannery	The Greenery, Inc.

Residents/Members of the Public present:

Lea Judah	Scott Allen	Carlos G Ruiz	Cindy Thomas	Shannon Shehorn
Beth Ross	Jackie Kirch	Sue Clausen	Patsy Hamilton	Lincoln Schneider
Brett Daly	Kirt Vovou	Suzanne Todd	Travis Ingram	Laura Wertzberger
Rich Todd	Claire Karp	Vicki Lisewski	Victor Lisewski	Leanne Staufenberger
Bert Kamin	Mark Reade	Kathy Vonnoh	Susan Pirzywski	Deborah Price-Dennis
Tina Hope	Shelly Kamin	Keith Holland	Doug McFarland	Carla McFarland
Paul Glaser	Chris Ripkey	Bob Clausen	Nicole Kowalski	Other Residents

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

DUE TO AUDIO INTERFERENCE, MANY COMMENTS WERE INAUDIBLE

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 5:38 p.m. Supervisors Shact, Mullins, Chase and Kuper were present. Supervisor Kinsey attended via telephone.

SECOND ORDER OF BUSINESS

Chairman Open Remarks

Mr. Shact welcomed attendees.

THIRD ORDER OF BUSINESS

Public Comments

Ms. Thomas explained the public comments process. Speakers are limited to three minutes and, in the interest of time, attendees discussing the same topic are encouraged to voice their agreement with previous speakers rather than repeating previous sentiments.

Ms. Thomas stated the Fifth Order of Business will be presented following the Third Order of Business.

Regarding the Phase II Amenity Project, resident Keith Holland recalled previous discussions and asked what authority allows the CDD to spend public funds on a member-owned club, what clearly defined public purpose is tied to the CDD responsibilities, and why the same architectural firm is being considered without any competitive process. He asked for District Counsel to provide insight before any decisions are made.

Regarding the Sixth Order of Business, resident Claire Karp voiced her opinion that \$260,000 is excessive for remediation and asked for more sustainable landscaping options in the future. In her opinion, the landscaping in front of The Cove is an eyesore. She stated The Cove will engage The Greenery to redo the landscaping at the entrance. She asked for the CDD’s support coordinating the timing of work to preserve the entrance’s aesthetics.

Mr. Shact voiced his agreement with Mr. Holland’s comments and stated responses will be provided in context during the discussions.

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

This item, previously the Fifth Order of Business, was presented out of order.

- **Proposal**

Mr. Shact stated he asked for this presentation after discussion with The Club’s Long Range Planning Committee, which received a proposal from Basham & Lucas Design Group, Inc. (B&L). Mr. Christovich’s Study is considered Phase I of the analysis. The Board also agreed to

conduct a Phase II analysis. Mr. Basham and The Club's Long Range Planning Committee are aware of the United States Tennis Association (USTA) requirements so the CDD was not able to go very far with any other design firm. The CDD does not want to endanger the USTA process. As Mr. Basham's firm has a lot of experience working with clubs, the proposal will be presented for informational purposes until further due diligence or the conveyance happens.

Mr. Basham delivered a presentation regarding his firm's background, expertise and experience working in master planned communities and on recreational amenities, including land planning, architecture, landscape architecture, entry monuments and graphics. He displayed pictures and discussed current and completed projects, his firm's focus on creating space, their understanding of how residents use amenities, how they are maintained, maintenance costs, and how to control the quality of food and beverage operations.

Regarding Mr. Holland's questions, Ms. Kilinski stated, as discussed at the last meeting, the CDD is in the due diligence phase and will soon provide an update regarding Club assets. It is good to simultaneously consider the scope, should the CDD proceed with acquisition but, as the CDD does not currently own the improvement, investing public funds in design and schematics of a non-CDD owned asset is not a proper use of public funds. When soliciting professionals, the CDD follows very defined scopes under public procurement law for competitive pricing. If a plan exceeds \$35,000, the CDD is required to advertise a Request for Qualifications (RFQ) for Architectural Services. Staff already discussed and anticipates the cost will exceed \$35,000 and, if so, the RFQ process will be followed. Given that only a few architects bid on such projects, it is expected that Mr. Basham will be a frontrunner given his experience. The CDD has a lot of flexibility when procuring bids for projects that do not exceed \$195,000, or \$564,000 for construction. Staff always attempts to obtain three informal bids, but obtaining multiple bids is very difficult in certain markets.

The Board and Staff discussed the B&L proposal, construction timing, conveyance status, and B&L's work with the USTA and The Club's Long Range Planning Committee.

Mr. Shact stated Mr. Basham was invited to give his presentation because he was already in discussions with The Club's Long Range Planning Committee. The CDD Board has never discussed future bonds, budgets, or construction; when such discussions occur, they will be held in public meetings, and members of the public will have the opportunity to comment.

Resident Tina Hope asked if Mr. Basham worked on Margaritaville Latitude. Mr. Basham replied affirmatively; his firm worked on all the Margaritaville projects.

Mr. Kuper voiced his opinion that the proposal is premature, as the Board does not yet have a full concept of The Club's financial position, the future Operation & Maintenance (O&M), the scope of the project, etc.

The consensus was that the presentation was excellent, but premature.

FOURTH ORDER OF BUSINESS**Discussion/Updates****A. Due Diligence – Conveyance**

Ms. Thomas stated the CDD has been in the due diligence phase for the CDD to possibly take over the assets of The Club.

Ms. Kilinski stated, as the CDD only meets monthly and updates are provided at public meetings, members of the public often hear updates at the same time as the Board. Staff compiled information related to the due diligence and, when complete, it will be sent to the Board in Memo form. Staff is in routine contact with Counsel for The Club regarding outstanding items, including some substantive Agreements to be provided by The Club. The Club will work with the Developer to transfer some items not currently in The Club's possession and provide License Agreements and a list of The Club's current contracts. Staff needs to know how The Lagoon and The Club operate, obligations for maintenance and use, and information about Department of Business & Professional Regulation (DBPR) facility licensing. It is necessary to evaluate the legal contractual relationship between the CDD and The Club and The Lagoon Association; the Agreement is required in order to obtain a license for alcoholic beverages. Staff will develop the Operational Contract, define the terms and conditions, and help build the budget to understand the assessment impacts and the O&M needs. A call with Counsel for The Club Counsel will likely be on Thursday; the goal is to provide the Memo in April.

Ms. Kilinski stated Staff received to a list of questions from The Club to the CDD, and Staff provided all the answers that it could provide; copies were provided to the Board. The Club was advised that the Board has not yet discussed policy-driven questions such as the Board's vision and the financial impacts.

Ms. Kilinski stated The Club would like a 45-day extension on due diligence and asked for Board direction on whether to grant, negotiate or decline the extension. The Club has a list of questions about the Board's vision and policy direction; the questions primarily relate to policy direction, which the Board needs to discuss at a public meeting. Ms. Thomas expressed

concern about a 45-day extension, given the potential impact on assessments, unknown factors, the June 15, 2026 deadline to approve the proposed Fiscal Year 2027 budget and the needed fountain and irrigation infrastructure repairs.

Mr. Chase expressed concern about an apparently adversarial relationship between the CDD and The Club. He thinks the CDD is not harmed if there is no conveyance. He hopes the CDD can be the mechanism to help improve the community. He asked Staff create a framework for conveyance and expressed support for a Board liaison following the turnover.

Discussion ensued regarding information needed from the Developer, the partnership between the CDD and The Club, the request for the 45-day extension, due diligence related to the conveyance, and whether to undertake an independent inspection of assets when construction is completed at a cost of approximately \$8,500 for a very large facility.

Mr. Shact discussed his work with The Club and the CDD and stated conveyance is being considered as a means of addressing The Club's decline. He does not think the matter is adversarial, as all residents are members of The Club and the CDD. He noted concerns related to funding necessary repairs and deferred maintenance and voiced his opinion that the bundle offered is not attractive at its current price, as the number of non-resident personal members has declined in recent years. He noted that The Club is prohibited from capital expenditures over \$100,000 and prohibited from borrowing over \$250,000, which limits the CDD's ability to build and grow. He recommended not granting a delay of longer than 30 days, given the Board's need for information for due diligence. The next meeting is scheduled for April 28, 2026. He expressed concern about delaying pursuit of possible USTA grant funding.

Discussion ensued regarding the benefits of including the community, The Beachwalk Club voting, repairs, potential to reduce costs, questions among residents, who will be eligible for due diligence and what the "open end" will be, issuance of family passes, fees for non-resident memberships, cost of access to The Club, voting on non-resident member fees and the suggestion of requiring questions to be turned in early.

Ms. Thomas and Ms. Kilinski will meet with Counsel for The Club and Staff on Thursday. Ms. Thomas will propose holding a workshop to allow time for questions and answers.

The consensus was to provide an extension of 33 days for due diligence so the matter can be discussed at the April 28, 2026 meeting. Ms. Kilinski will present an Acquisition Package at the April 28, 2026 meeting.

On MOTION by Mr. Chase and seconded by Mr. Shact, with all in favor, proceeding with the UES Independent Assessment for the site walk and the Q&A assessment, subject to approval from The Club, in a not-to-exceed amount of \$10,000, was approved.

B. USTA Discussion with CDD Manager and Club Manager

Ms. Thomas summarized previous discussions about topics including pickleball overtaking tennis, USTA offering \$27 million in grants for projects revitalizing tennis in the U.S., the USTA grant application process and requirements, and the need for the CDD to obtain ownership of the property throughout construction. USTA grants would only pay 50% of the total project costs; proof of funding for the remaining project costs must be provided to qualify.

Discussion ensued regarding the benefits of the project, the USTA's interest in the property, opportunities to host leagues and tournaments, opportunities for additional grants, opportunity for teenagers to have structured activities, positive impacts to the community and property values, insurance considerations, the possibility of funding the project with unassigned fund balance or a loan rather than bonds, and the possibility of utilizing Amenity Center revenue to reduce or eliminate assessment increases.

Ms. Thomas stated that no action will be taken until further notice.

FIFTH ORDER OF BUSINESS

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

- **Proposal**

This item was discussed following the Third Order of Business.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration of The Greenery,
Inc. Post Freeze Remediation Proposals**

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

Ms. Thomas stated Proposal #85729, which is the main proposal for remediation of the monuments, was put on hold in order to address the projects in different phases. The decision was made to focus on remediating landscaping damaged during the freeze, and The Greenery was tasked with surveying the entire property and presenting an itemized proposal for replacement of every dead palm tree and large plant so the Board can consider and approve selected enhancements. That proposal will be included on a future agenda.

B. #89433 [Landscape Enhancement – Arboricola Replacement] \$39,432.63

Mr. Rowland presented Proposal #89433 for plant-for-plant replacement of Arboricola. Ms. Thomas asked if any other plants of equal beauty might be more affordable and hardier. Mr. Flannery replied affirmatively and stated he will present other options.

Discussion ensued regarding whether to shrink the beds to reduce the amount of plant material, conserving funds where possible, the suggestion to consider the many proposals together, developing a plan to implement plantings in phases, and the need to select plantings that preserve the community’s tropical aesthetics. It was noted that existing overgrown plants and ongoing maintenance requirements should be considered when selecting new plants.

Mr. Rowland will work with Mr. Flannery, of the Greenery, to develop a complete proposal with a phased approach. Mr. Rowland discussed how the proposal will reduce the size of landscape beds, focus on medians, and address line of sight issues and overgrown grass.

Mr. Shact discussed the County’s minimum landscape code requirements to which the new landscape design must comply. Ms. Thomas stated requirements also apply at the monuments, where dead plants need to be replaced. The original Engineer was asked to provide the monument plans. She suggested coordinating these projects so it might be possible to transfer extra plants to the monument area.

Ms. Karp suggested replacing the monument plantings and installing signs to avoid issues and damage from children climbing on the monuments.

Discussion ensued regarding redesign of the monument tops, alternative plantings, reinforced fencing, and the need to prevent debris from blowing into the fountain.

Ms. Thomas stated, when she receives the information regarding the County requirements, she will forward it to Mr. Rowland and Mr. Flannery and Mr. Grantham at The Greenery. When St. Johns County standards are known, the project can be planned with transplanted plants at the monuments and shortened landscape beds.

It was noted that irrigation modifications were made, as monument irrigation is currently inoperable. When complete, a proposal will be presented to the Board for approval.

C. #89438 [Landscape Enhancement – Monument Palm Replacement] \$56,604.86

Discussion ensued regarding the \$20,000 expenditure for use of cranes, the scope of work, whether to remove and replace the palms at the monument, and whether to install like-for-like palm trees or to select a less expensive palm tree variety.

On MOTION by Mr. Mullins and seconded by Mr. Kinsey, with all in favor, The Greenery, Inc. Work Order Proposal #89438 for Landscape Enhancement – Monument Palm Replacement, in the amount of \$56,604.86, was approved.

- **The Cove Proposal [Replace Decaying Crepe Myrtles with Southern Magnolias] \$14,639.32**

This item was an addition to the agenda.

Mr. Rowland presented a proposal for replacement of decaying crepe myrtles with southern magnolias on an area of CDD property between the two entrances to The Cove.

This item was deferred.

- **Bahia Sod Proposal [Behind Panda Express]**

This item was an addition to the agenda.

Mr. Rowland presented a proposal for replacement of Bahia sod around the storm drain or sodding and barricading the entire area between the apartments and Monument #2, on the east side of the west entrance, where storm drains fill with mud.

Discussion ensued regarding Panda Express parking behind the monuments and using the area as a staging area during construction.

Ms. Thomas will provide photos of the area in question and work with Mr. Kinsey to contact the offenders for reimbursement. The consensus was to install a temporary remedy such as sandbags or construction barrier.

- **Proposal for Oleander Cutback Throughout the Property \$15,750**

This item was an addition to the agenda.

Mr. Rowland presented a proposal for cutback and separation of overpopulated oleander throughout the property.

Discussion ensued regarding the County’s drought-related water restrictions, which limit watering to once per week; whether to delay installing new vegetation; the drought resistance of Bahia sod; and whether to install Bahia sod and bill the perpetrator.

On MOTION by Mr. Shact and seconded by Mr. Kuper, with all in favor, the proposal for installation of Bahia Sod behind Panda Express, in the amount of \$5,070.98, and authorizing District Management to work with Mr. Kinsey to seek reimbursement, was approved.

Regarding landscaping, Ms. Thomas noted that Mr. Brockmeier will follow up with the original engineer for the monuments. Staff will research the County’s bare minimums for

plantings and convey this information to Field Operations and The Greenery. The Greenery will develop a program or project to replace, enhance and repair the entire facility in phases. She suggested the HOA scope of work be planned from front to back and each section presented for approval either in phases or in totality.

Ms. Thomas asked for items to be included in the proposed Fiscal Year 2027 budget to be submitted before May 15, 2026.

Regarding the Irrigation Controller Project, Mr. Rowland stated work is approximately 60% complete. All trenching in Albany Bay and the reef area is nearing completion.

Ms. Thomas noted that the project was originally estimated to be complete by April 30, 2026. A two-week stoppage occurred due to a vendor issue related to HOA meters and placement that has since been resolved.

SEVENTH ORDER OF BUSINESS

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

A. Proposal for 14A and B

Ms. Thomas recalled discussions about lake bank restoration in 2023 and 2024. Payment was withheld from Florida East Coast Construction for Lakes 14A and 14B based on a lack of evidence the work was done or done correctly. Rather than terminating the Agreement, the Board asked Management to address it with the vendor, who also maintains the fountains. The vendor sent a statement of events, dates and times. Based on photos provided by the Engineer’s reports and pictures, it does not seem as if the work was performed satisfactorily.

Ms. Thomas presented a proposal from Paul Krupp for Lakes 14A and 14B, for \$24,461.80 and \$6,300, respectively. She stated Florida East Coast Construction did not submit a formal proposal but emailed that his estimated not-to-exceed amounts for Lakes 14A and 14B, for \$23,000 and \$7,450, respectively, are contingent upon his engagement for both lakes.

Discussion ensued regarding damage to Lakes 14A and 14B, mobilization, increased scope of work compared to original scope three years ago, developed lots, sod replacement, FECC’s claim that the work was completed, insufficient photo documentation provided by FECC, work that was performed, changes to the scope of work, washouts, and erosion concerns.

Ms. Thomas stated the District Engineer has actual inspections and pictures that clearly evidence that work was not substantially completed. While the current contractor attributed

damage and timestamp issues to recent hurricanes, CDD inspections were performed prior to both hurricanes. It was noted that homeowners have waited a long time for restoration.

On MOTION by Mr. Chase and seconded by Mr. Shact, with all in favor, directing Staff to issue a Termination Letter to Florida East Coast Construction for the current contract for Lakes 14A and 14B, and entering an Agreement with Paul Krupp for Lakes 14A and 14B, in the amounts of \$24,461.80 and \$6,300, respectively, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Gas Easement Agreement

Mr. Brockmeier presented the Gas Easement Agreement between the CDD and TECO Peoples Gas (TECO) and noted that TECO rejected the CDD’s redline version of the Agreement.

Ms. Kilinski discussed issues working with TECO, language the CDD proposed related to restoration responsibilities, and the understanding that, without leverage, TECO will require its form of Agreement. The Grant of Non-Exclusive Utility Easement will have the same conditions.

On MOTION by Mr. Chase and seconded by Mr. Shact, with all in favor, the Gas Easement Agreement, and the Grant of Non-Exclusive Utility Easement, both subject to the parcel owner taking responsibility for any damage and repairing it up to the CDD’s level, were approved.

NINTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of February 28, 2026**
- B. Approval of February 24, 2026 Regular Meeting Minutes**

On MOTION by Mr. Mullins and seconded by Mr. Kuper with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted; and the February 24, 2026 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated she continues following up with Lennar regarding due diligence. She discussed the outcomes from the current legislative session related to increased sovereign immunity limits and e-bike legislation; an update will be emailed.

- B. District Engineer: Prosser, Inc.**
 - E-Bike and Golf Cart Signage Application Status**

Mr. Brockmeier stated good recommendations were received from the County Traffic Engineer regarding placement of speed limit signs on the multi-use path. The CDD's concurrence with the recommendations was submitted to the County; when the right-of-way permit is received, the signs will be installed.

Discussion ensued regarding the delayed ADA mat installation while the Developer works to finalize the bonds. It was noted that the CDD is responsible for fading yellow striping on sidewalks. Mr. Rowland was asked to provide photos and addresses of areas in question so Ms. Thomas can address them in conjunction with the Interlocal Agreement.

C. Field Operations: TPAM Liaison

- **Field Report Status – Timing and Information Discussion**
- **Status of Irrigation Controller Project**
- **Status of Fountain Project**

Mr. Rowland stated the fountains are in working order, aside from Fountain 1, which is nearing completion; Staff is awaiting the lighting proposal. Staff is pressing FECC for this final quote for lights. Landscape lights throughout the CDD are still in disarray; quotes were requested. The Greenery replaced two palm trees and, in doing so, more buried landscape lights were discovered. Currently, only 20% of the landscape up lights are working; nighttime streetlight audits generally identify three to four outages, which are typically addressed within weeks after being reported. Landscape lights would be a big enhancement; however, the cost could be significant, as the lines have been cut and spliced many times. Pine bark was done, but some areas need to be readdressed for consistency. The Greenery started the freeze damage cleanup, which will likely take six weeks. The Lake Doctors did a good job addressing algae. Minimal erosion was noted at two ponds and addressed. Off-duty police patrols are being used sparingly with good results; warnings and tickets were issued. A traffic study was requested and traffic survey devices were deployed. Mr. Rowland will send the traffic study to Ms. Thomas.

Ms. Thomas noted the need to finalize the east or west meter for the irrigation controller. Mr. Rowland will document the meter address and send information to Ms. Thomas.

Ms. Thomas stated the warranty expiration for the rebuilt Beachwalk Channeling letters is April 22, 2026. Don Bell Signs will advise of the cost for a biannual inspection or a trip cost charge. Staff is investigating whether an Agreement is advantageous.

The Board indicated satisfaction with the Field Reports and asked that they be provided at least by the day before meetings.

Regarding fountain operations, Mr. Rowland knows how to shut them off in an emergency, but he does not operate them due to liability. FECC’s project manager is not local.

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**

On MOTION by Mr. Shact and seconded by Mr. Kuper with all in favor, cancelling the May 19, 2026 meeting; scheduling the proposed budget meeting for June 9, 2026 at 5:30 p.m., and readvertising the updated Fiscal Year 2026 Meeting Schedule to include TEAMS meetings information, was approved.

- **NEXT MEETING DATE: April 28, 2026 at 1:45 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 28, 2026 meeting.

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

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding the O&M methodology and whether an individual requesting an individual review can be held responsible for Staff costs related to the analysis.

Ms. Thomas discussed an email from the Senior Living Facility related to lowering Equivalent Residential Units (ERUs) and the HOPA Act, which can entitle adults over 55 to a credit toward Ad Valorem and School Board taxes, which does not affect the CDD. A call is scheduled with the owner of the Senior Living Facility next week. She will discuss the Traffic Study and work with the District Engineer to request proposals and address the matter of whether the CDD or the Senior Living Facility will pay for the methodology; the item is not yet on the agenda, as the belief is that it should be addressed in conjunction with the conveyance.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Laura Wertzberger asked if the CDD is responsible for landscaping from the sidewalk to The Legion by the privacy fence and, if not, if the CDD can be asked to address the resident’s landscaping. It was noted that it is not a CDD matter; The Legion addressed it once

but does not perform regular maintenance or mulch the area. Ms. Thomas noted a past issue with damage to CDD areas related to sign flippers; she can assist with documentation.

Resident Damien Barnes discussed an accident that destroyed a telephone pole and asked about lighted signs or rumble strips. He voiced his opinion that Sheriff patrols are effective. It was noted that the area in question is not a part of the CDD. Ms. Thomas suggested complaints about road dangers be submitted via the St. Johns County Florida Connect app.

Resident Tina Hope voiced her belief that the CDD was going to share the cost of landscaping at Seaside Estates. A Board Member voiced his understanding that the CDD will likely not replace all tropical plantings. It was noted that the Seaside Board also discussed the use of hardier plantings. Ms. Hope expressed concern about implementation of a non-resident user fee and voiced her belief that the fee should be greater than the amount she would pay.

A resident voiced her opinion that e-bike use will increase in the summer and encouraged use of police patrols for deterrence. Ms. Thomas stated the proposed Fiscal Year 2027 budget will be adjusted to include a line item for this expense.

Ms. Karp asked for project management software to be implemented and suggested The Club export the software, which could be used by the CDD. It was noted that the CDD works to be transparent. Ms. Thomas stated she will forward information when requested.

Resident Leanne Staufenberger stated she lives in The Reef facing Albany Bay and expressed concern about speeding and pedestrian safety. She suggested a police patrol near the second entrance. She reported that kids have been throwing the dirt.

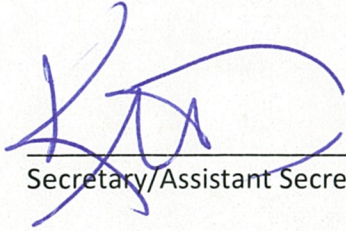
Discussion ensued regarding the rules for the multi-use path, bicycles safety given the presence of golf carts, speed limit signage, and inspecting the roadway and crosswalk striping.

A resident asked if the CDD can solicit a proposal for restriping paths on CDD property not related to Beachwalk Boulevard. Ms. Thomas stated a proposal will be requested.


Resident Kristin Mark asked if the CDD is responsible for the roundabout in front of the golf cart area. A Board Member stated roads are County property; the center part is CDD property and the sidewalk and inner areas are CDD property. Ms. Mark is concerned about young drivers speeding in The Club. It was noted that the area it is not CDD property.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kuper and seconded by Mr. Mullins, with all in favor, the meeting adjourned at 8:18 p.m.
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Secretary/Assistant Secretary



Chair/Vice Chair