

# 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/>

June 2, 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 Regular Meeting on June 9, 2026 at 5:30 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
  - Beachwalk Club Board and CDD Board Discussion
  - FY2027 Budget Consideration [Club Expenditures]
5. Consideration of Resolution 2026-04, Approving a Proposed Budget(s) for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
6. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of April 30, 2026
  - B. Approval of May 18, 2026 Special Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk PLLC*
  - B. District Engineer: *Prosser, Inc.*
  - 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*

- Potential CDD/Club Conveyance Discussion Workshop
- UPCOMING MEETINGS
  - June 23, 2026 at 5:30 PM
  - July 28, 2026 at 1:45 PM
  - August 25, 2026 at 1:45 PM
  - September 22, 2026 at 5:30 PM
- QUORUM CHECK

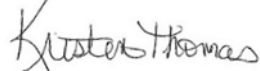
SEAT 1	MICHAEL CHASE, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID MULLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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)*

8. Board Members' Comments/Requests
9. Public Comments
10. 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: 261 373 202 693 71**

**PASSCODE: CY7ya2zm**

<https://teams.microsoft.com/meet/26137320269371?p=oeb8yHvmNkwzlcYUxM>

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