

# 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/>

May 11, 2026

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Twin Creeks North Community Development District

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Special Meeting on May 18, 2026 at 2:00 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
  - Club Board Conveyance Response/Action
  - FY2027 Budget Consideration [Club Expenditures]
5. Discussion: Senior Living
6. Consideration of The Greenery, Inc. Proposal Work Order # 90475 to Remove Frost Damaged Trees [\$105,925.63]
7. Discussion/Consideration: Cart Path Stripping [Clarifications, Proposal]
8. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of March 31, 2026
  - B. Approval of March 24, 2026 Regular Meeting Minutes
9. Ratification of The Greenery, Inc. Proposal Work Order # 90923 for Dedicated Power for Albany Bay [Irrigation Controller Project]
10. Staff Reports

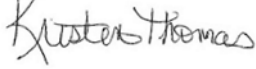
- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Prosser, Inc.*
  - Update ADA Mats and Crosswalk Paths
  - Update to 14a and b
  - Other Engineering Updates
- C. Field Operations: *TPAM Liaison*
  - Status of Irrigation Controller Project
  - Status of Fountain Project
  - Landscape Discussion [The Greenery Presentation]
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - Continued Discussion: FY2027 Budget
  - Social Media Discussion Document (*for informational purposes only*)
  - 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*)
- 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.

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: 259 608 195 179**

**PASSCODE: gQ6Sw2vD**

<https://teams.microsoft.com/meet/259587608195179?p=YvSG5cNRGUCxOP6PM4>

**Dial in by phone: [+1 646-979-9737](tel:+16469799737), [947347225#](tel:+1947347225)**

**Phone conference ID: 947 347 225#**