

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/>

April 21, 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 April 28, 2026 at 1:45 p.m., at the Beachwalk Clubhouse, 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/Consideration/Update: Due Diligence/Conveyance Club Assets
5. Consideration of [Acquisition Package]
6. Discussion: Senior Living [Traffic Study]
 - Parcel 7 Consideration
 - Halff Associates, Inc. Agreement for the Provision of Limited Professional Services [Traffic Engineer Study]
 - Halff Associates, Inc. Presentation
 - Protea Capital Partners Study Proposal
7. Consideration of The Greenery, Inc. Proposal Work Order # 90475 to Remove Frost Damaged Trees [\$105,925.63]
8. Discussion/Consideration: Cart Path Stripping [Clarifications, Proposal]
9. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2026
 - B. Approval of March 24, 2026 Regular Meeting Minutes

9. 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*
 - Status of Irrigation Controller Project
 - Status of Fountain Project
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,850 Registered Voters in District as of April 15, 2026
 - NEXT MEETING DATE: June 9, 2026 at 5:30 PM [Presentation of FY2027 Proposed Budget]

○ 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)*

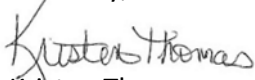
10. Board Members' Comments/Requests

11. Public Comments

12. 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 CODE: 866 4977

TEAMS MEETING ID: 273 640 746 996 24

PASSCODE: jH3H2RY9

<https://teams.microsoft.com/meet/27364074699624?p=Hycsq2r6F8TxlFlZKu>

Dial in by phone: [+1 646-979-9737](tel:+16469799737),558202625#

Phone conference ID: 558 202 625#