TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

July 22, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

July 15, 2025

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 July 22, 2025 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. Presentation: *The Greenery, Inc.,* Landscape & Irrigation Monthly Maintenance Report
3. Public Comments
4. Ratification of The Greenery, Inc. Invoice 786315 [Maintenance Deficiency work - Weeding Catchup]
5. Discussion/Consideration
   - A. Discussion/Consideration: Maintenance of New Plantings
   - B. Discussion/Consideration: North Florida Preferred Home Services: Consultation, Irrigation mapping and zoning Proposal $5,000
   - C. Discussion/Consideration: Proposals for Animal Waste Stations
     - I. Doody Calls
     - II. Coastal Amenity
     - III. Scoop Wizards
   - D. Discussion/Reconsideration: Prime AE Proposal for BJ's Tract Enhancement
   - E. Discussion/Consideration: Grand Isles Wayfinding Signs
     - I. Proposal
     - II. Interlocal Agreement
   - F. Discussion: Fishing in CDD Ponds

6. Consent Agenda Items
   A. Acceptance of Unaudited Financial Statements as of June 30, 2025
   B. Approval of May 20, 2025 Regular Meeting Minutes

7. Staff Reports
   A. District Counsel: *Kilinski | Van Wyk PLLC*
      - Legislative Update
   B. District Engineer: *Prosser, Inc.*
   C. Field Operations Liaison: *Beachwalk Club*
   D. Landscape Maintenance: *The Greenery, Inc.*
      - Maintenance Schedule
   E. District Manager: *Wrathell, Hunt and Associates, LLC*
      - UPCOMING MEETINGS
        - ➢ August 26, 2025 at 1:45 PM [Adoption of FY2026 Budget]
        - ➢ September 23, 2025 at 5:30 PM
        - ○ QUORUM CHECK

SEAT 1	GEOFF GUNDLACH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DAVID MULLINS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	NEAL SHACT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	BRYAN KINSEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARK KUPER	☐ IN PERSON	☐ PHONE	☐ NO

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

Sincerely,

Daniel Rom
District Manager

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

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Landscape Maintenance Update

Presented to the Board of Directors
Date: July 16, 2025

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1. Key Challenges & Progress

Irrigation System

- Took approximately 4 weeks to fully understand system layout due to poor documentation from the previous provider.
- All zones and controllers now identified; inspections completed as of **July 11**.
- ✅ **Status:** We now have full control and visibility.
- **Next Step:** Begin developing a central smart system strategy to increase water efficiency and improve scheduling.

Bed Weeds

- Property was taken over in **severe condition** regarding bed weeds.
- Currently at **~80% control** due to aggressive treatment.
- A **pre-emergent program** is in place, but full resolution will take a few more months due to established weed cycles.
- ✅ **Status:** Actively improving; noticeable visual progress.

Property Boundaries

- Some initial confusion regarding what areas were in scope.
- Worked closely with district representatives to confirm lines.
- ✅ **Status:** More clear understanding of boundaries. Still in progress but we feel we are getting a better understanding and working with Management on new items as the arise.

Turf & Plant Health

- Could not initiate treatment early due to lack of irrigation clarity.
- With system now fully functional, turf and plant treatments have begun.
- Soil quality is substandard; **spurge presence** in Bermuda grass is a key indicator.

- ✅ **Status:** Now actively addressing underlying health issues.

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2. Work Completed (Past 2 Weeks)

- Herbicide applied to all turf and bed areas.
- Full mowing schedule resumed; missed areas corrected and added to weekly routing.
- Monument areas cleaned and added to priority list.
- Seasonal color beds cleared of dead/dying plants.

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3. Next 30 Days – Key Maintenance Focus

- **Turf Fertilizer + Weed Control:** Application scheduled for this cycle.
- **Bed Weed Treatments:** Follow-up treatments to push toward full control.
- **Pruning:** All hedges to be pruned; growth regulator applied to reduce frequency.
- **Seasonal Color Rotation:** Fresh, vibrant annuals to be installed.
- **Groundcover Care:** Manual and selective herbicide for removal of persistent weeds.

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4. Recommendations – Contract Optimization

Mowing Frequency Adjustment

Proposal: Reduce mowing from 2x/week to 1x/week.

- Aligns with original contract standards.
- Labor savings can be reallocated to high-need areas:
    - Bed rehab
    - Shrub detail work
    - Fertility and soil care
- Apply **Turf Growth Regulator** to:

    - Improve turf density and color
    - Reduce mowing needs without sacrificing appearance
- **Result:** Same labor hours, better property-wide impact.
- Additional addendum areas can be maintained **with no added cost.**

Summary & Outlook

- 🔄 Bed and turf recovery underway; visual improvement ongoing.
- ⚙️ Efficiency recommendations presented to improve results without increasing cost.
- 🗓️ Clear action plan in place for the next 30 days.

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

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PO Box 6569
Hilton Head Island, SC 29938

Invoice 786315	
Date	**PO/Contract#**
06/26/25	
Account Manager	**Terms**
WILLIAM FLANNERY	Net 30
Total Amount	$5,906.76

Bill To
Twin Creeks North CDD Attn: Field Ops Liaison 2300 Glades Road, Suite 410W Boca Raton, FL 33481

Property Address
Twin Creeks North CDD (Beachwalk) 100 Beachwalk Club Dr Saint Augustine, FL 32259

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	**Amount**
#81096 - Maintenance Deficiency work - Weeding Catchup Work order to cover the additional labor that was necessary to bring the property up to scope in regards to weeding and overall maintenance.	
Landscape Enhancement Work - 06/25/2025	*$5,906.76*
Total	**$5,906.76**

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,906.76	$0.00	$0.00	$0.00	$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5A

From: Kristen Thomas
To: Sarah Gourdine
Subject: FW: Plant Material To Block Golf Cart, E-bike and Bicycle access/trespassing of Atlantica Isles
Date: Wednesday, July 16, 2025 5:17:56 PM

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Patrick Connor <pconnorai63@gmail.com>
Sent: Wednesday, July 16, 2025 5:05 PM
To: Kristen Thomas <thomask@whhassociates.com>
Cc: Daniel Rom <romd@whhassociates.com>; Art Minchew <maintenance@clubbeachwalk.com>; TPAM President Tom Rowand <tom.rowand@tpam.biz>; Neal Shact <neal@shact.com>
Subject: Re: Plant Material To Block Golf Cart, E-bike and Bicycle access/trespassing of Atlantica Isles

Kristen, Daniel, Art, Tom and Neal,

I would like to amend the request regarding Plant Material for a Natural Blockade to golf cart, E-bike and bicycle trespassing of our community border.

Reviewing property maps, the area that is being breached is CDD Property. If the CDD Board would pay for the plant material and provide irrigation and maintenance of same, a group of Volunteers from Atlantica Isles will plant them.
Azaleas cost ~$40 each. Viburnum and Ligustrum less.

Estimated cost of plant material and some soil amendment $3300.

Thank you again for your consideration of this request.

Pat Connor
Atlantica Isles HOA Board

On Tue, Jul 15, 2025, 7:51 AM Patrick Connor <pconnorai63@gmail.com> wrote:

> Thank you Kristen
>
> Pat Connor
> Atlantica Isles HOA Board
>
> On Mon, Jul 14, 2025, 5:11 PM Kristen Thomas <thomask@whhassociates.com> wrote:
>
> > Good afternoon,
> >
> > This has been received. Art, please work with The Greenery to see what the cost would be to add this to the current contract. If you are adding this to the changes with Dorado and Seaside, please have The Greenery separate this for the board.
> >
> > Pat will let you know once the board discusses.
> >
> > **Thank you,**
> >
> > **Kristen Thomas**
> > **District Manager**
> > **Wrathell, Hunt and Associates, LLC**
> > **Phone: 561.571.0010**
> > **Toll Free: 877.276.0889**

Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Patrick Connor <pconnorai63@gmail.com>
Sent: Monday, July 14, 2025 3:58 PM
To: Kristen Thomas <thomask@whhassociates.com>; Daniel Rom <romd@whhassociates.com>; Art Minchew <maintenance@clubbeachwalk.com>; TPAM President Tom Rowand <tom.rowand@tpam.biz>; Neal Shact <neal@shact.com>
Subject: Plant Material To Block Golf Cart, E-bike and Bicycle access/trespassing of Atlantica Isles

To Members of the Beachwalk CDD Board,

The enclosed photos reveal how porous the West End of Atlantica Isles Community is to golf carts, e-bikes and bicycles.

The top photograph is located nearest 471 Rum Runner Way and this would require approximately 16 plants(*) to block access through the spaces between the palm trees.
The 2nd photo indicates an area which would necessitate 27 plants
3rd photo: 9 plants
4th photo, closest to 599 Run Runner Way, indicates need for 17 plants.

If approved, Atlantica Isles would PURCHASE and INSTALL plant material. We would ask the CDD to provide maintenance hedging of plants as they grow.

(*). Plants to include Ligustrum, Azaleas and Viburnum.

> Thank you for considering this request.
>
> Pat Connor
> Atlantica Isles HOA Board

the greenery, inc.
— EMPLOYEE OWNED —
843-785-3848 | PO BOX 6569 | Hilton Head, SC 29938

A D D E N D U M to Purchase of Services Agreement

THIS ADDENDUM is made and entered into as of the 7th day of July, 2025 by Twin Creeks CDD and THE GREENERY, INC., ("Greenery").

WITNESSETH

WHEREAS, Twin Creeks CDD contract and the Greenery executed a landscape maintenance agreement dated the 1st of June, 2025 for the landscape maintenance services.

WHEREAS, the parties desire to amend the Agreement in order to modify the cost of maintenance, scope of work and terms of monthly payment associated there with to the Agreement;

WHEREAS, the parties desire to amend the Agreement in order to modify the cost of maintenance, terms of monthly payment associated there with to the Agreement;

NOW, THEREFORE, for and in good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

ADDENDUM # 1: **EFFECTIVE DATE: August 1, 2025**

1. **Modification to Scope of Work**

a. Addition of new landscape beds along the entrance of Dorado

b. Addition of new landescape beds along the entrance of Seaside Estates

Inclu**des bed detailing, routine weed spraying, weed pulling and general trimming as needed**

Addition of Cost to Contract **$786.00/month**

Revised Pricing - Summary

the greenery, inc. — EMPLOYEE OWNED —	Monthly$	Annual $
Original Contract Total	$ 41,866.17	$ 502,394.04
Addendum 1 -	$ 786.00	
Addition of Landscape beds		
New Contract Total	**$ 42,652.17**	

_____ _____

(Signature) Melissa Brock, Director of Business Development
Director of Business Development

_____ _____

(Print Name, title)

_____ _____

(date) *(date)*

Work Order Proposal

Proposal Date: 7/17/2025
Proposal Work Order #: 81840
Prepared By: WILLIAM FLANNERY

Property Name: Twin Creeks North CDD (Beachwalk)
Address: 100 Beachwalk Club Dr, Saint Augustine, FL 32259
Client Contact: Art Minchew TwinCreeksnorthcdd@districtap.com
Client Phone #: 561-571-0010

Additional Flower Proposal

Additional flowers for entrances outside of what is pre-approved in the scope of the contract:

- Albany Bay Entrance-40 flowers
- Atlantica Isles Entrance-100 flowers
- Seaside Estates- 100 flower

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Planting					**$648.00**
Seasonal Color Install (Sub)	240.00	EA	$2.70	$648.00	
Total for Work Order #81840					**$648.00**

TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.

2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.

3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.

4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.

5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.

6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is $ 75 / hour. Any irrigation prices included in this bid are an estimation only.

7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.

8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.

9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.

10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.

11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name:	Twin Creeks North CDD (Beachwalk)	**Proposal Date:**	7/17/2025
Address:	100 Beachwalk Club Dr, Saint Augustine, FL 32259	**Proposal Work Order #:**	81840
Client Contact:	Art Minchew TwinCreeksnorthcdd@districtap.com	**Prepared By:**	WILLIAM FLANNERY
Client Phone #:	561-571-0010		

Total:	**$648.00**
Deposit Amount (50%):	**$324.00**

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY

WILLIAM FLANNERY

Date 7/17/2025

The Greenery, Inc.

By _____

Date _____

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5B

904224

NAME	SHIP TO
Twin Creeks North CDD	N.F. Preferred Home Services
ADDRESS	ADDRESS
2300 Glades Road St. 410W	3716 Arava Drive
CITY, STATE, ZIP	CITY, STATE, ZIP
Boca Raton FL 33431	G.C.S. FL 32043

ORDER NUMBER	DEPARTMENT	SALESPERSON	WHEN SHIP	TERMS	HOW SHIP	DATE
						07/08/25

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Proposal for mapping Irrigation System on CDD Property		
-	(40) hours Labor @ $125.00 per hour		$ 5,000.00
	Total:		$ 5,000.00
	Notes: Maps will include Clock Locations, Meter Locations, Areas of Zone Coverage and wire paths for each clock.		
	Bryce is available to complete mapping the week of July 21.		
	Payment in Full will be required upon completion of work on July 25.		

BUYER:

adams 8100

KEEP THIS SLIP FOR REFERENCE

01-11

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5C

To: Kristen Thomas <thomask@whhassociates.com>
Subject: Re: Waste Station Proposals

Understood!

Attached are the proposals. To recap, here is the additional information obtained from each vendor with pricing blocked out in a table format:

Below are the breakdowns for each waste station service **with included invoicing details and cancellation terms**.

Doodycalls:

Service	Qty Stations	Installation Cost	Cost per Station	Cost per Month	Yearly Cost
Weekly	4 Stations	$0	$13.00	$208.00	$2,704.00
2X Weekly	4 Stations	$0	$11.00	$352.00	$4,576.00
3X Weekly	4 Stations	$0	$9.00	$432.00	$5,616.00

Equipment will be installed at **no cost** with a one-year contract for maintenance with Doodycalls. They will provide any additional pet waste stations while under service contract free of charge plus install as well. Monthly invoicing. 60-day cancellation is preferred, but they will agree to 30-day cancellation as well.

Coastal Amenity Services

Service	Qty Stations	Installation Cost	Cost per Station	Monthly Cost	Yearly Cost
Weekly	4	$325.00	$13.00	$225.00	$2700.00
2X Weekly	4	$325.00	$26.00	$450.00	$5400.00
3X Weekly	4	$325.00	$39.00	$675.00	$8100.00

In choosing the 2X Weekly Service, Coastal Amenity would discount yearly cost by 10%, totaling **$4,860.00.** For 3X Weekly Service, they would discount yearly cost by 20%, totaling **$6,480.00**. Monthly invoicing and either party can cancel at any time with a written 30-day notice.

Scoop Wizards

Service	Qty Stations	Installation	Cost per	Cost per	Yearly

		Cost	Station	Month	Total
Weekly	4	$299.00	$12.50	$216.67	$2,600
2X Weekly	4	$299.00	$11.00	$381.33	$4,576
3X Weekly	4	$299.00	$9.50	$494.00	$5,928

Provides much the same features and service as the other vendors. Monthly invoicing, no contract and cancellation of services at any time.

Thank you,

Sammy Horton

Administrative Assistant
Field Operations Twin Creeks North CDD
Maintenance@ClubBeachwalk.com

Sammy.Horton@ClubBeachwalk.com

100 Beachwalk Club Drive

St. Johns FL, 32259

904-888-0001

From: Kristen Thomas <thomask@whhassociates.com>
Sent: Tuesday, May 27, 2025 1:55 PM
To: Sammy Horton <sammy.horton@clubbeachwalk.com>
Cc: Kristen Thomas <thomask@whhassociates.com>
Subject: RE: Waste Station Proposals

HI Sammy. I need the proposal for it to be on agenda. Send it and I will add it.

Thank you,

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5CI

Arthur Minchew
Beachwalk/Twin Creeks North CDD
904-710-1042
Maintenance@clubbeachwalk.com

Proposal For: **Beachwalk/Twin Creeks North CDD**

Dear Arthur Minchew,

Thank you for allowing DoodyCalls of Jacksonville to provide a Pet Waste Station Install and service Proposal for the Beachwalk/Twin Creeks N CDD. It was determined that the community would benefit from adding four pet waste stations in the near future to go along some of the common walkpath areas throughout the community. Doodycalls of Jacksonville will provide these 4 Pet Waste Stations up front at zero cost including install if Beachwalk/Twin Creeks North CDD signs up for a 1 year service/maintenance agreement. Pricing for equipment and service frequency options can be located on page 3 of this document.

DoodyCalls is the nation's trusted leader in pet waste management for homeowners and their communities and we look forward to helping you to manage pet waste issues in your community.

Thanks for your consideration. If you have any questions about the proposal or would like to go over it together, just let me know. I'm here to help and you can reach me anytime.

Respectfully,

Brent Eaton
DoodyCalls of Jacksonville
8280 Princeton Square Blvd W, Ste 5
Jacksonville, FL 32256
Office: 904-619-7602
Cell: 574-596-7056
Bmeaton@Doodycalls.com

Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's petwaste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

Service Options: Pet Waste Station Service

Pet Waste Station Service Includes

1. Replenish all pet waste bags as needed to make sure bags are always available.
2. Remove liner and all pet waste and install new liner bag.
3. Inspect area around station and pick up any waste present.
4. Inspect station and report any issues with station to community representative.
5. Remove all waste collected from community and dispose of per local and state guidelines.

DoodyCalls is the best money our Association has ever spent! Complaints about smelly, overflowing dog waste receptacles went from at least 5 a week to zero immediately upon bringing them on board. As a manager, this service is invaluable." Tracy P., CMCA, AMS

SERVICE	QTY	COST PER STATION	TOTAL PER VISIT(s)	YEARLY TOTAL
Weekly PWS Service	4	$ 13.00	$ 52.00/week	$ 2,704.00
Twice a week PWS Service	**4**	$ 11.00	$ 88.00/week	$ 4,576.00
Three times a week PWS Service	4	$ 9.00	$ 108.00/week	$ 5,616.00

**Pricing above reflects weekly, twice a week and three times a week PWS Service for a continuous year (52 weeks). Cost per station price includes full service on the station each week. Doodycalls will always make sure stations are full of pet waste bags in top dispensers and will replace empty boxes as needed as well as change out canister liner with a new one each week. Most popular and common frequency across over 90 HOA or CDD communities we service each week is weekly PWS service but we also have a good amount of twice a week service as well. We are already in the area servicing many residential and commercial accounts so any frequency needed for schedule we can accommodate during the week mon-fri.

***Doodycalls of Jacksonville will also honor providing any additional pet waste stations while under service contract to be free of charge plus install as well. If community would decide they might need more than 4 possibly someday we can add it to service at anytime.

Equipment

QTY	DESCRIPTION	UNIT COST	TOTAL
4	Commander Green PWS + Install	$ 0.00	$ 0.00

Agreement

Please indicate services desired by initialing selections:

_____ (4) Weekly Pet Waste Station Service

_____ (4) Install of Pet Waste Stations at zero cost upfront

Beachwalk/Twin Creeks N CDD

Name:_____ Signature:_____

Title: _____ Date:_____

DoodyCalls of Jacksonville/St. Augustine

Name: _____ Signature:_____

Title: _____ Date: _____

Billing Information for Beachwalk/Twin Creeks N CDD

Title: _____ Phone: _____

Email: _____ Name: _____

Pet waste bags are included in the pet waste station service.

DoodyCalls will provide the community with 60 days notice of any price changes.

This proposal is valid for 90 days.

Please sign and return the proposal to us via fax or email.

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5CII

COASTAL AMENITY SERVICES

Beachwalk Dog Waste Station Service Proposal

Service	Qty	Stations Cost	Monthly Cost	Yearly Cost
Weekly	4	$ 52.00	$225.00	$2700.00
2X Weekly	4	$104.00	$450.00	$5400.00
3X Weekly	4	$156.00	$675.00	$8100.00

A 10% discount on the yearly cost will be given on 2X a week

A 20% discount on the yearly cost will be given on 3X a week

This cost includes can liners, waste bags, and disposing of dog waste off the property.

Cost to purchase four dog waste stations the cost would be $1300.00 which equals $325.00 per dog waste station. This cost would be invoiced separately.

Please sign and return if approved.

Beachwalk Representative_____

Date_____

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5CIII

Proposal

Issued: 04/23/2025 Invoice #102

BILL TO:

Sammy or Arthur
Beachwalk Blvd
St Johns FL

PAYABLE TO:

The Scoop Wizards
info@thescoopwizards.com
www.thescoopwizards.com

	DESCRIPTION	QUANTITY	PRICE	TOTAL
	Waste Center	4	$299	$1196
	Installation	4	$98	$392
	Monthly maintenance service fee Included replacing pop bags and trash bags.	4	$50	$200
			TOTAL:	**$1788**

Thank you for your business! For any billing concerns, please reach out to us at info@thescoopwizards.com.

The Scoop Wizards, LLC
904-818-POOP (7667)
www.thescoopwizards.com

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5D

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

April 21, 2025

Mr. Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Twin Creeks North Community Development District
Proposal for Engineering Services
Landscape Tracts adjacent to Parcel 7, BJ's Site

Dear Mr. Rom:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a supplementary landscape screening design for the landscape tracts adjacent to the new BJs parking area from Beachwalk Boulevard in accordance with the St Johns County development code. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

Prosser will meet with District Staff and consultants as necessary for the development of landscape screening design. Prosser will utilize approved landscape design information available for Beachwalk Boulevard and BJs to develop the necessary supplemental support exhibits. These concept exhibits will be provided to District Staff and consultant team for comments, Prosser will modify the conceptual exhibits one time to finalize.

Because of the uncertain nature of this task, we propose it be on a time & materials basis utilizing Prosser's current hourly rates.

Task 2 – Landscape Design Services

2.1 PROJECT AREA

Prime AE will provide landscape architectural design services (design development and final construction plans as described below) for the following areas within the project:
CDD landscape tract parcels along Beachwalk Boulevard directly adjacent to the new BJs site.

2.2 DESIGN SERVICES

The scope of work includes providing landscape architectural design services for the above-described areas as follows:
Planting Coordination with appointed District staff and Project Engineer.

2.3 LANDSCAPE ARCHITECTURE

The following outlines our general understanding of the focus areas requiring Landscape Design:

- Design of supplementary landscape with the goal of screening the new BJs parking area from Beachwalk Boulevard in accordance with the St Johns County development code.

2.4 CONCEPTUAL DESIGN REFINEMENT

After Owner/Engineer review of the preliminary planting plan, the drawings shall be revised to address any comments.

2.5 DESIGN DEVELOPMENT

Our Landscape Architect will develop design development level documents (CAD based) for review and coordination for the project.

- Preliminary landscape plan
- Owner/Engineer review
- Revisions as required from Owner/Engineer review

2.6 CONSTRUCTION DRAWINGS

The construction drawings will include the final documents for permit, bidding and construction. Detailed information related to construction elements, materials, layout and coordination will be provided. The following will be provided in the final form:

- Landscape Planting Plans
- Landscape Planting Details
- Landscape Installation Specifications

ITEMS FURNISHED BY OTHERS

- Others shall furnish cad drawings of the previously designed and installed landscape planting in the project area. Cad files have been made available to Prime AE.
- It is assumed the irrigation system presently installed will accommodate the additional plantings, if irrigation redesign is required the additional design services will be billed on an hourly basis.
- It is assumed that all mitigation and code requirements were addressed in the previously designed landscape plantings, thus no mitigation calculations or landscape code calculations are included in this proposal.

FEES

TASK	DESCRIPTION	FEE
Task 1	Coordination, Meetings and Exhibits (T&M, estimate budget)	$1,200.00
Task 2	Landscape Design Services (Lump Sum)	$6,210.00

ADDITIONAL SERVICES

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Prosser, Inc. will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work as necessary. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract with you for their services.

Our scope of work for this project does not include the following:

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Civil Engineering Design
- Permitting Services
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering /Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineer's Estimate of Probable Costs
- Bid Administration/Coordination
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD/Zoning Modifications
- Construction Services
- Site observation(s)
- Conduct end of guarantee period review
- project closeout and certifications

OUT-OF-POCKET EXPENSES

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience. Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,

PRIME AE

Neal Brockmeier, PE
VP, Civil Engineering

Accepted By:

_____
Signature

_____
Typed Name and Title

_____
Date

PRIME AE GROUP, INC.

GENERAL CONDITIONS

1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, PRIME AE Group, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. PRIME AE Group, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
2. Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, PRIME AE Group, Inc. shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that PRIME AE Group, Inc. may file its "Notice to Owner" to secure its right to payment.
4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to PRIME AE Group, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at PRIME AE Group, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
6. Excluded Items From Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. PRIME AE Group, Inc.'s scope of work includes coordination with subconsultants, however, we request that their invoicing be made directly to you.
7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
8. Indemnification: PRIME AE Group, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by PRIME AE Group, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom PRIME AE Group, Inc. is legally liable.

   The Client agrees, to the fullest extent permitted by law, to indemnify and hold PRIME AE Group, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.
9. Limitations of Liability: In performing its professional services hereunder, PRIME AE Group, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. **NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PRIME AE GROUP, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PRIME AE GROUP, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED $15,000 OR PRIME AE GROUP, INC.'S FEE, WHICHEVER IS GREATER.**
10. Preliminary and detailed estimates of Construction Cost, if any, prepared by PRIME AE Group, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither PRIME AE Group, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, PRIME AE Group, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by PRIME AE Group, Inc.
11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by PRIME AE Group, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and PRIME AE Group, Inc..

01/24/2025

Hourly Rate Schedule

Effective May 2023

Planning & Engineering	
Senior Vice President	$300
Vice President	$250
Project Director/Chief	$235
Senior Project Manager	$200
Project Manager	$190
Senior Engineer	$185
Engineer	$150
Senior Planner & Senior Landscape Architect	$180
Planner & Landscape Architect	$150
Senior Graphic Arts Director	$170
Graphic Art Designer	$130
Senior Designer	$150
Designer	$120
CADD Technician	$105
Clerical	$ 95
Administrative Support	$ 95
Project & Business Services	
Project Administrator	$160
Sr. Project Researcher	$150
Project Researcher	$145
Sr. Public Relations Liaison	$160
Technical Writer	$115
Information Services	
Programmer	$150
Information Systems	$150
GIS Programmer	$165
GIS Analyst	$140
GIS Technician	$125
CEI/Construction Management Services	
Resident Engineer	$175
Construction Project Manager	$190
Sr. Construction Inspector	$125
Construction Inspector	$105

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

Vice President, Civil Engineering

Trust Is Built.

904.477.0488 (Mobile)

904.739.3655 (Office)

neal.brockmeier@primeeng.com

St. Johns County, FL

ap | Real Property Search | Tangible Property Search | Results | Report | Sales | Property Type Search | Property Type Results | Tax Estimator | Advanced Search Results (Property Type Results) | 360° View

Parcel ID	0237139003
Property Class	0900 - Vacant Residential Common Elements
Taxing District	Twin Creeks North Community Development District
Acres	25.61

Physical Address	58 BEACHWALK BLVD Saint Johns
Mailing Address	TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT 2300 GLADES RD STE 410W BOCA RATON FL 33431-0000

Kristen and Daniel,

See below regarding the design for BJ's from the Greenery. The Greenery does not feel comfortable with moving forward with the design due to the complexities of the county ROW and line-of-site requirements. They are happy to design the palate, and install the plants, but they would like the engineer to provide the landscape plan to avoid violating any codes or regulations. Please advise.

Sincerely,

Arthur Minchew

Facilities Maintenance Director

Twin Creeks North CDD Liaison

Maintenance@ClubBeachwalk.com

beachwalk

100 Beachwalk Club Drive

St. Johns FL, 32259

904-506-4903

From: Allen Flannery <aflannery@thegreeneryinc.com>
Sent: Thursday, June 19, 2025 2:01 PM
To: Beachwalk Maintenance <maintenance@clubbeachwalk.com>
Subject: Re: Twin Creeks North BJ's Screening Area

I hope this message finds you well. I've consulted with a landscape architect regarding the area in front of BJ's Wholesale Warehouse, which the CDD has expressed interest in landscaping to screen the facility.
The designer recommends that, prior to developing any planting plans, an exhibit be created to accurately identify and define the specific areas suitable for landscaping. He also suggests obtaining input from an engineer to ensure the feasibility and alignment of the proposed design. These steps will ensure a clear understanding of the scope and possibilities for the project.

the greenery, inc.
— EMPLOYEE OWNED —

Allen Flannery
CLIENT RELATIONSHIP MANAGER
O: (904) 524-2340 | **M**: (904) 556-1262
aflannery@thegreeneryinc.com | **www.thegreeneryinc.com**

From: Beachwalk Maintenance <maintenance@clubbeachwalk.com>
Sent: Friday, June 13, 2025 3:45 PM
To: Allen Flannery <aflannery@thegreeneryinc.com>
Subject: Twin Creeks North BJ's Screening Area

Please see attached regarding the area to be "screened." Also, see below from our engineer.

Sincerely,

Arthur Minchew

Facilities Maintenance Director

Twin Creeks North CDD Liaison

Maintenance@ClubBeachwalk.com

100 Beachwalk Club Drive

St. Johns FL, 32259

904-506-4903

From: Neal Brockmeier <nbrockmeier@prosserinc.com>
Sent: Friday, June 13, 2025 10:53 AM
To: Beachwalk Maintenance <maintenance@clubbeachwalk.com>
Cc: Kristen Thomas <thomask@whhassociates.com>; romd@whhassociates.com <romd@whhassociates.com> <romd@whhassociates.com>
Subject: RE: Beachwalk

The board requested screening in the CDD landscape tracts located adjacent to the BJs parcel, do not enter the right-of-way. Screening must meet FDOT sight visibility requirements at the three (3) driveway locations. See attached exhibit with CDD landscape tracts highlight in green.

Neal Brockmeier, PE

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5EI

PROPOSAL
W000401960

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771

Written By: GENE SANDERFIELD
Date: 7/14/2025
Proposal: W000401960

Bill To:
TWIN CREEKS NORTH, CDD
135 BEACHWALK BLVD
ST. JOHNS FL 32259

Location:
BEACHWALK
100 BEACHWALK CLUB DRIVE
SAINT JOHNS FL 32259

Project Name: GRAND ISLES SLATS FOR WAYFINDING

Line	Item	U/M	Unit Price	Qty	Net Amount
1	ITEM-SIGNAGE / DISPLAY-M000989	EA	126.60	8.000	1,012.80
	SIGNAGE / DISPLAY IJ180 VINYL SIGN FACE ONLY TO 3MM DIBOND CUSTOM 47.25 X 9.25 SIGN FACE INCLUDING BACKER				
3	LABOR/DELIVERY JACKSONVILLE LOCAL 15-30	EA	115.00	1.000	115.00
	LABOR / INSTALLATION DELIVERY JACKSONVILLE LOCAL 15-30				

Pre-Tax Total:	1,127.80
Sales Tax:	0.00
Total:	1,127.80

Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requoted for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a $100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.

Signature _____ Name _____ Date _____

FRONT

BACK

Wayfinding Slats
Qty: 8
47.25” x 9.25“ - TRUE TO SIZE
Digital Print (IJ180)
w/Gloss Lam
on 3mm Dibond
w/ 3mm Dibond Backer
FOR SCREWLESS FACE
Digital Print (IJ180)
w/Gloss Lam

ONSIGHT INDUSTRIES LLC
A.CHICERCHIA
J. WILLMAN

wo.401960 v.07.15.25 **Twin Creeks Development - Beachwalk at Twin Creeks** **Wayfinding Slats**

ONSIGHT INDUSTRIES LLC

A.CHICERCHIA
J. WILLMAN

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

5EII

FILED 4/5/18 @
ST. JOHNS COUNTY
CLERK OF COURT
BY: Pam Holterman
DEPUTY CLERK

Res 2018-92

INTERLOCAL AGREEMENT BETWEEN TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT AND ST. JOHNS COUNTY

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this 5 day of April, 2018, by and between ST. JOHNS COUNTY, a political subdivision of the State of Florida ("County"), and TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government ("District") and together with the County, the ("Parties").

WITNESSETH:

WHEREAS, it is the purpose and intent of this Agreement to permit and authorize the County and the District to make the most efficient use of their respective powers, resources, authority and capabilities by enabling them to cooperate on the basis of mutual advantage and to achieve the results provided for in this Agreement pursuant to section 163.01, Florida Statutes, known as the Florida Interlocal Cooperation Act of 1969 ("Cooperation Act"); and

WHEREAS, it is the purpose of the Cooperation Act to provide a means by which the County and the District may exercise their respective powers, privileges, and authority which they may have separately, but which pursuant to this Agreement and the Cooperation Act they may exercise collectively; and

WHEREAS, the District was created pursuant to Chapter 190, Florida Statutes ("Act"), for the purpose of delivering certain community development services and facilities within and outside the boundaries of the District; and

WHEREAS, all of the lands contained within the boundaries of the District are located entirely within the boundaries of the County; and

WHEREAS, the right-of-way known as Beachwalk Boulevard has been dedicated to the County (the "County Property") in the Beachwalk Boulevard at Twin Creeks North plat recorded in Map Book 85, Pages 79 through 87 and Map Book 87 Pages 3 through 12, of the Public Records of St. Johns County, which County Property is located within the boundaries of the District;

WHEREAS, the County has agreed to allow the installation within the County Property of certain decorative poles, directional signage, street signs and stop signs, which are described in more detail on **Exhibit A,** in the areas depicted in **Exhibit B** attached hereto (the "Sign Improvements"); and

WHEREAS, pursuant to its authority under the Act, the District desires to maintain the Sign Improvements and, when necessary, install new poles, street signs and stop signs on County Property (the "District's Sign Maintenance"); and

WHEREAS, the County is agreeable to the District's Sign Maintenance subject to the terms and conditions set forth herein; and

WHEREAS, the County has also agreed to allow the installation within the County Property of certain decorative concrete within two road roundabout areas as generally depicted in **Exhibit C** attached hereto (the "Concrete Improvements"); and

WHEREAS, pursuant to its authority under the Act, the District desires to maintain the Concrete Improvements and, when necessary, make any necessary removal or repair of the Concrete Improvements (the "District's Concrete Improvements Maintenance"); and

WHEREAS, the County has also agreed to allow the installation within the County Property of landscaping, including, but not limited to sod, grasses, bushes, shrubs, trees, and mulch, and irrigation facilities, and landscape lighting or uplighting and associated electrical facilities in the areas depicted in **Exhibit D** attached hereto (collectively, the "Landscaping Improvements"); and

WHEREAS, pursuant to its authority under the Act, the District desires to maintain the Landscaping Improvements and, when necessary, make any necessary removal or replacements of the Landscaping Improvements (the "District's Landscaping Improvements Maintenance").

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration as provided for herein, the Parties hereto now desire to enter into this Agreement and submit to the following terms:

Section 1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement, and said recitals are adopted as findings of fact.

Section 2. District's Sign Maintenance. The following defines the Parties' respective responsibilities as they relate to the District's Sign Maintenance:

a. The District shall be responsible for the on-going maintenance of the Sign Improvements. The Sign Improvements shall be maintained in accordance with County standards, as set forth in **Exhibit E** hereto, including County response times for replacement. The cost of such maintenance of such Sign Improvements shall be paid by the District. Should the County determine that the Sign Improvements are not being maintained to its standards, the County shall provide the District with written notice specifying the nature of such noncompliance. The District shall have thirty (30) days from its receipt of such notice to correct the item of noncompliance, provided, however, that if the noncompliance is due to an event of Force Majeure (as

hereinafter defined), the District shall have such additional amount of time as is reasonably necessary to correct the item of noncompliance. Should the District fail to timely correct the item of noncompliance, the County shall have the right to remove the specific Sign Improvement resulting in the item of noncompliance and replace it with the County's standard pole and sign. The District shall not be responsible for the maintenance of any County installed standard sign or pole. The District may perform the District's Sign Maintenance responsibilities described herein with its own staff, or may enter into maintenance contracts with independent contractor(s), including homeowners' association(s), to perform such maintenance on behalf of the District.

b. As used in this Agreement, the term "Force Majeure" shall mean acts of God; strikes, lock-outs, or other industrial disturbance; acts of public enemies; war; blockades; riots; acts of armed forces, militia, or public authority; epidemics; breakdown of or damage to machinery, pumps, or pipelines; landslides, earthquakes, fires, hurricanes, storms, tornadoes or floods; governmental restraints of any nature, whether federal, state, county, municipal or otherwise; explosions; failure or inability to obtain necessary materials, supplies, labor or permits or governmental approvals, whether resulting from or pursuant to existing or future rules, regulations, orders, laws or proclamations, whether federal, state, county, municipal or otherwise; or by any other causes not within the reasonable control of the District, and which, even through the exercise of due diligence, the District is unable to overcome.

c. Should the District decide to replace any of the Sign Improvements, the District shall provide the County written notice of such intent to replace fourteen (14) days in advance of the start of the work Replacement will be to restore the Sign Improvements to the original condition using the original approved designs and specifications. If the District desires modification of any of the Sign Improvements, the District shall submit a right-of-way permit for the County's review and approval.

Section 3. District's Concrete Improvements Maintenance. The following defines the Parties' respective responsibilities as they relate to the District's Concrete Improvements Maintenance:

a. The District shall maintain or cause to be maintained the Concrete Improvements in the County Property subject to the terms and conditions contained herein. The cost of maintenance, repair, removal and/or replacement of such Concrete Improvements shall be paid by the District. If the County determines the Concrete Improvements need to be repaired, replaced or removed, the County shall provide written notice to the District. If the County advises the District that any roadway damage or deterioration of the Concrete Improvements constitutes a safety hazard, the District shall have a period of seventy-two (72) hours from its receipt of such notice to

secure any roadway damage or deterioration of the Concrete Improvements causing a safety hazard by installing a temporary safety barrier or barricade, if necessary, and a period of fourteen (14) days from its receipt of such notice to repair any roadway damage or deterioration of the Concrete Improvements or to repair any damage to sidewalks containing the Concrete Improvements. If the County determines that the roadway damage or deterioration of the Concrete Improvements constitute an immediate safety hazard, the County may secure the hazard in advance of District action and invoice the District for the reasonable cost of securing the hazard. The District shall have a period of thirty (30) days from its receipt of such notice to make any other requested repair, replacement or removal of the Concrete Improvements, unless such replacement includes a modification of any of the Concrete Improvements and requires a right-of-way permit, which shall extend the time for replacement for a period of thirty (30) days after the issuance of the right-of-way permit. Notwithstanding the foregoing, if the noncompliance is due to an event of Force Majeure, the District shall have such additional amount of time as is reasonably necessary to complete the repair, replacement or removal. Should the District fail to timely complete the repair, replacement or removal, the County shall have the right, but not the obligation, to make the requested repair, replacement or removal and invoice the District for reimbursement of the reasonable costs of the repair, replacement or removal. If the County removes the Concrete Improvements and replaces same with pavement, the District shall not be responsible for the maintenance of such pavement. The District may perform the District's Concrete Improvements Maintenance responsibilities described herein with its own staff, or may enter into maintenance contracts with independent contractor(s), including homeowners' association(s), to perform such maintenance on behalf of the District.

b. It is expressly stipulated that this Agreement is a license for permissive use only and that the placement of the Concrete Improvements shall not operate to create or vest any property rights to said District. Moreover, whenever necessary for the construction, repair, improvement, maintenance, safe and efficient operation, alteration or relocation of all or any portion of the County Property, as solely determined by the County, in its reasonable discretion, any or all of said Concrete Improvements shall be promptly removed from said County Property at the expense of the District and relocated or reset upon agreement between the District and the County. If the District and the County are unable to agree upon the relocation of said Concrete Improvements, then the District shall be relieved of any further obligation after removal of said Concrete Improvements.

c. Should the District decide to replace any of the Concrete Improvements, the District shall provide the County written notice of such intent to replace fourteen (14) days in advance of the start of the work. Replacement shall be to restore the Concrete Improvements to the original condition using the

original approved designs and specifications. If the District desires modification of any of the Concrete Improvements, the District shall submit a right-of-way permit for the County's review and approval.

Section 4. District's Landscaping Improvements Maintenance. The following defines the Parties' respective responsibilities as they relate to the District's Landscaping Improvements Maintenance:

a. The District shall maintain or cause to be maintained the Landscaping Improvements in the County Property subject to the terms and conditions contained herein. The cost of maintenance, repair and/or replacement of such Landscaping Improvements shall be paid by the District. If the County determines that any of the Landscaping Improvements need to be maintained, replaced or removed, the County shall provide written notice to the District. The District shall have thirty (30) days from its receipt of such notice to make such requested maintenance, replacement or removal of the specified Landscaping Improvements, provided, however, that if the noncompliance is due to an event of Force Majeure, the District shall have such additional amount of time as is reasonably necessary to complete the repair, replacement or removal. Should the District fail to timely complete the maintenance, replacement or removal, the County shall have the right, but not the obligation, to make the requested maintenance, replacement or removal and invoice the District for reimbursement of the reasonable costs of the repair, replacement or removal. The District may perform the District's Landscaping Improvements Maintenance responsibilities with its own staff, or may enter into maintenance contracts with independent contractor(s), including homeowners' association(s), to perform such maintenance on behalf of the District.

b. It is expressly stipulated that this Agreement is a license for permissive use only and that the placement of the Landscaping Improvements shall not operate to create or vest any property rights to said District. Moreover, whenever necessary for the construction, repair, improvement, maintenance, safe and efficient operation, alteration or relocation of all or any portion of the County Property, as solely determined by the County, in its reasonable discretion, any or all of said Landscaping Improvements shall be promptly removed from said County Property at the expense of the District and relocated or reset upon agreement between the District and the County. If the District and the County are unable to agree upon the relocation of said Landscaping Improvements, then the District shall be relieved of any further obligation after removal of said Landscaping Improvements.

c. Should the District decide to replace any of the Landscaping Improvements, the District shall provide the County written notice of such intent to replace fourteen (14) days in advance of the start of the work, except for

replacement of sod, grasses, bushes, flowers, shrubs and mulch as part of the regular landscape maintenance by the District. Replacement shall be to restore the Landscaping Improvements to the original condition using the original approved designs and specifications. If the District desires modification of any of the Landscaping Improvements, the District shall submit a right-of-way permit for the County's review and approval, if such right-of-way permit is required by County ordinances.

Section 5. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Florida. Venue for any administrative and/or legal action arising under this Agreement shall be in St. Johns County, Florida.

Section 6. Amendments to Agreement. The District and the County, acknowledge that this Agreement constitutes the complete agreement and understanding of both Parties. Both Parties acknowledge that any amendments to this Agreement shall be in writing, and approved by the appropriate legislative body of each entity.

Section 7. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Florida Statutes, Chapter 119), and other applicable State or Federal law. Access to such public records may not be blocked, thwarted, and/or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

Section 8. Limitation on Governmental Liability. Nothing in this Agreement shall be deemed a waiver of immunity limits of liability of the County or of the District beyond any statutory limited waiver of immunity or limits of liability contained in Florida Statute Section 768.28, as amended, or other statute. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

No covenant, stipulation, obligation or agreement contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member of the governing body or agent or employee of the County or the District in its, his or their individual capacity, and neither the members of the governing body of the County or the District nor any official executing this Agreement shall be liable personally or shall be subject to any accountability for reason of the execution by the County or the District of this Agreement or any related act.

Section 9. Term. This Agreement shall remain in effect as follows:

a. with respect to the District's Sign Maintenance responsibilities, until such time as (i) the District has notified the County that it intends to remove all of the Sign Improvements from the County Property and does not intend to install any replacement Sign Improvements within the County Property and (ii) the County has installed its standard signage to replace the Sign Improvements;

b. with respect to the District's Concrete Improvements Maintenance responsibilities, until such time as the District has (i) removed the Concrete Improvements from the County Property and (ii) replaced same with pavement in the manner required by and approved by the County; and

c. with respect to the District's Landscaping Improvements Maintenance responsibilities, until such time as the District has (i) removed all of the Landscaping Improvements within the County Property and (ii) notified the County that it does not intend to install any replacement Landscaping Improvements.

Section 10. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 11. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Section 12. Notices. All notices, requests, consents and other communications shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to the County:	St. Johns County Engineering Division 2740 Industry Center Road St. Augustine, Florida 32084 Attn: County Engineer
With a Copy to:	St. Johns County Office of County Attorney 500 San Sebastian View St. Augustine, Florida 32084 Attn: Patrick McCormack, Esq., County Attorney
If to the District:	Twin Creeks North Community Development District c/o Wrathell, Hunt and Associates, LLC 2300 Glades Road Suite 410W Boca Raton, Florida 33431 Attn: District Manager
With a Copy to:	Billing, Cochran, Lyles, Mauro & Ramsey, P.A. 515 East Las Olas Boulevard, 6th Floor Fort Lauderdale, Florida 33301 Attn: Dennis Lyles, Esq.

Section 13. Filing. After approval of this Agreement by the respective governing bodies of the County and the District, and its execution by the duly qualified and authorized officers of each of the Parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court of St. Johns County, Florida, in accordance with the requirements of section 163.01(11), Florida Statutes.

Section 14. Severability. If any part of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Agreement shall continue in full force and effect provided that the rights and obligations of the Parties are not materially prejudiced and the intentions of the Parties can continue to be effected.

Section 15. Construction. This Agreement is the result of the negotiations among and between the County and the District such that all parties have contributed materially and substantially to its preparation, and shall not be construed more strictly against one party than the other.

Section 16. Entire Agreement. This instrument, and all the attached exhibits, constitutes the entire agreement between the Parties and supersedes all previous discussions, understandings, and agreements between the Parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the County and the District have each caused this Agreement to be executed and delivered as of the date indicated above.

ATTEST: Hunter S. Conrad, Clerk

Pamela Halterman
Deputy Clerk

Board of County Commissioners,
St. Johns County, Florida

By: Henry Dean
Henry Dean, Chair

Date: April 5, 2018

LEGALLY SUFFICIENT
Name
Date: 4/9/18

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5 day of April, 2018, by Henry Dean, who is personally known to me, and who as the Chairman of St. Johns County, is authorized to act on its behalf.

Pamela Halterman
Notary Public
My Commission expires: 9/4/21

PAMELA HALTERMAN
MY COMMISSION # GG140467
EXPIRES: September 04, 2021

ATTEST:

Twin Creeks North Community Development District

Print Name: Bryan Kinsley
Title: Assistant Secretary

By:
Print: John T. Kinsley
Title: Chairperson
Date: December 19th, 2017

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19th day of December, 2017, by John T. Kinsley, who is personally known to me, and who as the Chairperson of the Board of Supervisors of the Twin Creeks North Community Development District, is authorized to act on its behalf.

Notary Public
My Commission expires:

OMAR KIEM
Notary Public – State of Florida
Commission # GG 115507
My Comm. Expires Oct 13, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19th day of December, 2017, by Bryan Kinsley, who is personally known to me, and who as the Assistant Secretary of the Board of Supervisors of the Twin Creeks Community North Community Development District, is authorized to act on its behalf.

Notary Public
My Commission expires:

OMAR KIEM
Notary Public – State of Florida
Commission # GG 115507
My Comm. Expires Oct 13, 2021
Bonded through National Notary Assn.

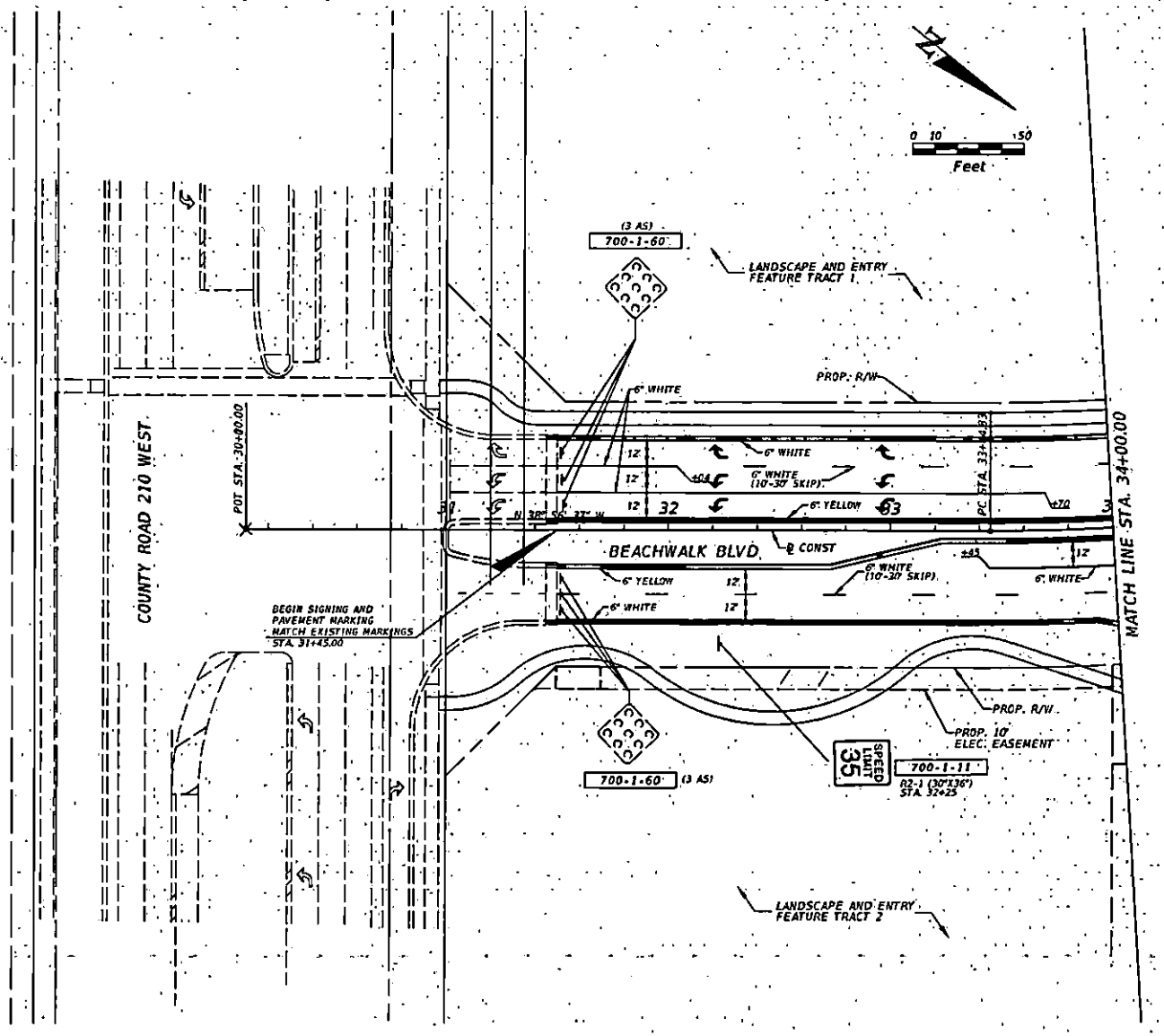
EXHIBIT A

Description of Sign Improvements

Twin Creeks North Community Development District will install approximately 131 three-inch blue aluminum posts, approximately ten feet in length, within the community along Beachwalk Boulevard. These posts support traffic signs and street-name signs, 9 of these posts have double street-name signs and stop sign combination mounted on decorative board, 46 of these posts have double traffic signs mounted on decorative board, 76 of these posts have single traffic signs mounted on decorative board, traffic signs such as speed limit signs, keep right signs, left turn, yield and other traffic signs.

EXHIBIT B

Locations of Sign Improvements



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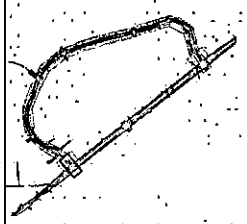

KEY MAP

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PROJECT NO. :
DESIGNED BY : RE
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

Sign Improvements

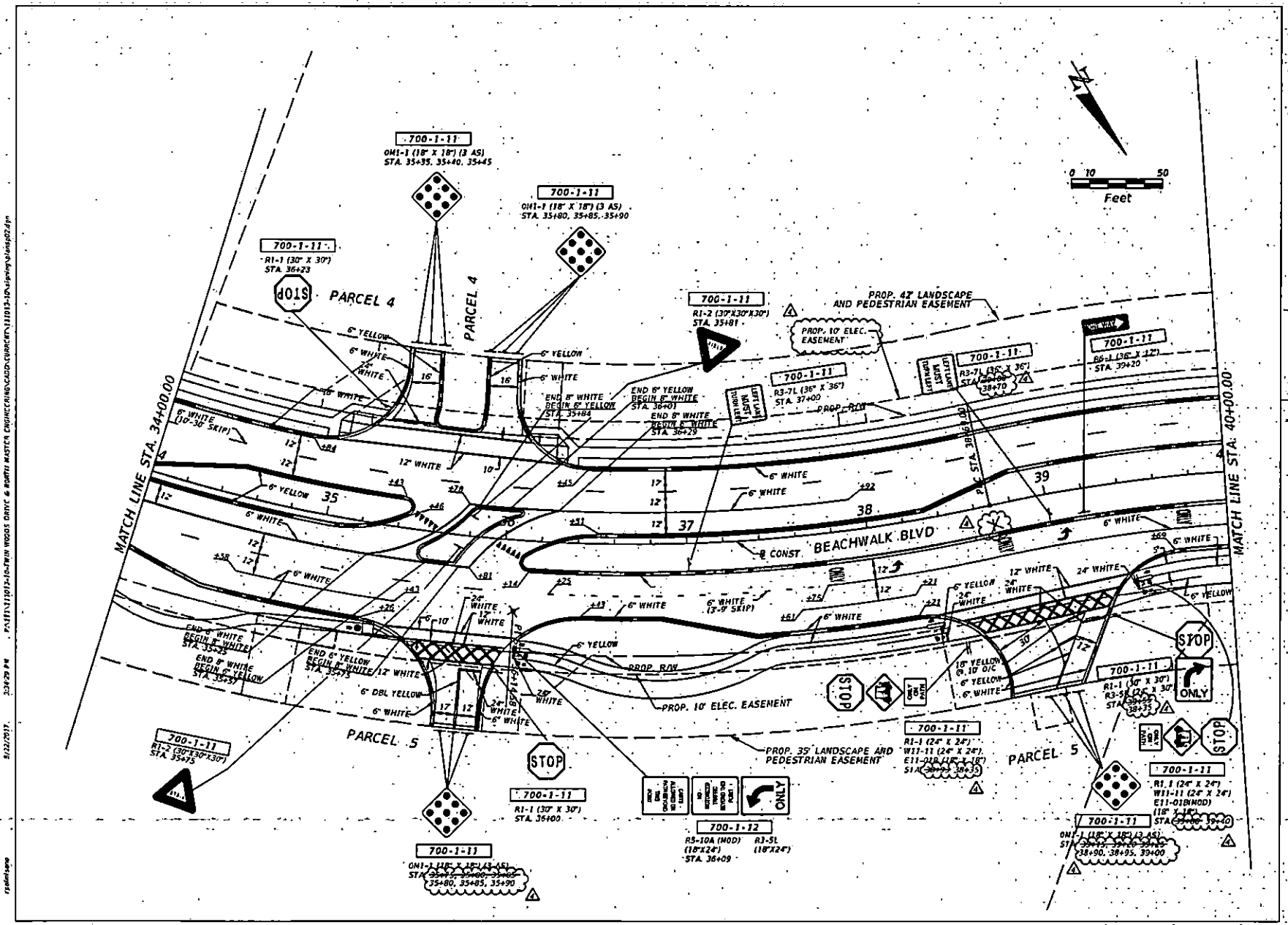
Exhibit B

page 1

Ryan P. Eckwall, PE
No. 84538
DATE:

SHEET

P:\111\111013-16-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\CURRENT\111013-10-signing\plans01.dgn 5/22/2017 3:34:20 PM rpalmiano



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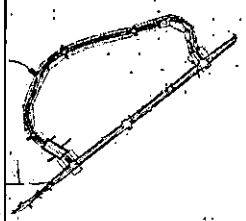

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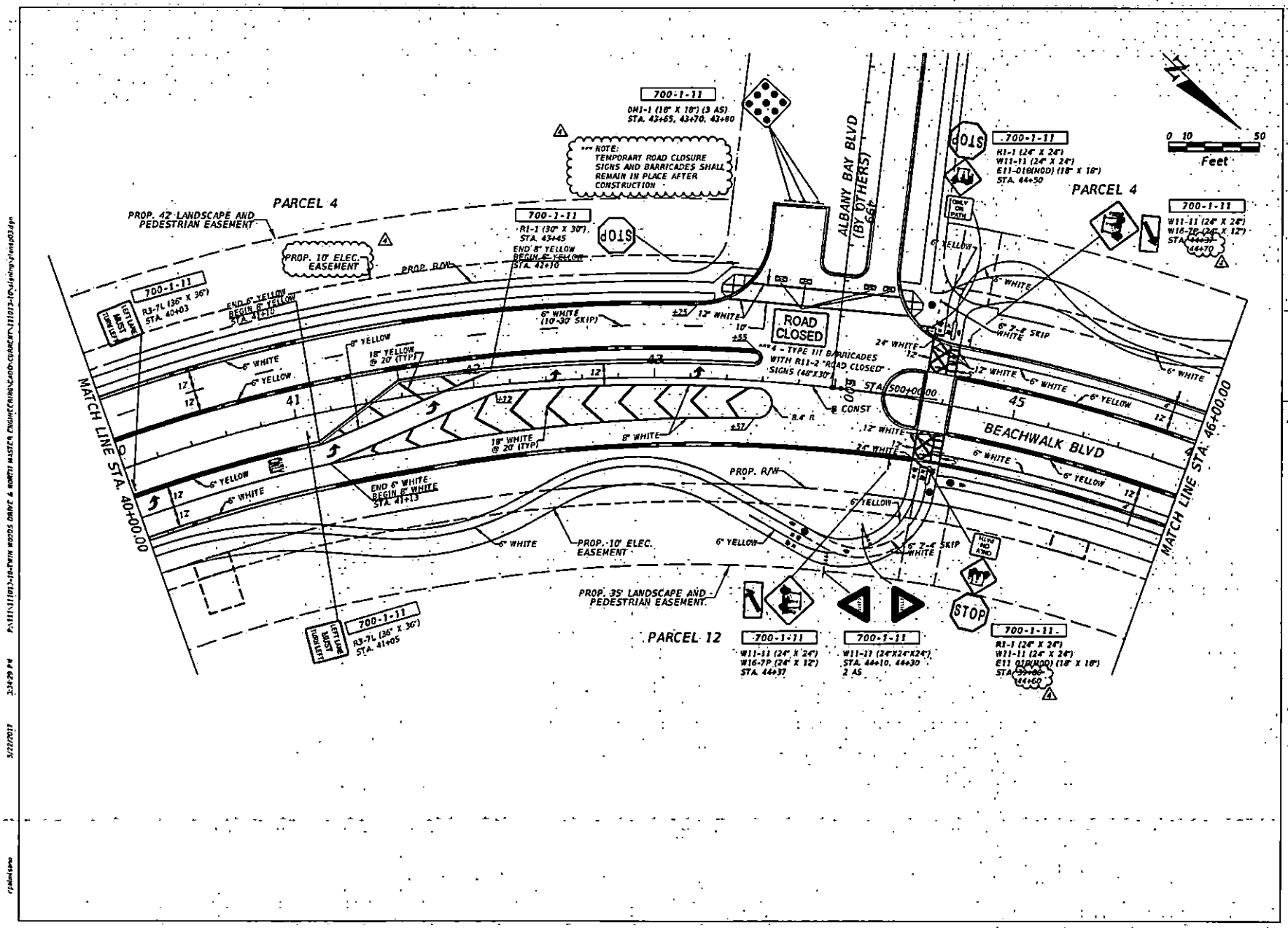
SHEET TITLE

Sign Improvements

Ryan W. Stewart, P.E.
No. 66528
DATE

Exhibit B
page 2
SHEET



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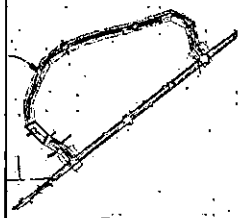

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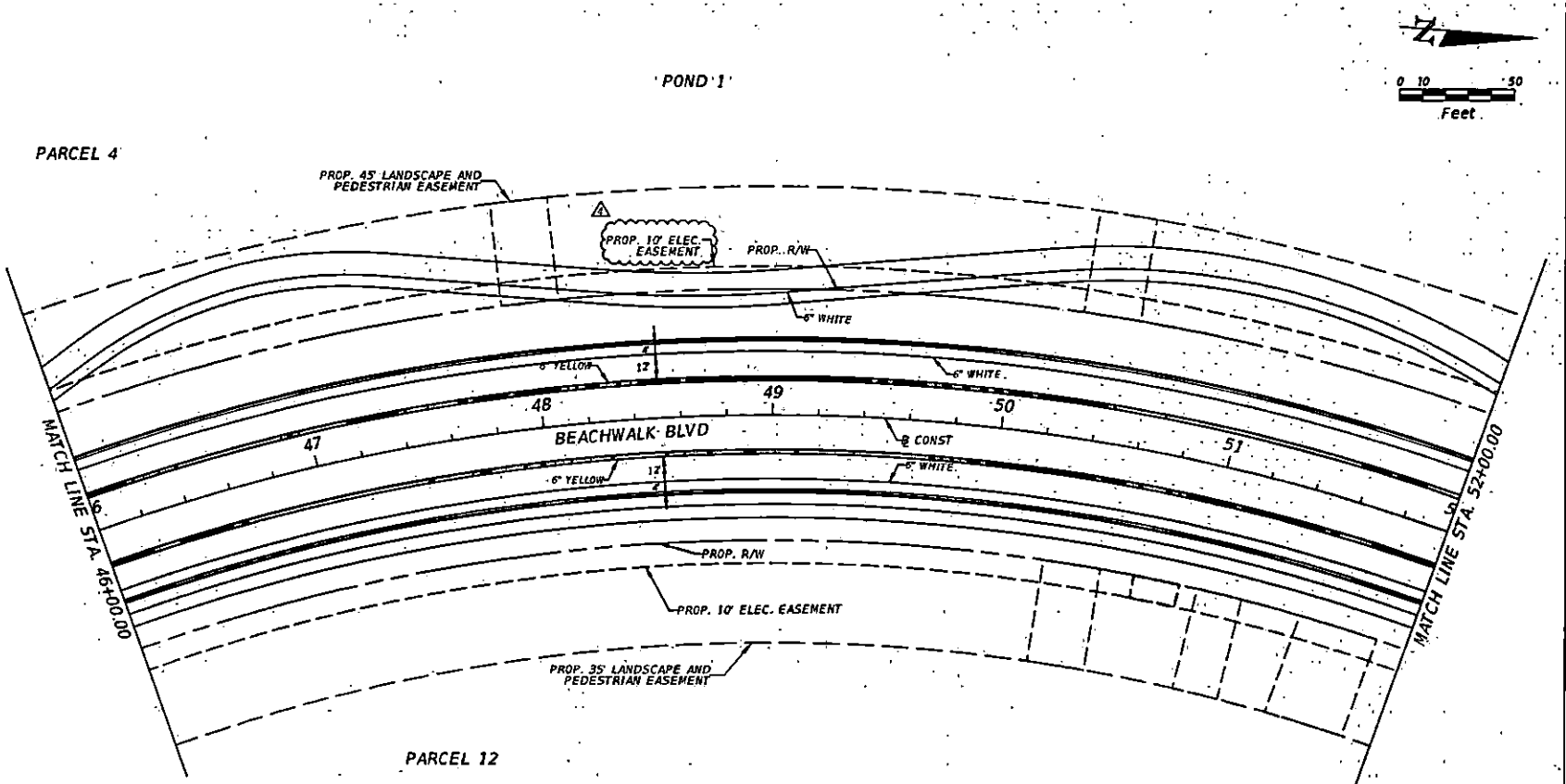
SHEET TITLE

Sign Improvements

Ryan P. Stilwell, P.E.
No. 84128
DATE:

Exhibit B
page 3

SHEET



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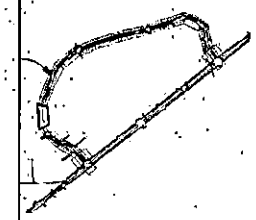

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No.	Date	Revision

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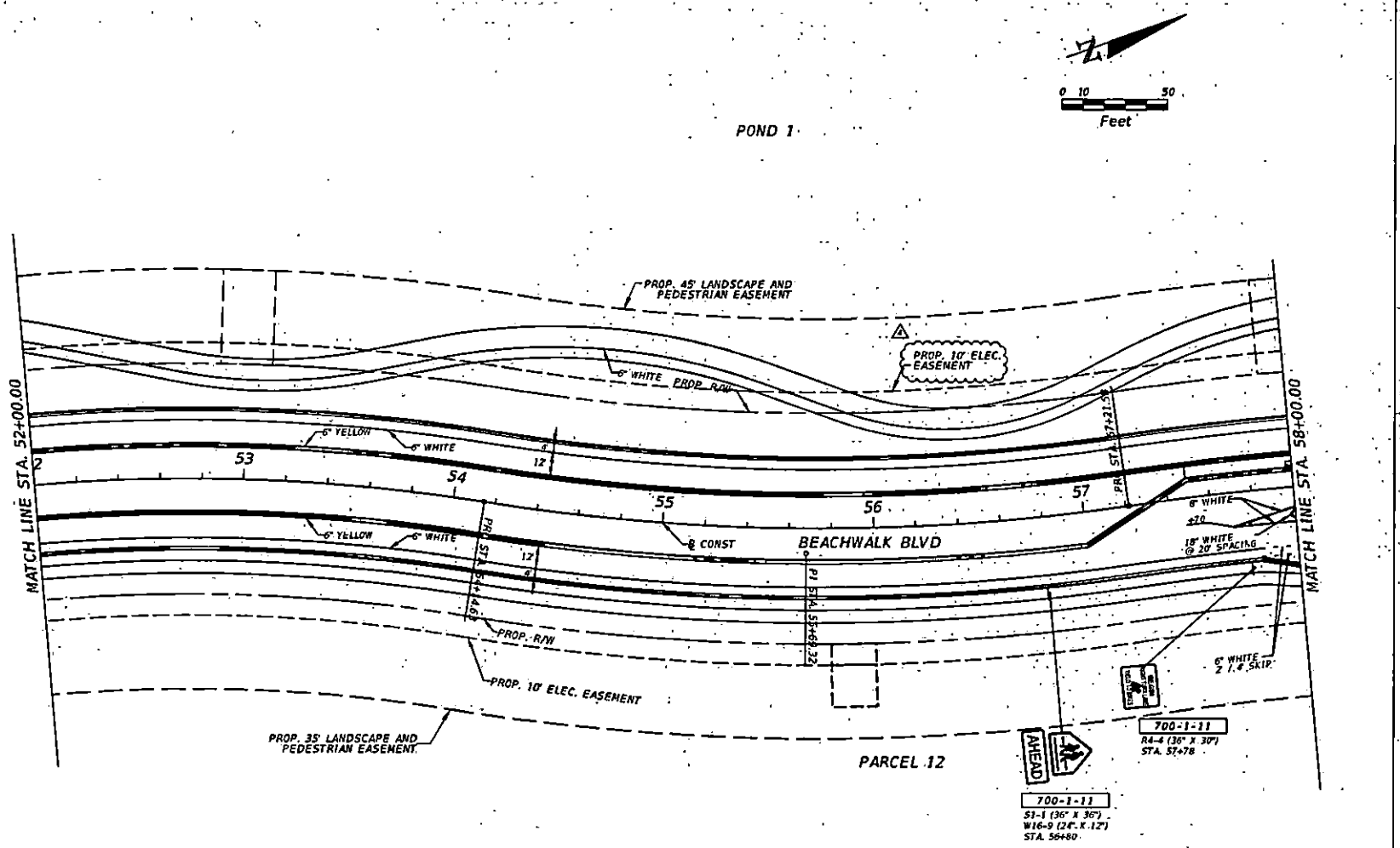
Sign Improvements

Exhibit B

page 4

Ryan P. O'Neill, PE.
No. 80328
DATE:

S H E E T



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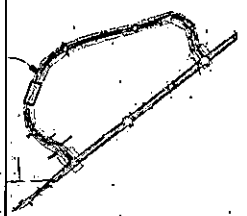

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No.	Date	Revision

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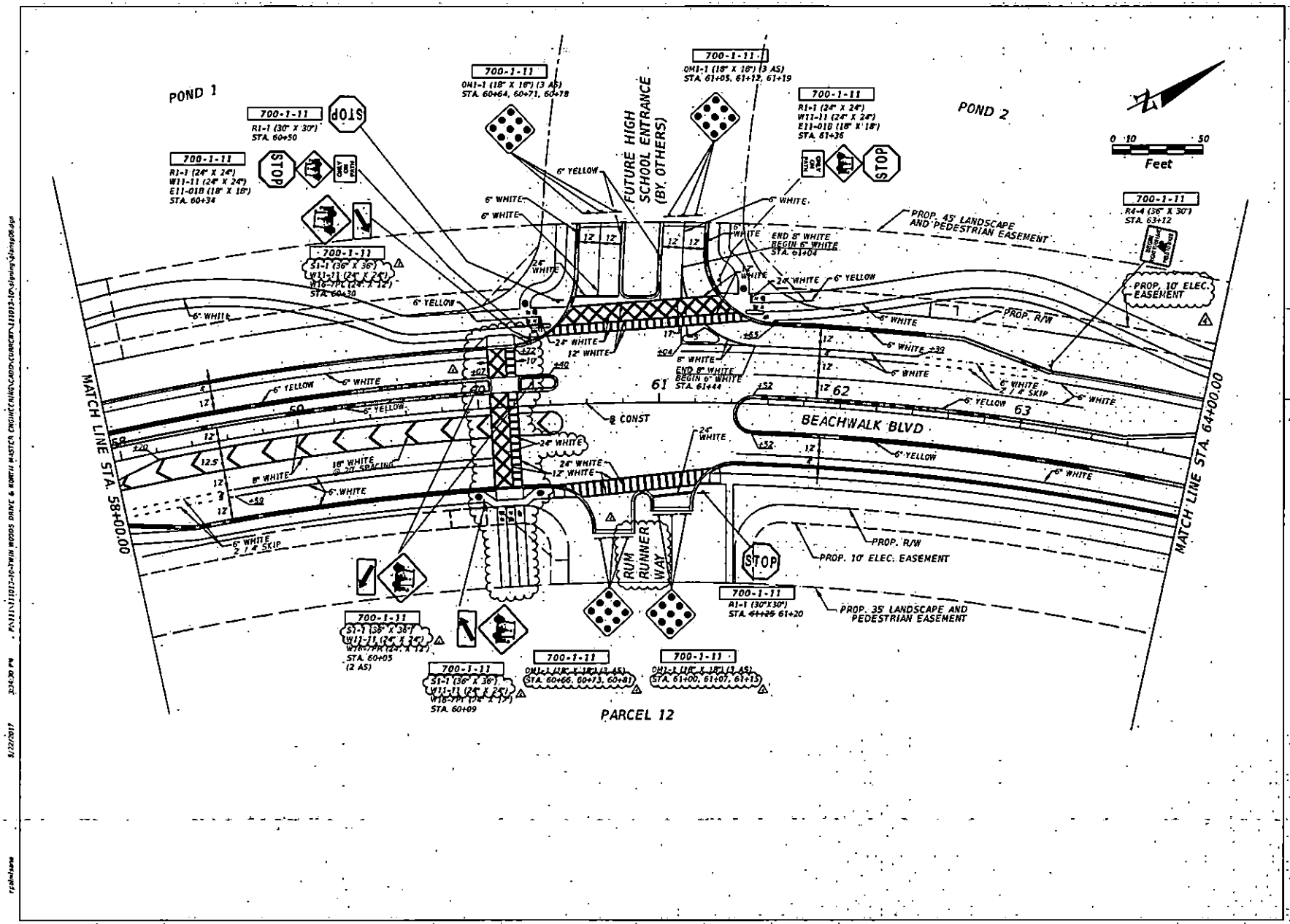
Sign Improvements

Ryan P. Schwab, PE
No. 84628
DATE:

Exhibit B

page 5

SHEET



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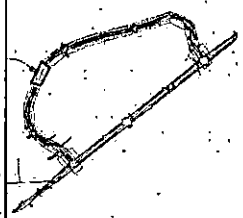

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SHEET TITLE

Sign Improvements

Exhibit B

page 6

Dan P. Schnell, PE
No. 84526
DATE:

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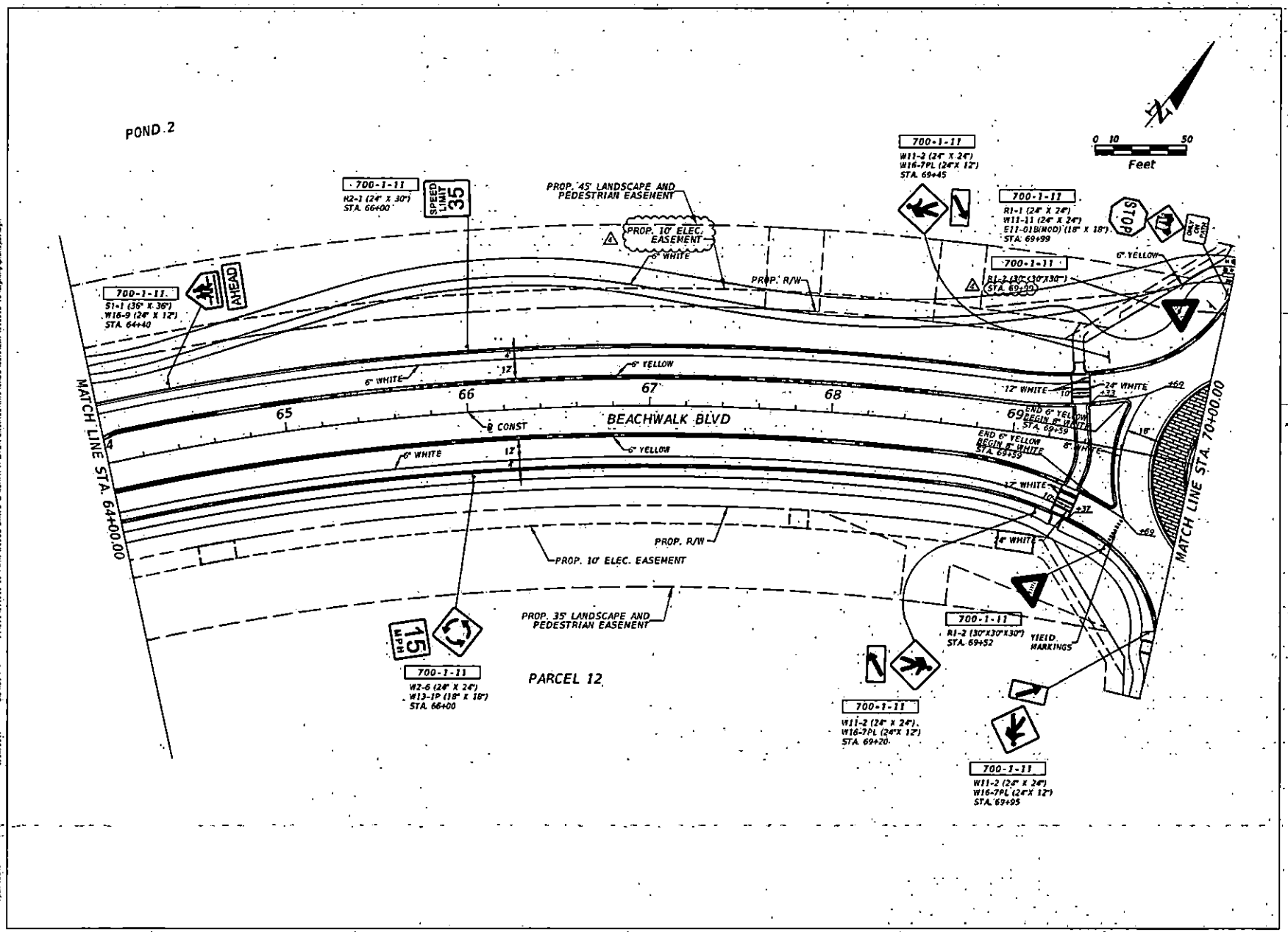

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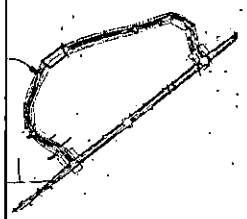

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DESIGNED BY : BG
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision
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SHEET TITLE

Sign Improvements

Ryan P. Stilwell, PE.
No. 68528
DATE

Exhibit B

page 7

SHEET

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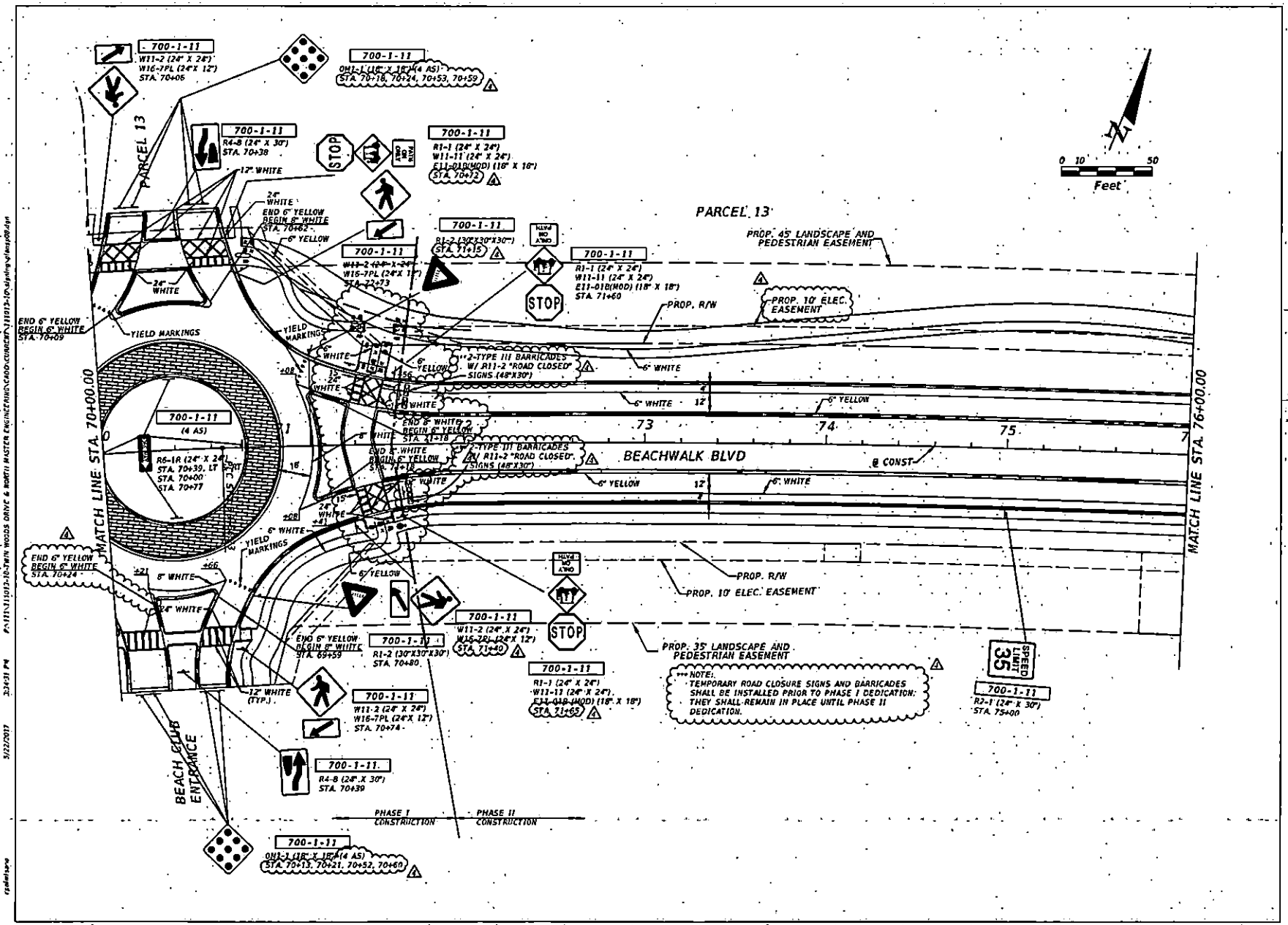

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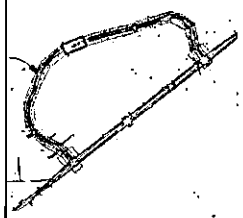

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DESIGNED BY : RG
DRAWN BY : RFP
SCALE : AS NOTED

No.	Date	Revision
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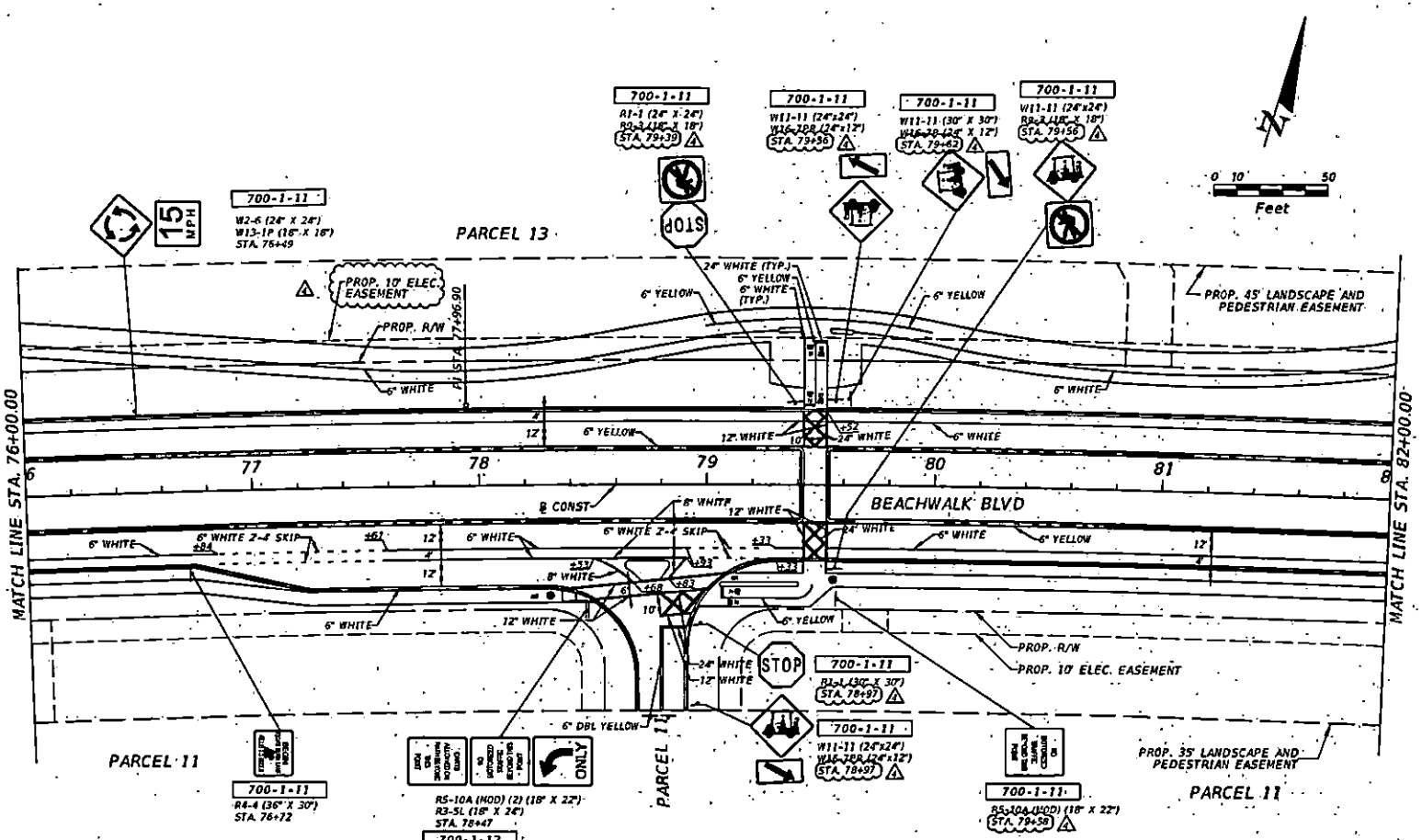
SHEET TITLE

Sign Improvements

Ryan P. Schwab, PE.
No. 84128
DATE:

Exhibit B
page 8.

SHEET



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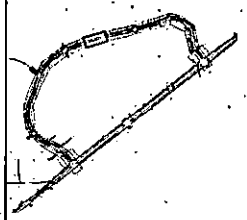

KEY MAP

DATE :
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DESIGNED BY : BC
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision
1	02/07/17	CORRECTED SIGN CALLOUTS

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Sign Improvements

Ryan P. Stowell, PE
No. 84529
DATE

Exhibit B

page 9

SHEET

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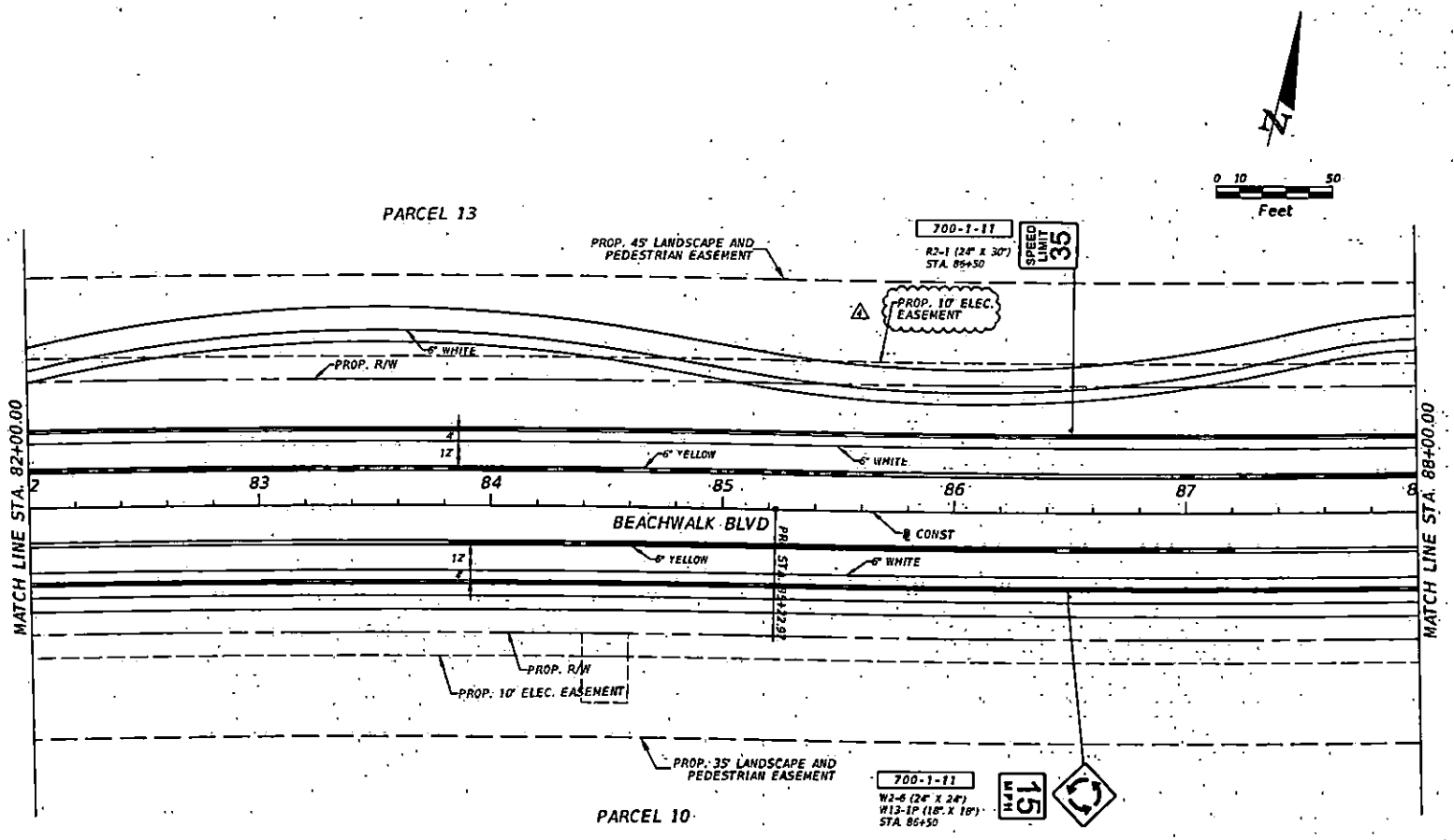

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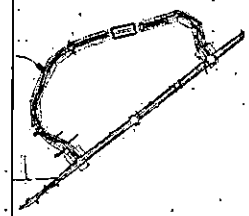
Number: 00004050

BEACHWALK BOULEVARD



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No.	Date	Revision

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SHEET TITLE

Sign Improvements

Ryan P. Stowell, PE
No. 84526
DATE:

Exhibit B

page 10

SHEET

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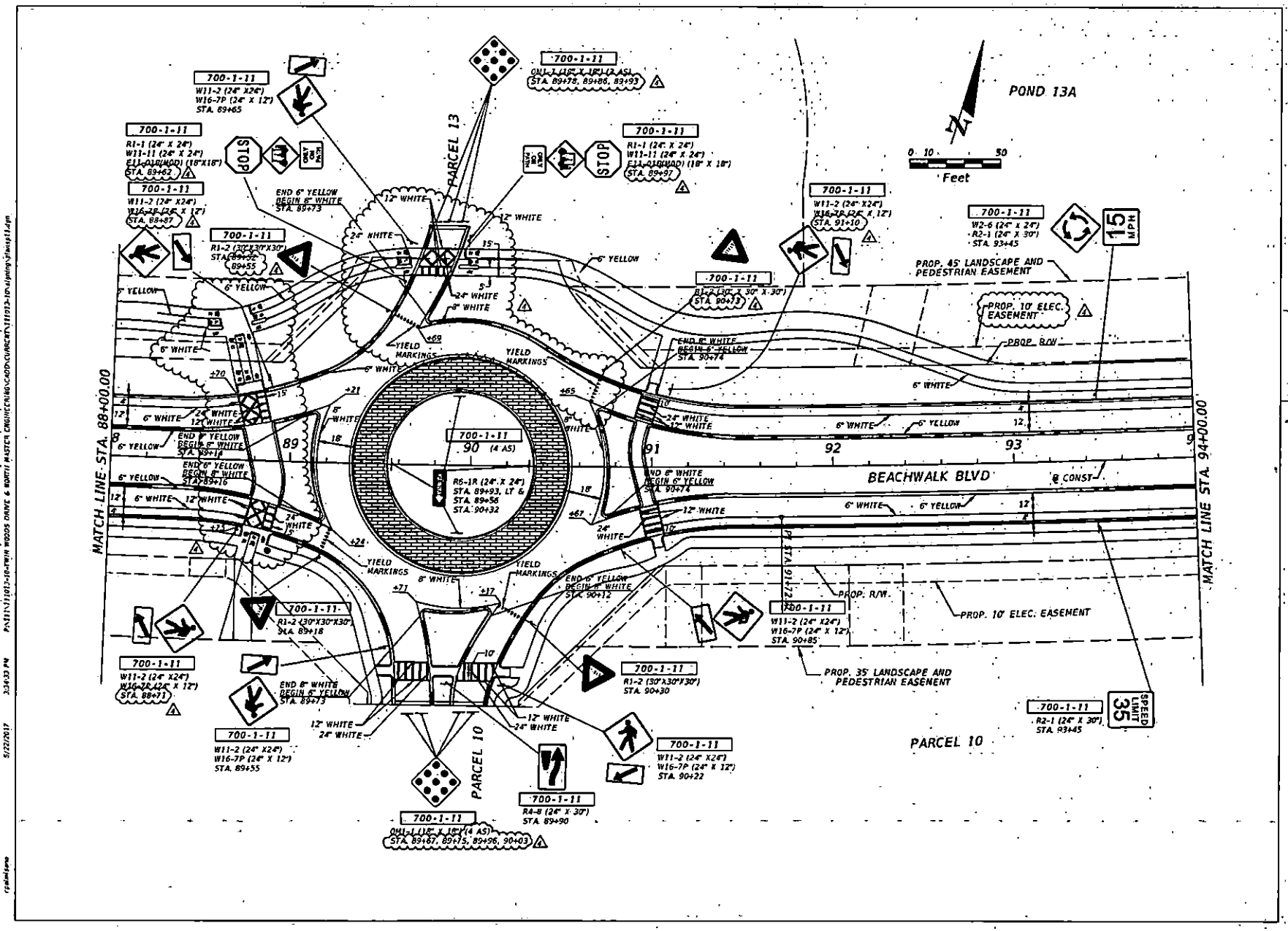

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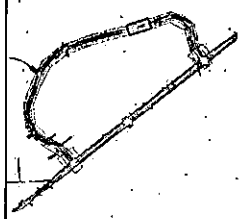

KEY MAP

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No.	Date	Revision
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Sign Improvements

Ryan P. Stilwell, PE.
NO. 84538
DATE:

Exhibit B

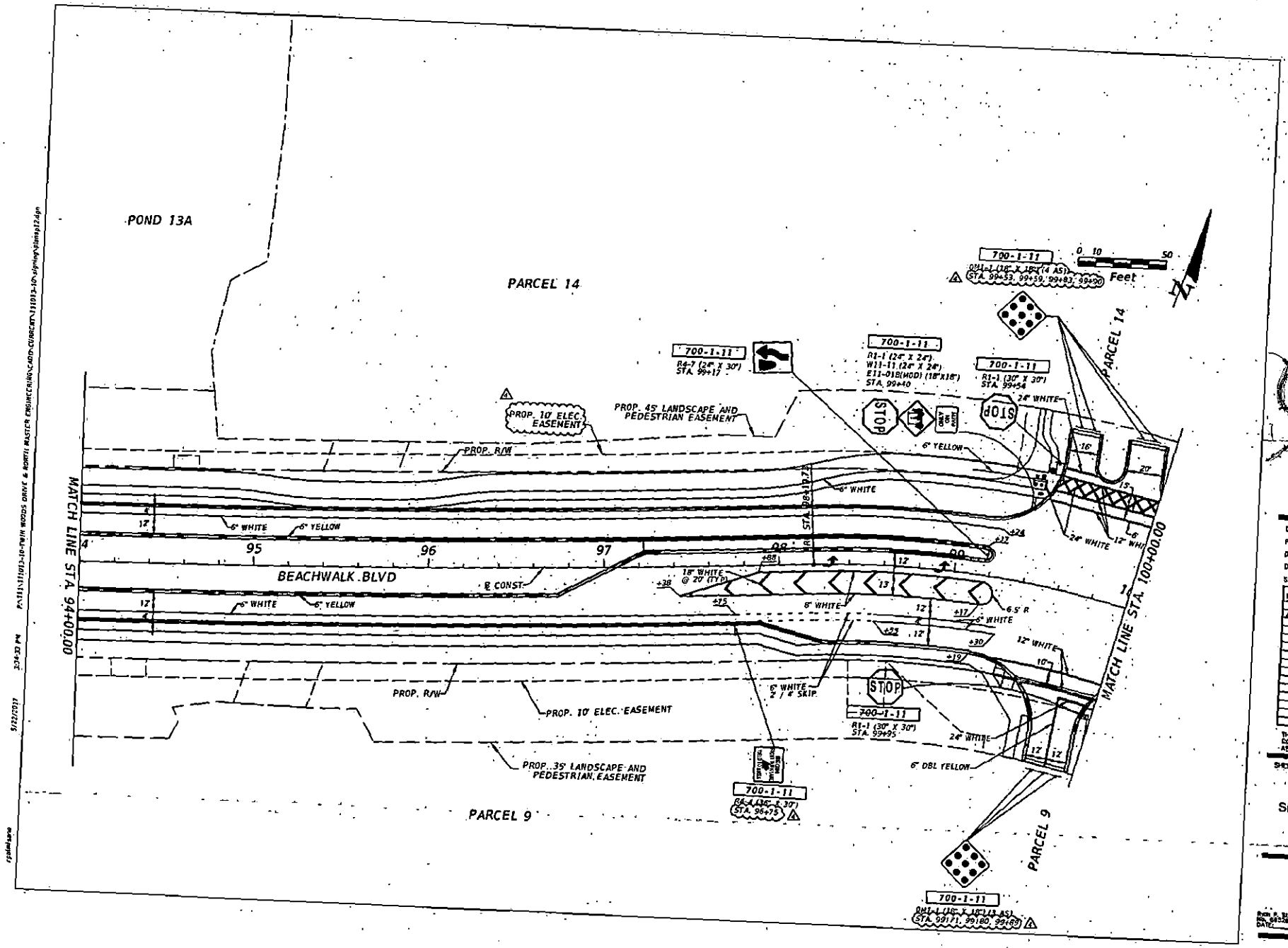
page 11

SHEET

P:\311\171013>10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\CURRENT\171013-10-sign-plans51.dgn

5/22/2017 3:34:33 PM

rpalmisano



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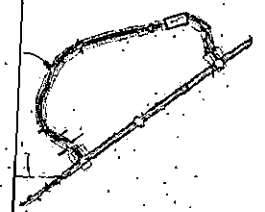
BEACHWALK BOULEVARD



KEY MAP

DATE :
PROJECT NO. :
DESIGNED BY : BC
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision
1	4/27/11	MODIFIED PARCEL 14 CURB

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

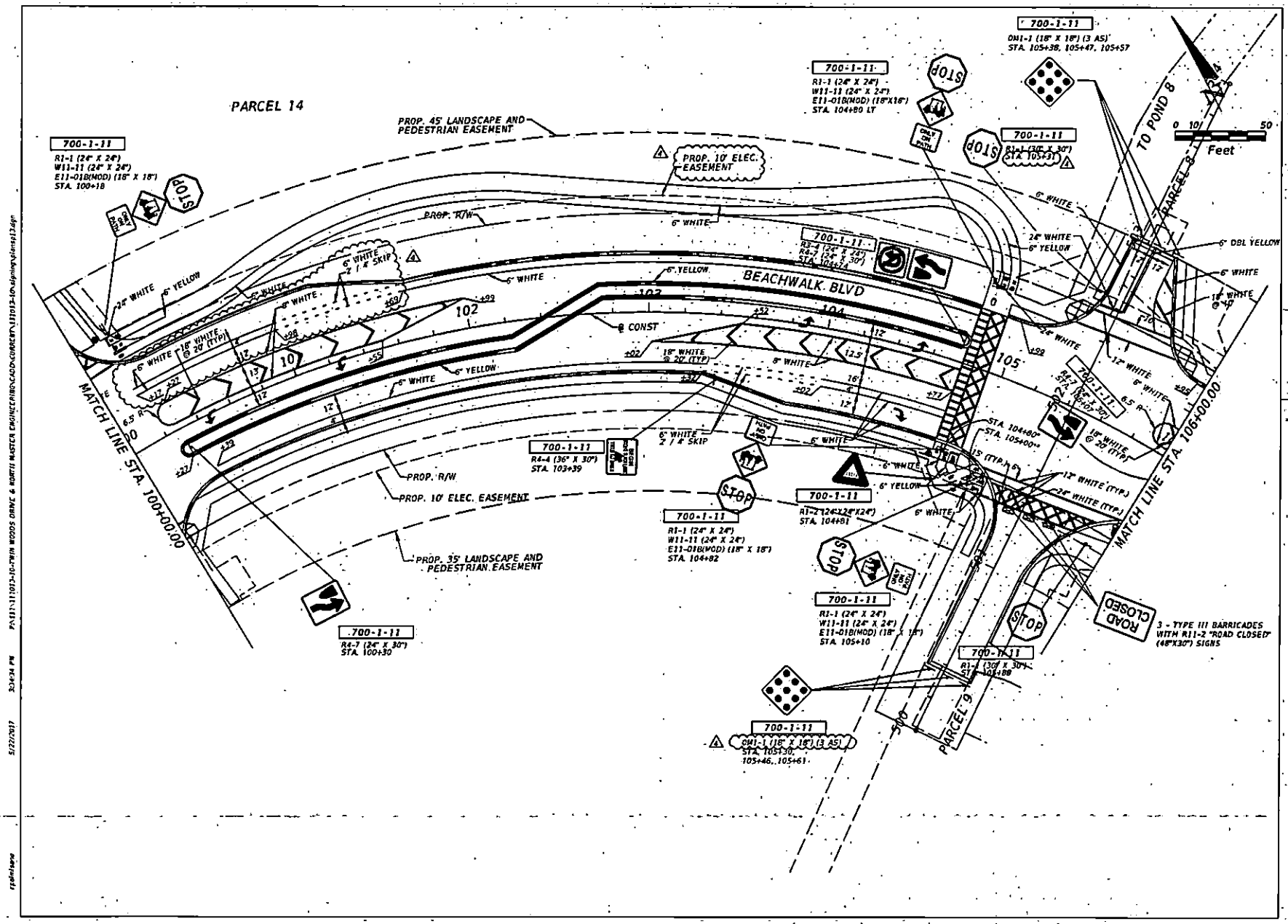
SHEET TITLE

Sign Improvements

Exhibit B

page 12

SHEET



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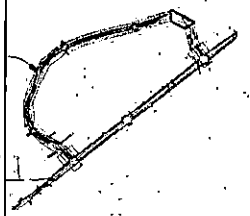

KEY MAP

DATE : –
PROJECT NO. : –
DESIGNED BY : BC
DRAWN BY : RFP
SCALE : AS NOTED

No.	Date	Revision
1	02/07/17	ADDED 3rd RIGHT TURN LANE

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SHEET TITLE :

Sign Improvements

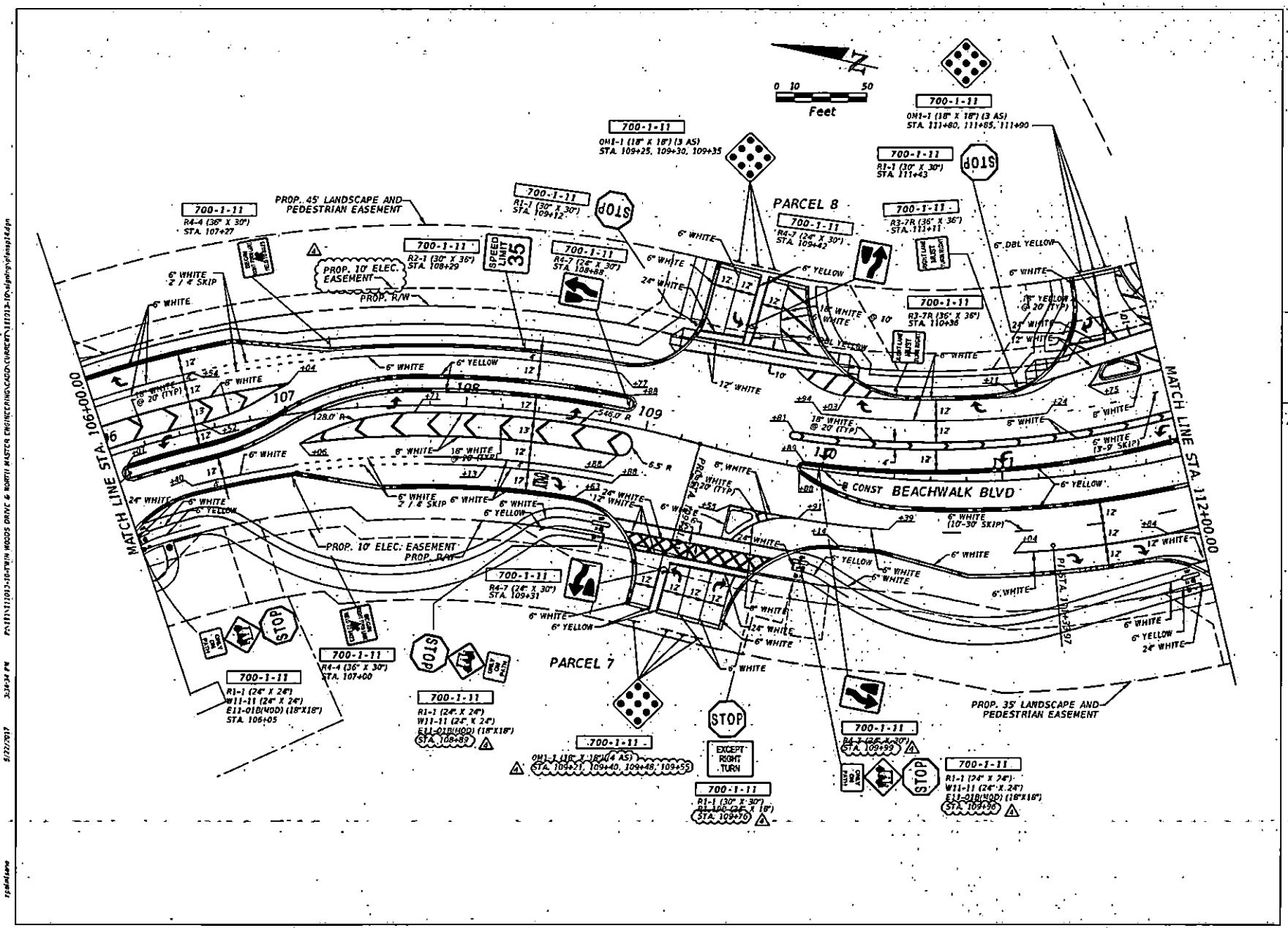
Ryan P. Stilwell, PE
No. 84528
DATE:

Exhibit B

page 13

SHEET

5/22/2017 3:04:34 PM P:\111\111013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\CURRENT\111013-10-signing\plans13.dgn rpstilwell



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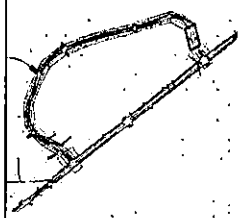

KEY MAP

DATE : –
PROJECT NO. : –
DESIGNED BY : BC
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision
1	02/09/17	CORRECTED SIGN LOCATIONS

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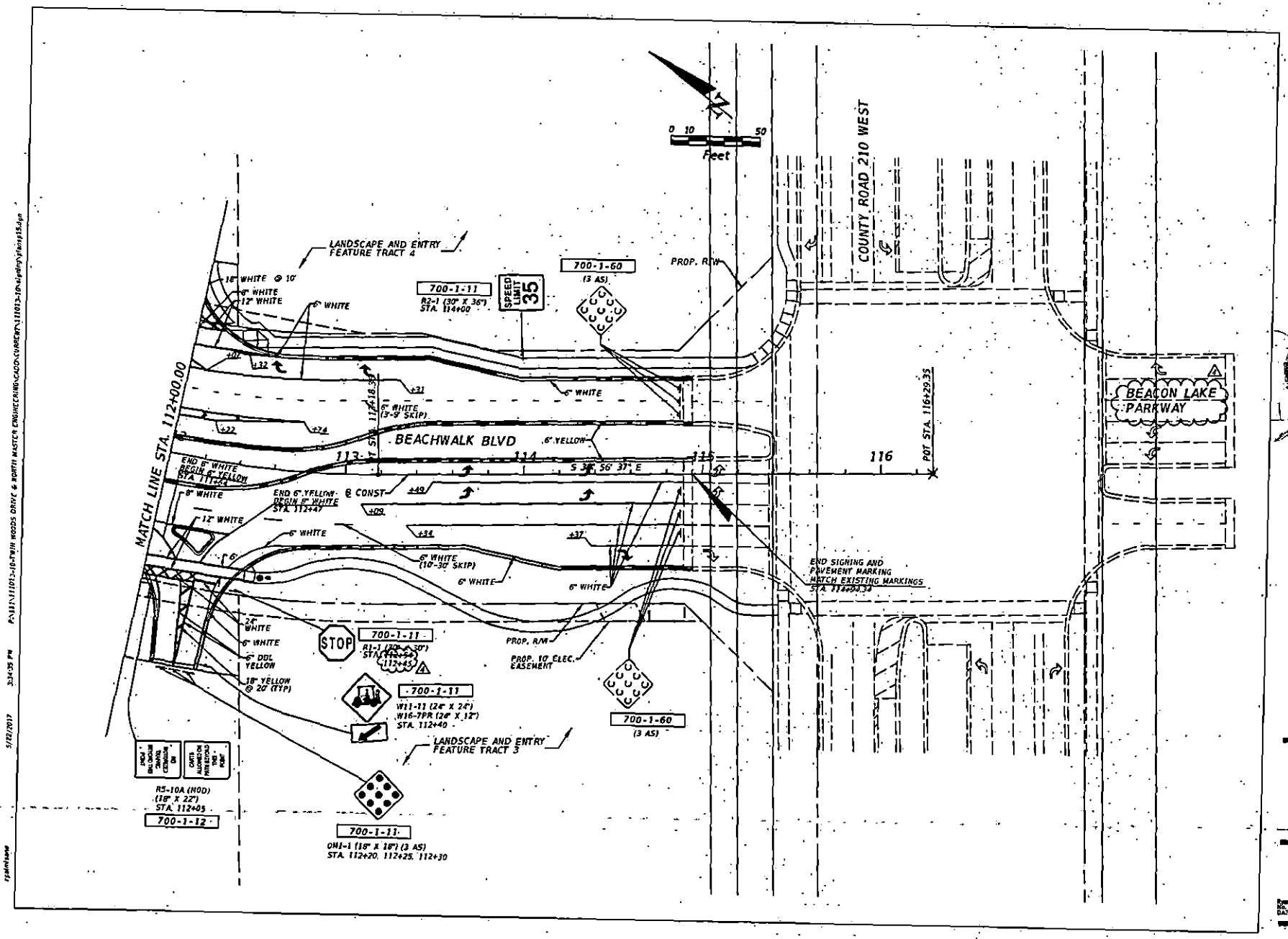
SHEET TITLE

Sign Improvements

Ryan P. Schwab, PE
No. 64528
DATE

Exhibit B
page 14
SHEET



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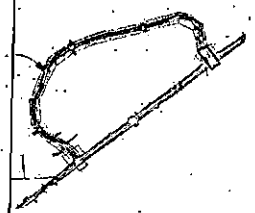

KEY MAP

DATE : --
PROJECT NO. : --
DESIGNED BY : BC
DRAWN BY : RFP
SCALE : AS NOTED

No.	Date	Revision
1	02/07/17	CORRECTED SIGN LOCATION

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SHEET TITLE.

Sign Improvements

Ryan P. Stilwell, PE
No. 84528
DATE:

SHEET

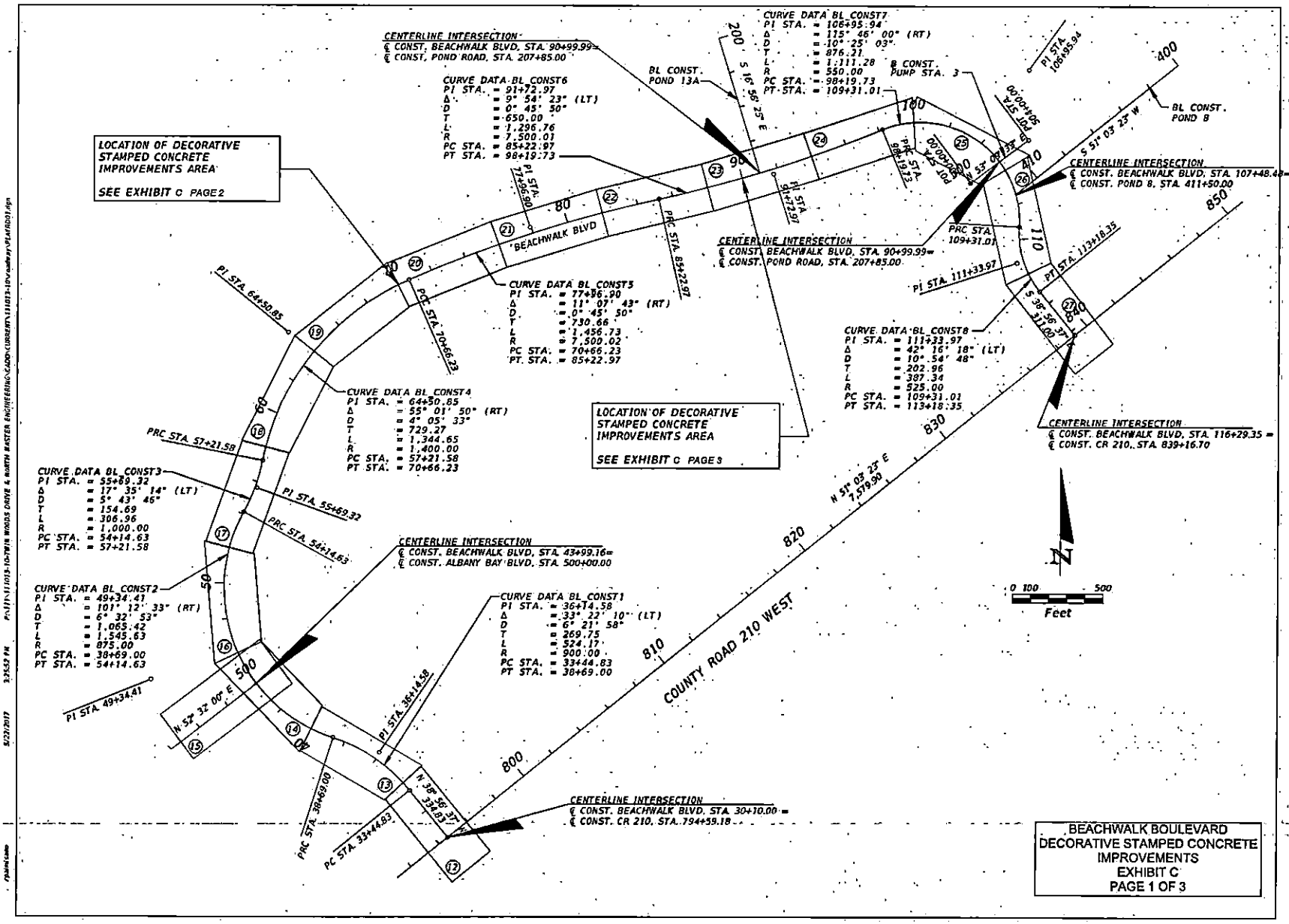
Exhibit B
page 15

5/22/2017 3:34:35 PM P:\111\111013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD-CURRENT\111013-10-signing\signs15.dgn

FSplotframe

EXHIBIT C

Depiction of Concrete Improvements



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BEACHWALK BOULEVARD

DATE : 5/11/17
PROJECT NO. : 111013.11
DESIGNED BY : PS
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision

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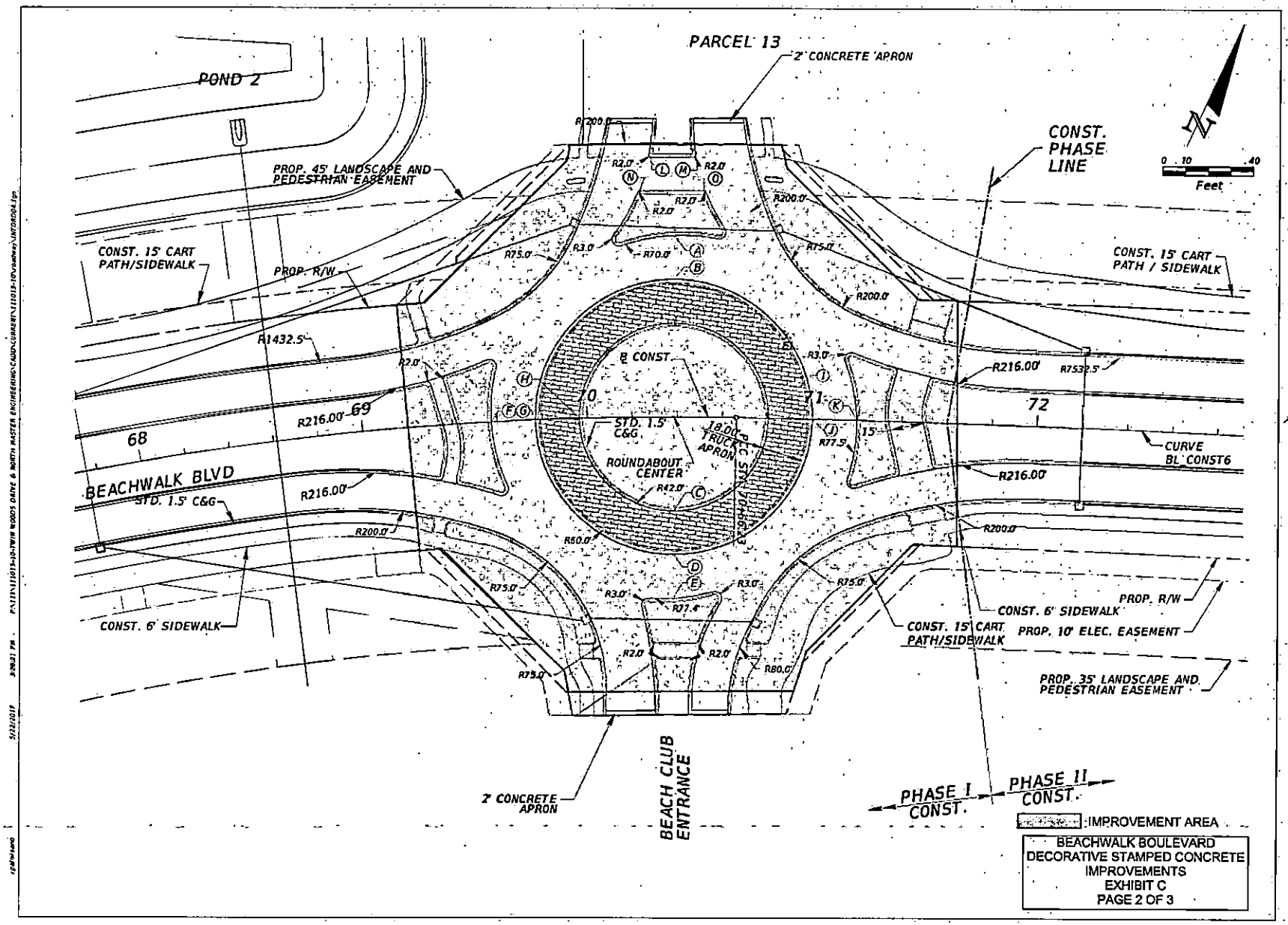
SHEET TITLE

PROJECT LAYOUT

SHEET



BEACHWALK BOULEVARD
DECORATIVE STAMPED CONCRETE
IMPROVEMENTS
EXHIBIT C
PAGE 2 OF 3

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BEACHWALK BOULEVARD

KEY MAP

DATE :
PROJECT NO.
DESIGNED BY SC
DRAWN BY PPP
SCALE : AS NOTED

No.	Date	Revision
1	10/26/16	REVISED ELEVATIONS
2	02/07/17	REVISED ELEVATIONS

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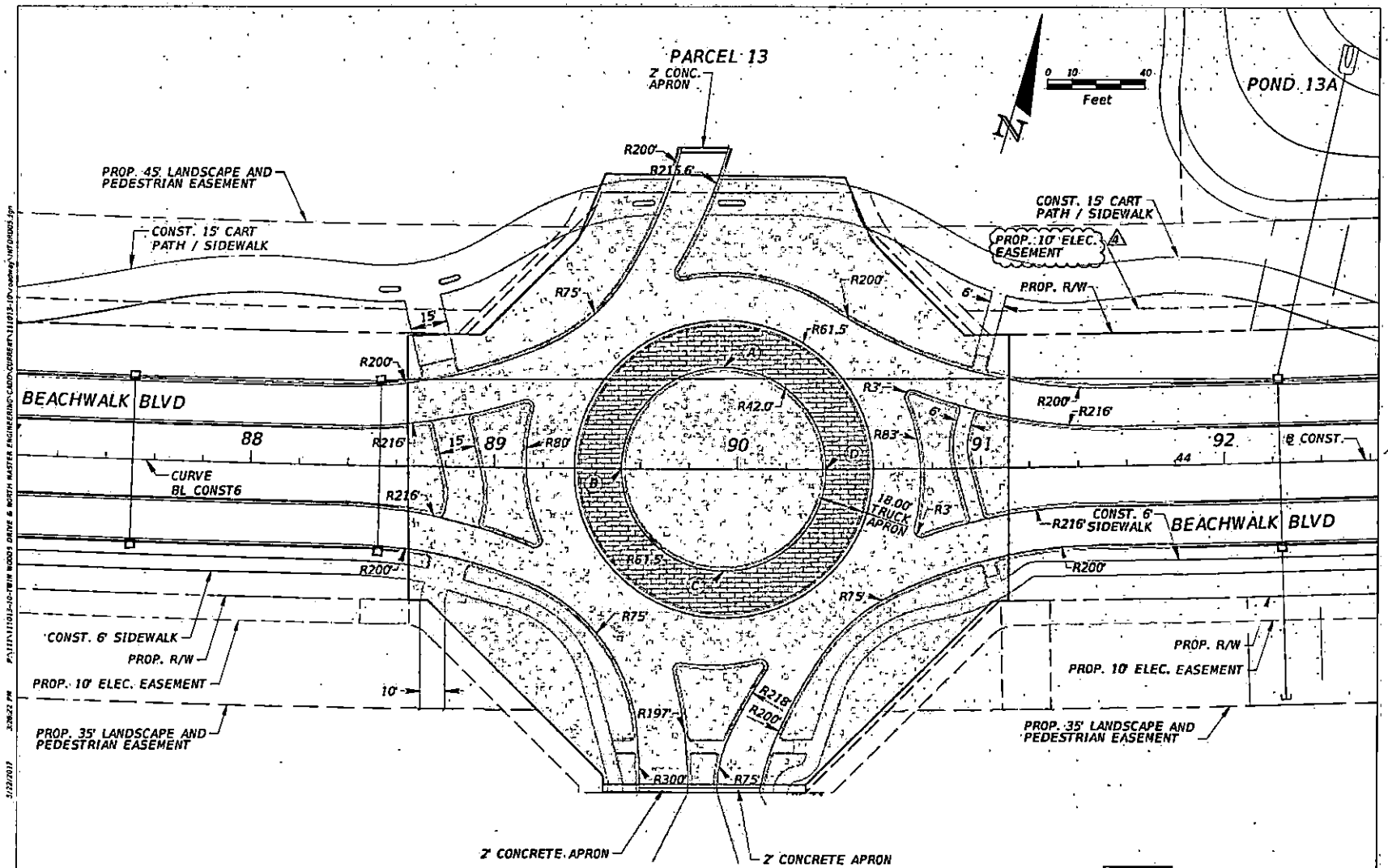
SHEET TITLE

Ryan P. Stilwell, PE
No. 66526
DATE:

SHEET



IMPROVEMENT AREA

BEACHWALK BOULEVARD
DECORATIVE STAMPED CONCRETE
IMPROVEMENTS
EXHIBIT C
PAGE 3 OF 3

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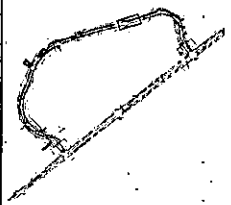

KEY MAP

DATE :
PROJECT NO.
DESIGNED BY : SC
DRAWN BY : RPP
SCALE : AS NOTED

No.	Date	Revision
A	10/29/16	REVISED ELEVATIONS
A	02/07/17	REVISED ELEVATIONS

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

Ryan P. Sikorski, PE
No. 84326
DATE
SHEET

EXHIBIT D

Locations of Landscaping Improvements

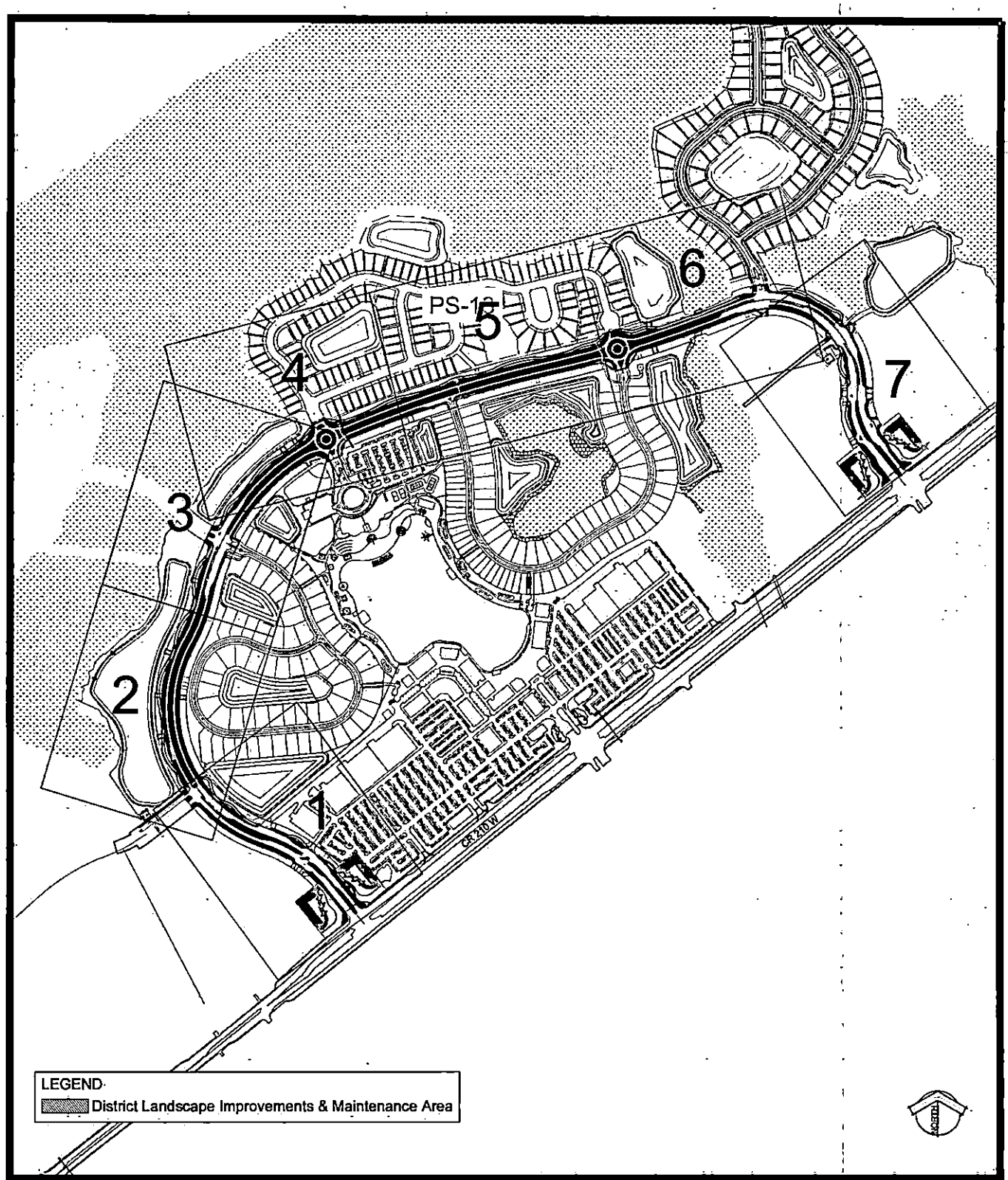

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EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
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DATE 7-14-17
PROJECT NO. 111013.34

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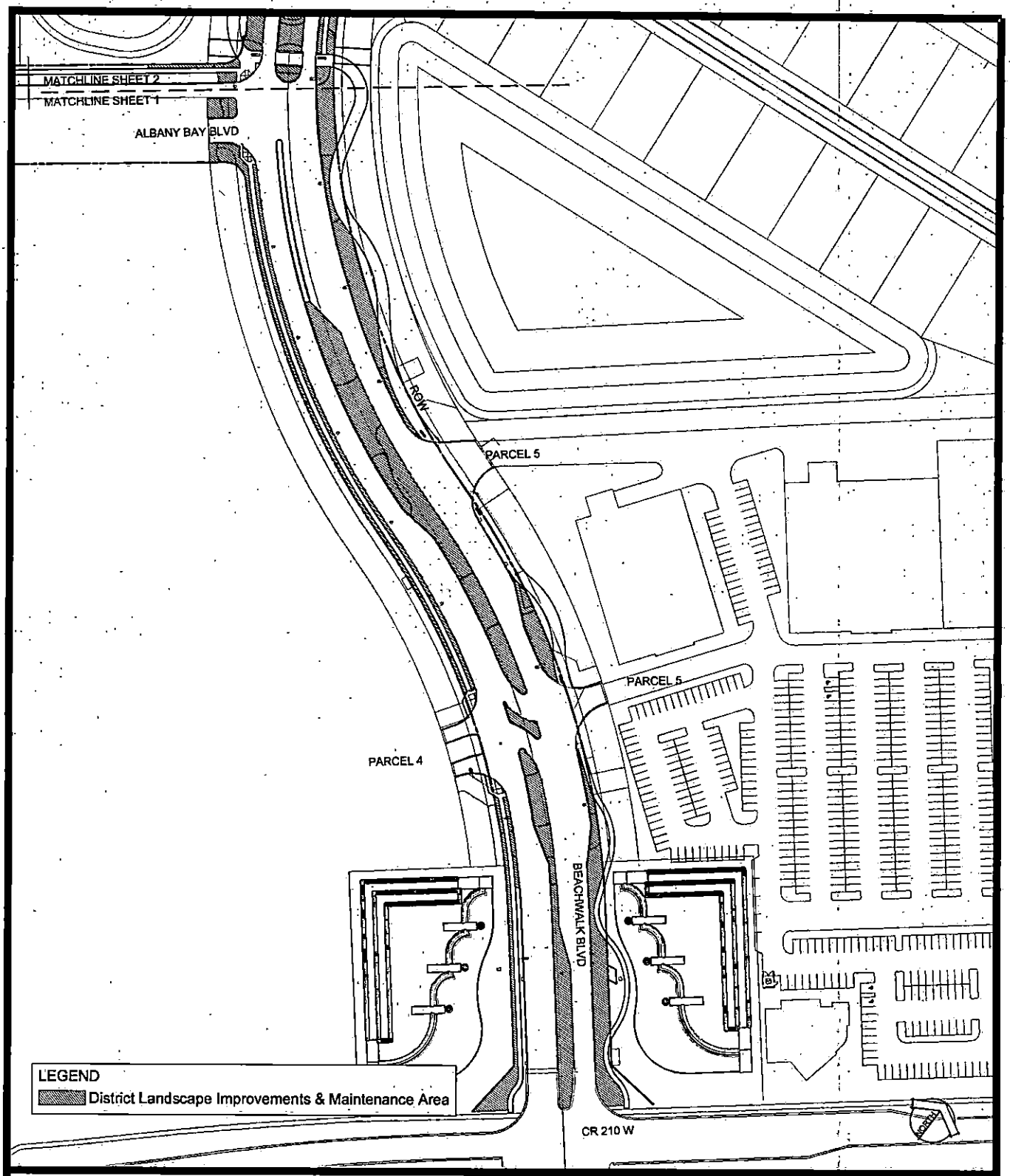

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EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 1 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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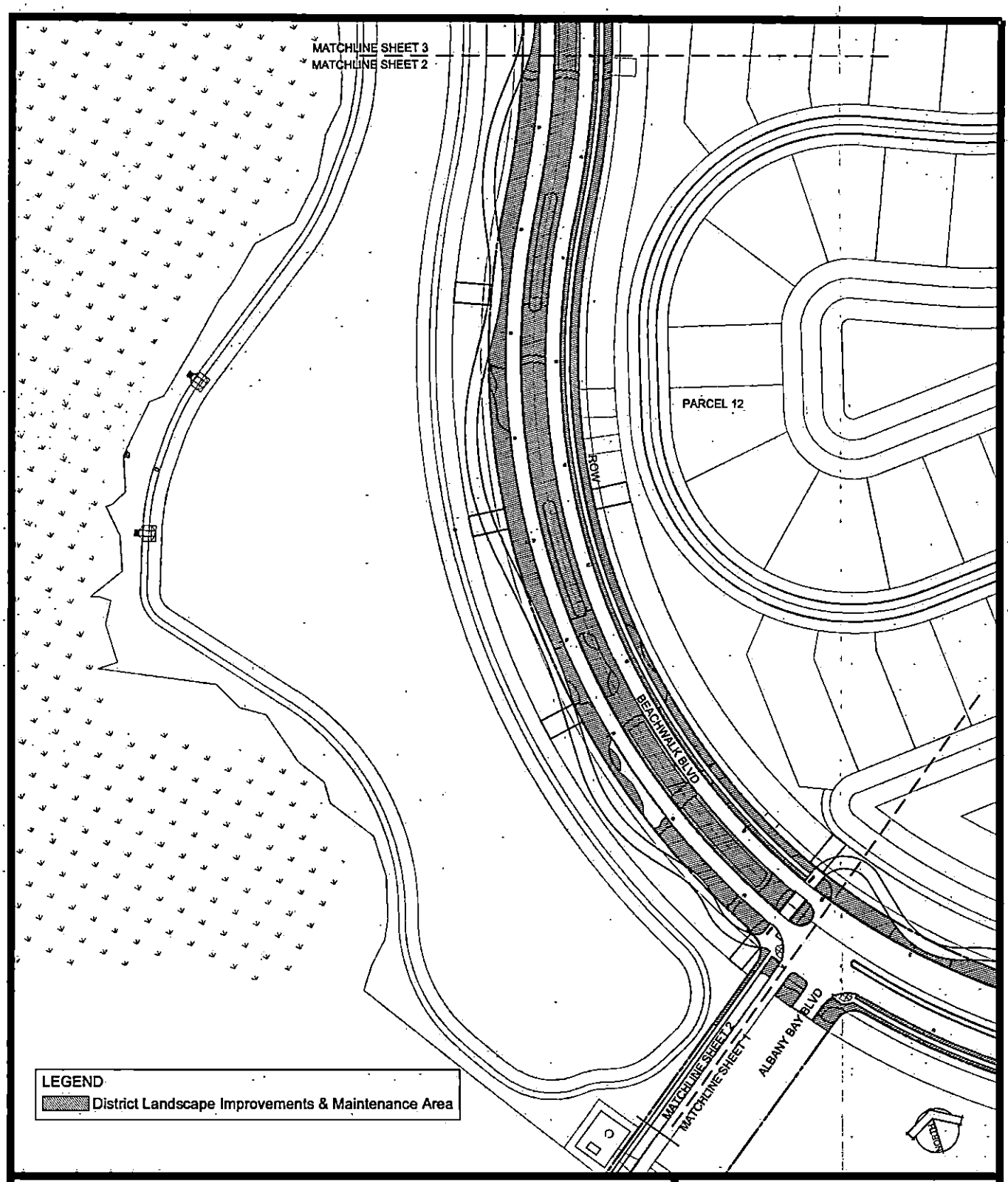

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EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 2 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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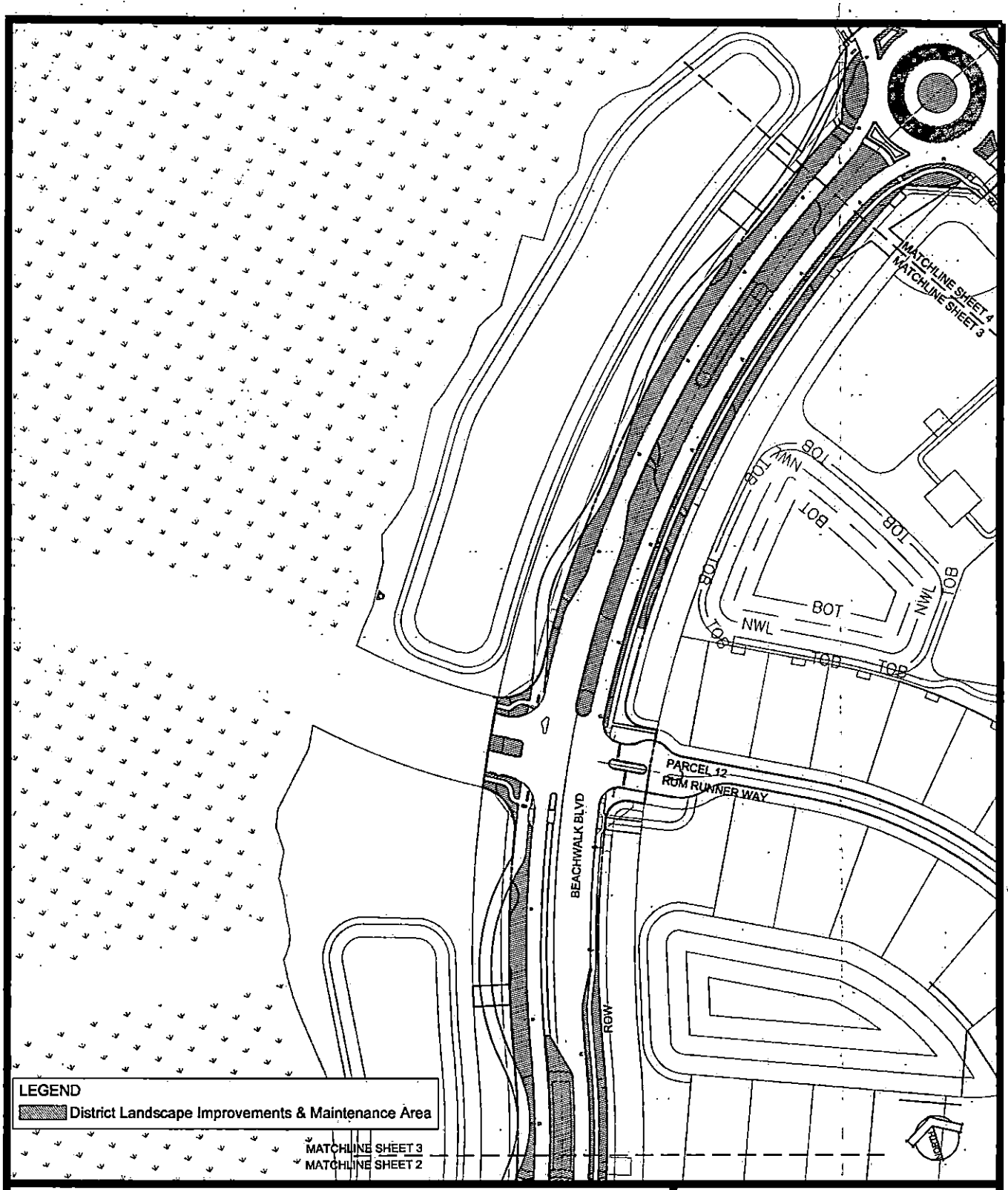

BEACHWALK BLVD

EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 3 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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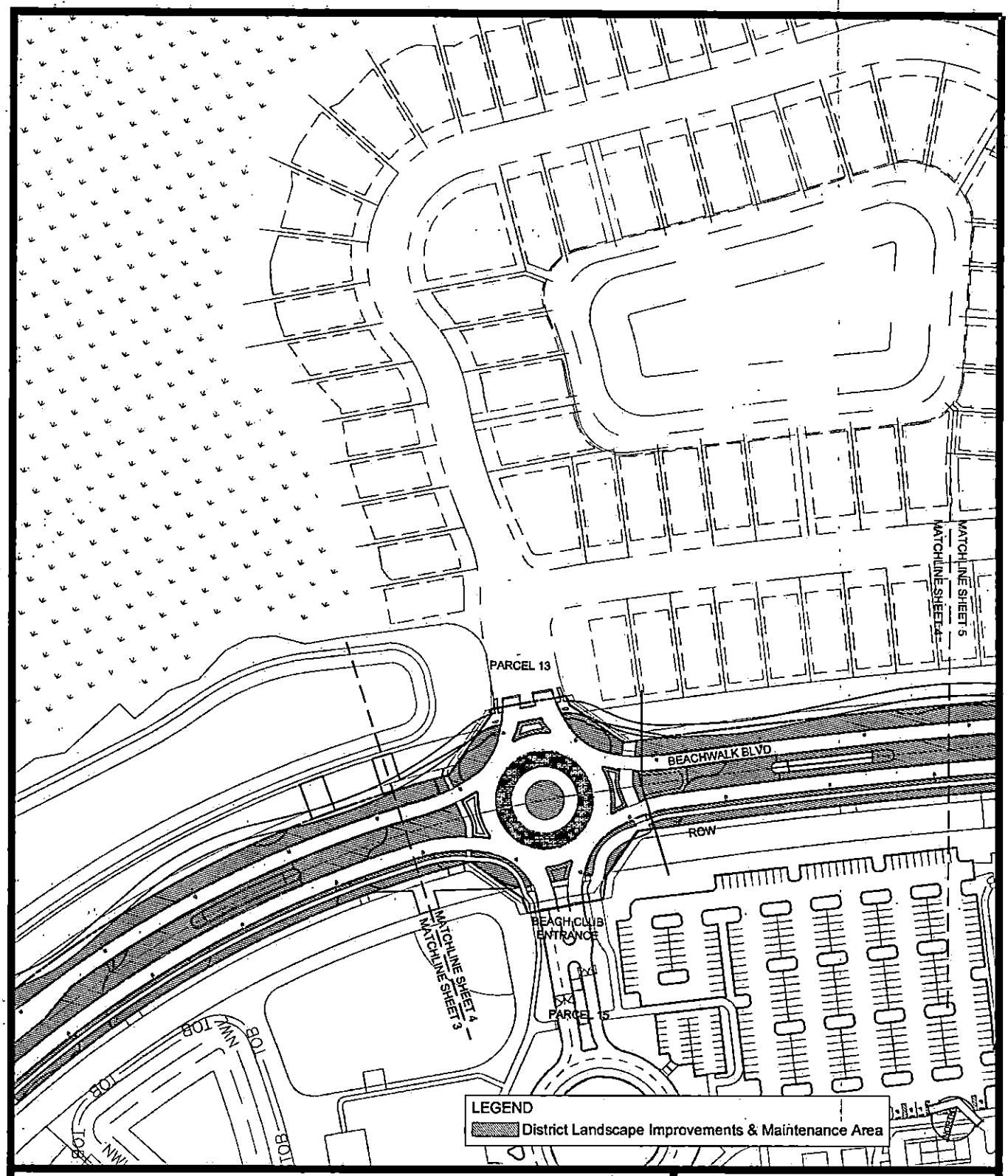

BEACHWALK BLVD

EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 4 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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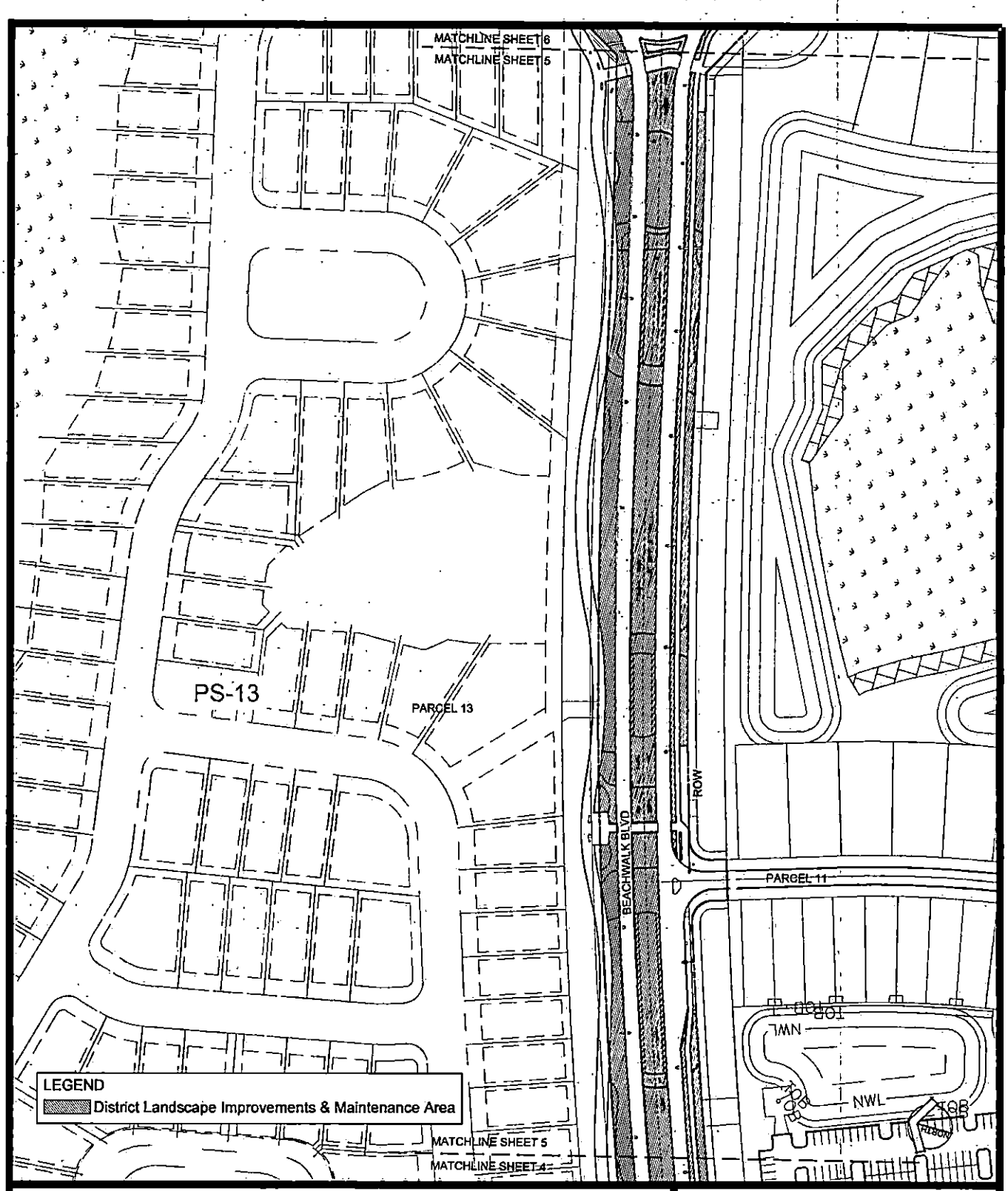

BEACHWALK BLVD

EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 5 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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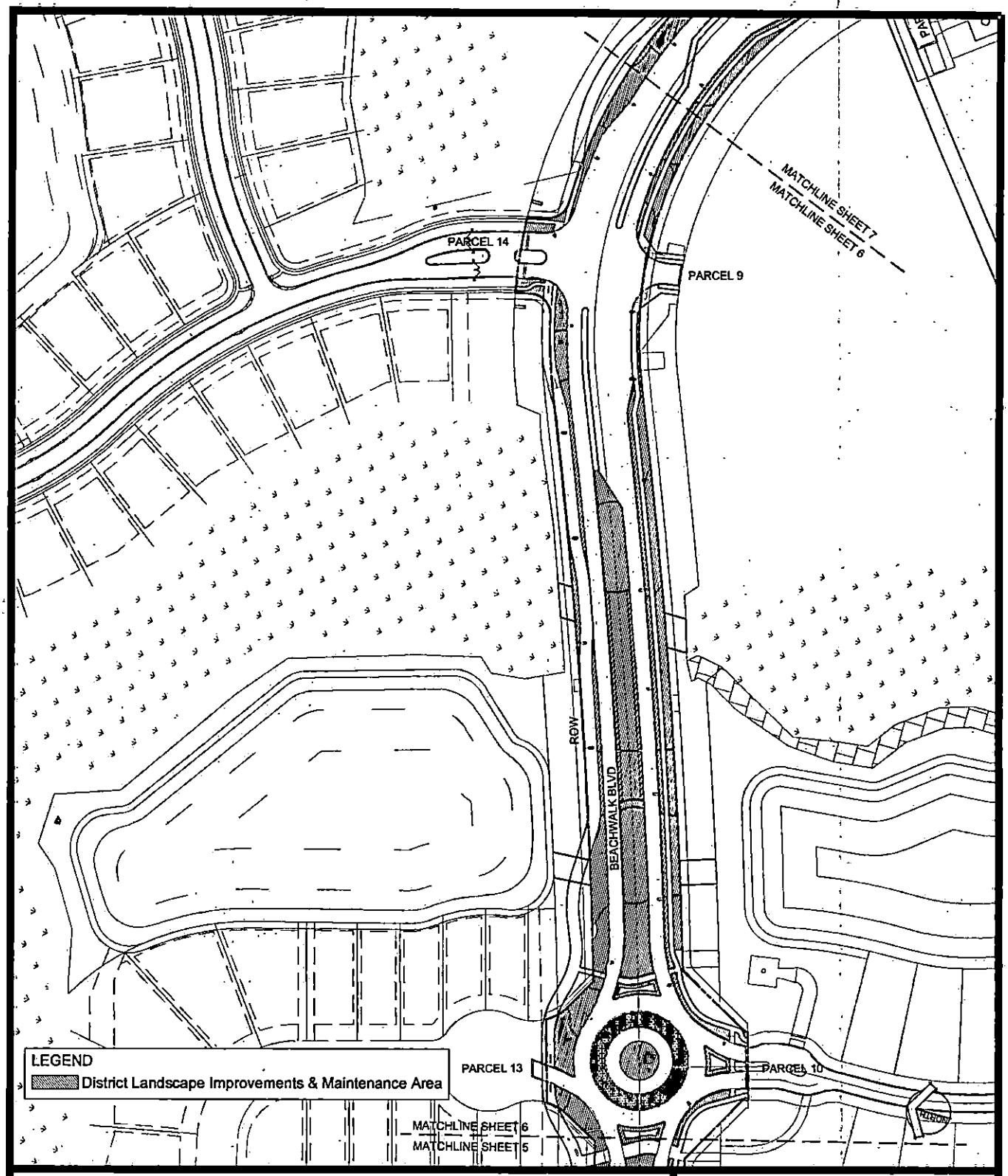

BEACHWALK BLVD

EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 6 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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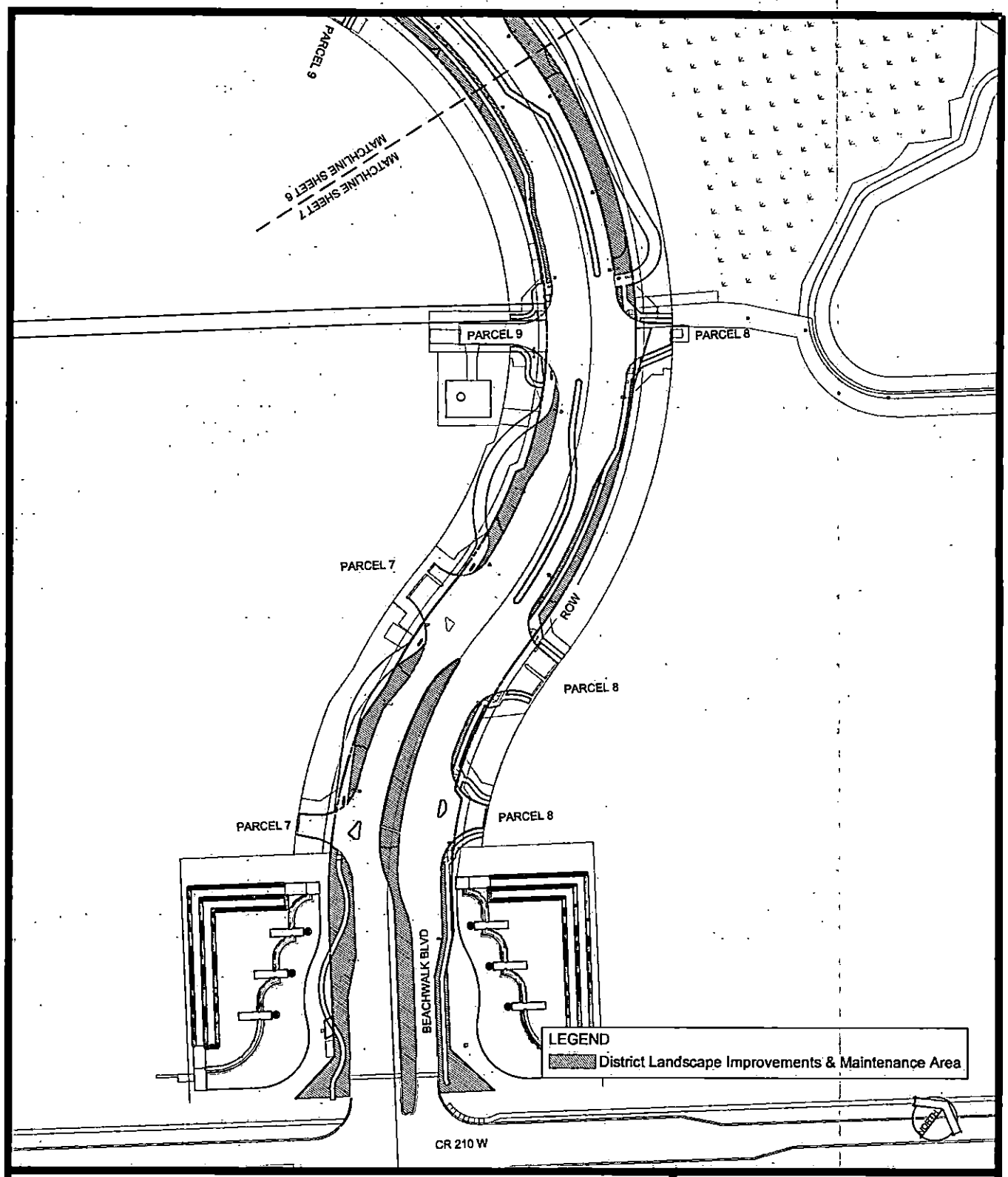

BEACHWALK BLVD

EXHIBIT D - Landscape Improvements

SCALE NOT TO SCALE
DRAWING 7 OF 7
DATE 7-14-17
PROJECT NO. 111013.34

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EXHIBIT E

1. STOP and SPEED LIMIT signs – Should an assembly with a STOP or SPEED LIMIT be knocked down and prior to the re-installation of a new assembly by the District, the District shall install a temporary STOP or SPEED LIMIT sign as soon as notified for temporary traffic control. The County reserves the right to install a temporary STOP or SPEED LIMIT Sign assembly should the County be called to perform an emergency response for a STOP or SPEED LIMIT sign down within the District. Any material removed from the site by the County will be held for District maintenance personnel at our sign shop at 2740 Industry Center Road, St. Augustine, Florida 32084.

2. Street Name Signs and Directional Signs - Should an assembly with a Street Name Sign or a Directional Sign be knocked down the District will diligently work to re-install the Street Name Sign assembly within 7 days from the time of notification. Any material removed from the site by the County will be held for District maintenance personnel at our sign shop at 2740 Industry Center Road, St. Augustine, Florida 32084.

RESOLUTION NO. 2018 - 92

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT FOR CONSTRUCTION AND MAINTENANCE BY THE DISTRICT OF SIGNS, LANDSCAPING, AND CONCRETE IMPROVEMENTS IN BEACHWALK BOULEVARD, A COUNTY ROAD RIGHT-OF-WAY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE INTERLOCAL AGREEEMENT ON BEHALF OF THE COUNTY; INSTRUCTION THE CLERK OF THE CIRCUIT COURT TO FILE THE INTERLOCAL AGREEMENT IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

WHEREAS, the Twin Creeks North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), and St. Johns County, Florida, a political subdivision of the State of Florida ("County") desire to enter into a Interlocal Agreement, in a form substantially similar to that attached and incorporated as Exhibit "1" to this resolution, for the construction and maintenance by the District for signs, landscaping, and concrete improvements on Beachwalk Boulevard, a County road right-of-way located within the District boundaries; and

WHEREAS, the District is an independent special district and local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, and is authorized to construct, acquire, and maintain infrastructure improvements and services as set forth in Section 190.012(1), Florida Statutes; and

WHEREAS, the County and the District desire to establish and set forth in an interlocal agreement, the District's maintenance responsibilities regarding the improvements within the County right-of-way; and

WHEREAS, the County and the District find the Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning maintenance of the rights-of-way; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers and liabilities of each of the governmental bodies; and

WHEREAS, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, all Parties agree to the terms of the attached Agreement;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:

1. The above recitals are hereby adopted as findings of fact.

2. The Board of County Commissioners of St. Johns County Florida hereby approves the terms, provisions and conditions of the Interlocal Agreement between St. Johns County and the Twin Creeks North Community Development District, and authorizes the County Administrator, or designee, is to execute the Interlocal Agreement, in a form substantially similar to that attached and incorporated as Exhibit "1", on behalf of the County for the purposes mentioned above.

3. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

4. The Clerk of Courts of St. Johns County is instructed to file the Interlocal Agreement in the public records of St. Johns County

5. This Resolution shall take effect immediately upon its being signed.

PASSED AND ADOPTED by the Board of Board of County Commissioners of St. Johns County, Florida this 3 day of April 2018.

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

Rendition Date: 4/5/18

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

Effective Date: 4/5/18

ST. JOHNS COUNTY FLORIDA

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

6

CONSENT AGENDA

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	$ 1,353,520	$ -	$ -	$ -	$ -	$ 1,353,520
Investments						
Revenue 2016A-1	-	934,602	-	-	-	934,602
Revenue 2016A-2	-	655,569	-	-	-	655,569
Revenue 2018	-	-	138,516	-	-	138,516
Reserve 2016 A-1	-	999,960	-	-	-	999,960
Reserve 2016 A-2	-	463,446	-	-	-	463,446
Reserve 2018	-	-	115,772	-	-	115,772
Prepayment 2016A-1	-	29,604	-	-	-	29,604
Prepayment 2016A-2	-	33,936	-	-	-	33,936
Prepayment 2018	-	-	2,800	-	-	2,800
Construction 2016 A-2	-	-	-	94	-	94
Construction 2018	-	-	-	-	348	348
Cost of issuance 2016 A-1	-	5,864	-	-	-	5,864
Cost of issuance 2016 A-2	-	5,864	-	-	-	5,864
Interest 2016A-1	-	2	-	-	-	2
Interest 2016A-2	-	2	-	-	-	2
Sinking 2018	-	-	72	-	-	72
Sinking 2016A-1	-	140	-	-	-	140
Sinking 2016A-2	-	61	-	-	-	61
Principal 2016A-1	-	205	-	-	-	205
Principal 2016A-2	-	101	-	-	-	101
Redemption 2016 A-1	-	404	-	-	-	404
Other	-	-	-	-	-	
Undeposited funds	-	70,226	-	-	-	70,226
Interest receivable	-	10,748	1,083	1	1	11,833
Due from Twin Creeks Spe LL	321,409	88,446	-	-	-	409,855
Due from general fund	-	10,323	1,293	-	-	11,616
Total assets	$ 1,674,929	$ 3,309,503	$ 259,536	$ 95	$ 349	$ 5,244,412

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable on-site	$ 10,050	$ -	$ -	$ -	$ -	$ 10,050
Due to Developer	17,106	-	-	-	-	17,106
Due to debt service fund A1	7,000	-	-	-	-	7,000
Due to debt service fund A2	3,323	-	-	-	-	3,323
Due to debt service fund 2018	1,293	-	-	-	-	1,293
Accrued taxes payable	459	-	-	-	-	459
Developer advance	2,500	-	-	-	-	2,500
Total liabilities	41,731	-	-	-	-	41,731
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	321,409	99,193	1,083	-	1	421,686
Total deferred inflows of resources	321,409	99,193	1,083	-	1	421,686
Fund balances:						
Restricted for:						
Debt service	-	3,210,310	258,453	-	-	3,468,763
Capital projects	-	-	-	95	348	443
Unassigned	1,311,789	-	-	-	-	1,311,789
Total fund balances	1,311,789	3,210,310	258,453	95	348	4,780,995
Total liabilities, deferred inflows of resources and fund balances	$ 1,674,929	$ 3,309,503	$ 259,536	$ 95	$ 349	$ 5,244,412

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 10,269	$ 1,558,186	$ 1,566,752	99%
Assessment levy: off-roll	-	153,296	168,112	91%
Interest and miscellaneous	-	1,500	-	N/A
Total revenues	10,269	1,712,982	1,734,864	99%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	5,800	6,000	97%
FICA	77	444	459	97%
District engineer	875	9,897	10,000	99%
General counsel	12,444	44,028	24,000	183%
District manager	4,377	39,397	52,530	75%
Debt service fund accounting: 2016 master bonds	430	3,872	5,163	75%
Debt service fund accounting: 2016 sub bonds	195	1,753	2,337	75%
Debt service fund accounting: Lennar bonds	292	2,625	3,500	75%
Arbitrage rebate calculation	-	1,000	1,000	100%
Audit	-	3,190	6,450	49%
Postage	18	541	750	72%
Insurance - GL, PL	-	15,236	14,672	104%
Legal advertising	-	341	1,200	28%
Mailed notices	-	-	1,600	0%
Miscellaneous - bank charges	-	-	750	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Dissemination agent	166	1,500	2,000	75%
Annual distict filing fee	-	175	175	100%
Trustee	-	10,500	10,500	100%
Contingencies	-	415	500	83%
Total professional & administrative	19,874	141,419	144,501	98%

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
Field Operations				
Accounting	625	5,625	7,500	75%
Property insurance	-	67,833	-	N/A
Field operations manager	-	22,667	9,600	236%
Landscape maintenance				
Landscape and irrigation maintenance	41,866	420,357	727,886	58%
Tree/plant/irrigation replacement	-	33,036	111,265	30%
Sod replacement	-	-	30,000	0%
Annuals rotation	-	11,132	42,000	27%
Mulch	-	82,955	84,000	99%
Irrigation repairs	-	6,662	-	N/A
Irrigation water	38,990	184,068	375,000	49%
Albany Bay irrigation cost share	-	-	18,000	0%
Back flow prevention	-	-	1,000	0%
Lake maintenance	1,850	14,800	22,200	67%
Fountain service	-	68,295	105,000	65%
Fountain maintenance	-	-	5,000	0%
Monument maintenance	-	-	17,000	0%
Monument lighting maintenance	-	-	8,670	0%
Median lighting maintenance	-	-	7,600	0%
Road maintenance	-	-	15,000	0%
Signage maintenance	-	584	-	N/A
Landscape enhancement	-	24,600	30,000	82%
Holiday lighting	-	9,973	15,000	66%
Sidewalk repairs	-	-	10,000	0%
Reef irrigation cost share	-	10,000	-	N/A
Capital outlay	-	19,021	121,000	16%
Fountain repairs	-	37,640	75,000	50%
Sidewalk & cart path striping	-	-	54,000	0%
Consulting services	-	3,000	-	N/A
Security patrol	-	462	-	N/A
Contingencies	-	14,300	16,000	89%
Total field operations	83,331	1,037,010	1,907,721	54%
Other fees & charges				
Tax collector	205	31,066	32,641	95%
Total other fees & charges	205	31,066	32,641	95%
Total expenditures	103,410	1,209,495	2,084,863	58%
Excess/(deficiency) of revenues over/(under) expenditures	(93,141)	503,487	(349,999)	
Fund balances - beginning	1,404,930	808,302	896,011	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	406,224	406,224	406,224	
Unassigned	905,565	905,565	139,788	
Fund balances - ending	$ 1,311,789	$ 1,311,789	$ 546,012	

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016 A-1 & A-2 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 3,392	$ 514,572	$ 1,608,799	32%
Assessment levy: off-roll 2016A-1	7,143	1,083,825	88,446	1225%
Assessment prepayments	81,449	405,182	-	N/A
Interest 2016 A-1	6,851	61,290	-	N/A
Interest 2016 A-2	4,031	36,427	-	N/A
Total revenues	102,866	2,101,296	1,697,245	124%
EXPENDITURES				
Principal 2016A-1	-	265,000	275,000	96%
Principal 2016A-2	-	115,000	125,000	92%
Principal prepayment 2016A-1	-	305,000	-	N/A
Principal prepayment 2016A-2	-	281,114	-	N/A
Interest 2016A-1	-	868,134	900,438	96%
Interest 2016A-2	-	372,069	407,325	91%
Total debt service	-	2,206,317	1,707,763	129%
Other fees & charges				
Tax collector	211	31,868	33,517	95%
Total other fees and charges	211	31,868	33,517	95%
Total expenditures	211	2,238,185	1,741,280	129%
Excess/(deficiency) of revenues over/(under) expenditures	102,655	(136,889)	(44,035)	
Fund balances - beginning	3,107,655	3,347,199	3,424,711	
Fund balances - ending	$ 3,210,310	$ 3,210,310	$ 3,380,676	

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 1,320	$ 200,200	$ 201,300	99%
Interest	1,375	9,534	-	N/A
Total revenues	2,695	209,734	201,300	104%
EXPENDITURES				
Principal	65,000	65,000	65,000	100%
Interest	67,721	135,444	135,444	100%
Total debt service	132,721	200,444	200,444	100%
Other fees & charges				
Tax collector	29	3,992	4,194	95%
Total other fees and charges	29	3,992	4,194	95%
Total expenditures	132,750	204,436	204,638	100%
Excess/(deficiency) of revenues over/(under) expenditures	(130,055)	5,298	(3,338)	
Fund balances - beginning	388,508	253,155	241,429	
Fund balances - ending	$ 258,453	$ 258,453	$ 238,091	

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date
REVENUES		
Interest 2016 A-2	$ 1	$ 154
Total revenues	1	154
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	154
Fund balances - beginning	94	(59)
Fund balances - ending	$ 95	$ 95

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 2	$ 11
Total revenues	2	11
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	11
Fund balances - beginning	346	337
Fund balances - ending	$ 348	$ 348

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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 May 20, 2025 at 1:45 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present:

Neal Shact	Chair
Geoff Gundlach	Assistant Secretary
Mark Kuper	Assistant Secretary
Bryan Kinsey (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kritsen Thomas	Wrathell, Hunt and Associates, LLC,
Jennifer Kilinski	District Counsel
Chris Loy	Kilinski|Van Wyk PLLC
Neal Brockmeier (via telephone)	District Engineer
Art Minchew	Field Ops Liaison
Joseph Herriman	Resident
David Mullins	Resident
Claire Karp	Resident
Wes Benwick	Resident
Tina Hope	Resident
Other Residents	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:45 p.m. Supervisors Shact, Gundlach and Kuper were present. Supervisor Kinsey was not present at roll call but joined a few minutes later, via telephone. Supervisor McKinney was not present.

SECOND ORDER OF BUSINESS **Public Comments**

A resident encouraged the Board to give residents the opportunity to apply for the Board Seat that will be vacant, instead of filling it immediately.

Resident David Mullins asked about the process to apply for the Board Seat.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Chris McKinney [Seat 2]**

Mr. Rom presented Mr. Chris McKinney's resignation.

Mr. Shact discussed the background of those serving on the Board. He and Mr. Rom thanked Mr. McKinney for his service on the CDD Board and his contributions to the CDD.

On MOTION by Mr. Gundlach and seconded by Mr. Kuper, with all in favor, the resignation of Mr. Chris McKinney from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; Term Expires November 2026**

Mr. Rom explained the appointment process and stated a candidate must be a US citizen, 18 years of age or older, a registered voter within the County and reside within the CDD.

Mr. Shact nominated Mr. David Mullins to fill Seat 2 and spoke of his experience and qualifications.

Board Members voiced their opinions about appointing someone today, whether to defer appointment since the Board was just made aware of Mr. McKinney's resignation, whether to seek candidates, the belief of some Board Members that no additional qualified candidates could be found and the procedures to seek qualified candidates to fill Seat 2 if the Board decides to do so.

The Board consensus was to proceed with an appointment today.

No other nominations were made.

On MOTION by Mr. Shact and seconded by Mr. Kuper, with all in favor, the appointment of Mr. David Mullins to fill Seat 2, was approved.

FIFTH ORDER OF BUSINESS **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. David Mullins. He provided and he and Ms. Kilinski explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-08. Mr. Gundlach nominated the following:

Neal Shact	Chair
David Mullins	Vice Chair
Bryan Kinsey	Assistant Secretary
Geoff Gundlach	Assistant Secretary
Mark Kuper	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Christopher McKinney	Vice Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Gundlach and seconded by Mr. Shact, with all in favor, Resolution 2025-08, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Discussion/Consideration**

A. Florida East Coast Construction Co Proposals for Fountain 3 Repair (the following to be provided under separate cover)

Mr. Rom stated he was unable to obtain a proposal for Item 7A.

I. Full

II. Short Term

B. Prime AE Group, Inc. Proposal for Engineering Services [Landscape Tracts Adjacent to Parcel 7, BJ's Site)

Mr. Rom and Mr. Brockmeier presented the Prime AE Group, Inc. proposal to prepare a supplementary landscape screening design for the landscape tracts adjacent to the BJs parking area, in accordance with the St. Johns County development code and the project scope.

A Board Member asked Staff to contact the BJs representative to discuss the project, since they reside within the CDD, and obtain three proposals. He stated he wants to ensure landscaping materials will be consistent with existing materials within the CDD. Ms. Thomas suggested the Project Manager join the upcoming site walk with The Greenery, who is the CDD's new landscape contractor. They will be inspecting the irrigation system, along with partnering with the BJs representative, with the $20,000 landscape enhancement credit in mind. Staff will then bring back comments at the next meeting.

The consensus was to decline the Prime AE Group, Inc. proposal and have The Greenery provide design ideas for the two BJs median entrances. Staff will obtain more proposals and work with the person designated to work with District Staff to ensure the appropriate conceptual ideas are achieved, which includes having an appropriate visually sized barrier from Beachwalk Boulevard to the parking lot.

C. Consideration of Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

Mr. Rom distributed an Optional Resolution 2025-09 that will be used if the Board decides to increase assessments, which would require sending Mailed Notices to property owners if assessments increase. He reviewed the proposed Fiscal Year 2026 budget in the agenda, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget and noted that the version in the agenda shows there is no assessment increase; the assessment amount is as close as possible to the Fiscal Year 2025 assessment amount.

Mr. Rom and Ms. Thomas continued reviewing the proposed Fiscal Year 2026 budget and discussed projects and potential costs and timelines for those projects.

Discussion ensued regarding the fountains, unassigned fund budgets, the methodology used for Parcels 5 and 6, the monument repair proposals and proposals from the two electrical contractors that Mr. McKinney suggested.

The consensus was to consider the version of Resolution 2025-09 and proposed Fiscal Year 2026 budget that does not increase assessments and to direct Staff to increase the District Counsel budget line item and use surplus fund balance to offset the increased expense to avoid increasing the Operations and Maintenance (O&M) budget and assessments.

On MOTION by Mr. Gundlach and seconded by Mr. Kuper, with all in favor, Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 26, 2025 at 1:45 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

D. Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Rom presented Resolution 2025-10. The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Change “November 25, 2025” to “November 18, 2025”; “December 23, 2025” to “December 16, 2025”; and “May 26, 2026” to “May 18, 2026”

TIME, October and November 2025, and January, February, April, May, July and August 2026: Change “1:15 PM*” to “1:45 PM”

TIME, December 2025 and March, June and September 2026: Change “1:45 PM*” to “5:30 PM”

Footnote: Delete: “*Meetings will convene immediately following adjournment of the Creekside at Twin Creeks CDD Meetings, scheduled to commence at 12:15 PM.”

On MOTION by Mr. Gundlach and seconded by Mr. Kuper, with all in favor, Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

E. Discussion: Termination Date of Beachwalk Club Agreement

Mr. Rom stated that Beachwalk Club wants to terminate the Field Operations Cost Share Agreement effective August 31, 2025 to help the transition to the CDD's new vendor Total Professional Association Management (TPAM). Mr. Kuper suggested overlapping the two contracts for one month.

On MOTION by Mr. Kuper and seconded by Mr. Shact, with all in favor, terminating the Cost Share Agreement with Beachwalk Club, Inc. for Field Operations Liaison Services, effective August 31, 2025, and initiating the Total Professional Association Management contract for Field Operations Liaison Services, effective August 1, 2025, was approved.

F. Discussion: Senior Assisted Living Parcel 7

Mr. Rom stated that District Counsel and the Developers of the Senior Assisted Living Parcel 7 are working on outstanding matters to address its request for the CDD to reduce Senior Assisted Living's assessments and revise the Methodology Report. It was noted that Parcel 7's current assessments are based on square footage, not on a unit basis.

EIGHTH ORDER OF BUSINESS Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of April 30, 2025

B. Approval of April 22, 2025 Regular Meeting Minutes

On MOTION by Mr. Kuper and seconded by Mr. Gundlach, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted, and the April 22, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Mr. Loy stated his firm is preparing a summary of legislative bills that might impact CDDs. He reminded the Board Members to file Form 1 by July 1, 2025. He is waiting to prepare a policy on e-bikes until the St. Johns County Commission holds a meeting on this matter.

Mr. Kuper voiced his opinion that off-duty patrols will not be sufficient to combat speeding and suggested reconsidering installing speed humps.

B. District Engineer: Prosser, Inc.

There was no report.

C. Field Operations Liaison: Beachwalk Club

I. Sheriff's Office Rover Update

Mr. Minchew provided updates on the off-duty patrol schedule, signage, etc.

Mr. Kuper voiced safety concerns and his opinion that speed humps are needed.

On MOTION by Mr. Shact and seconded by Mr. Kuper, with all in favor, engaging the St. Johns Sherriff's Department for an additional month to conduct off-duty community patrol services on CDD property, in a not-to-exceed amount of $5,000, was approved.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 22, 2025 at 1:45 PM**
  - **QUORUM CHECK**

TENTH ORDER OF BUSINESS Board Members' Comments/Requests

Discussion ensued regarding Mr. Kuper's suggestion to add a new unbudgeted "Recreation" line item to the Fiscal Year 2026 budget as a placeholder for the future, in case the CDD decides to have recreational amenities and activities.

Mr. Gundlach stated the High School Principal advised that the CDD would have to contact the School Board to discuss parking for its fall function. He asked about plans for the retention pond on the west side.

ELEVENTH ORDER OF BUSINESS Public Comments

In response to a request for an update on the high school, a Board Member stated there was no update as of yet.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Gundlach and seconded by Mr. Kuper, with all in favor, the meeting adjourned at 3:31 p.m.

_____ _____

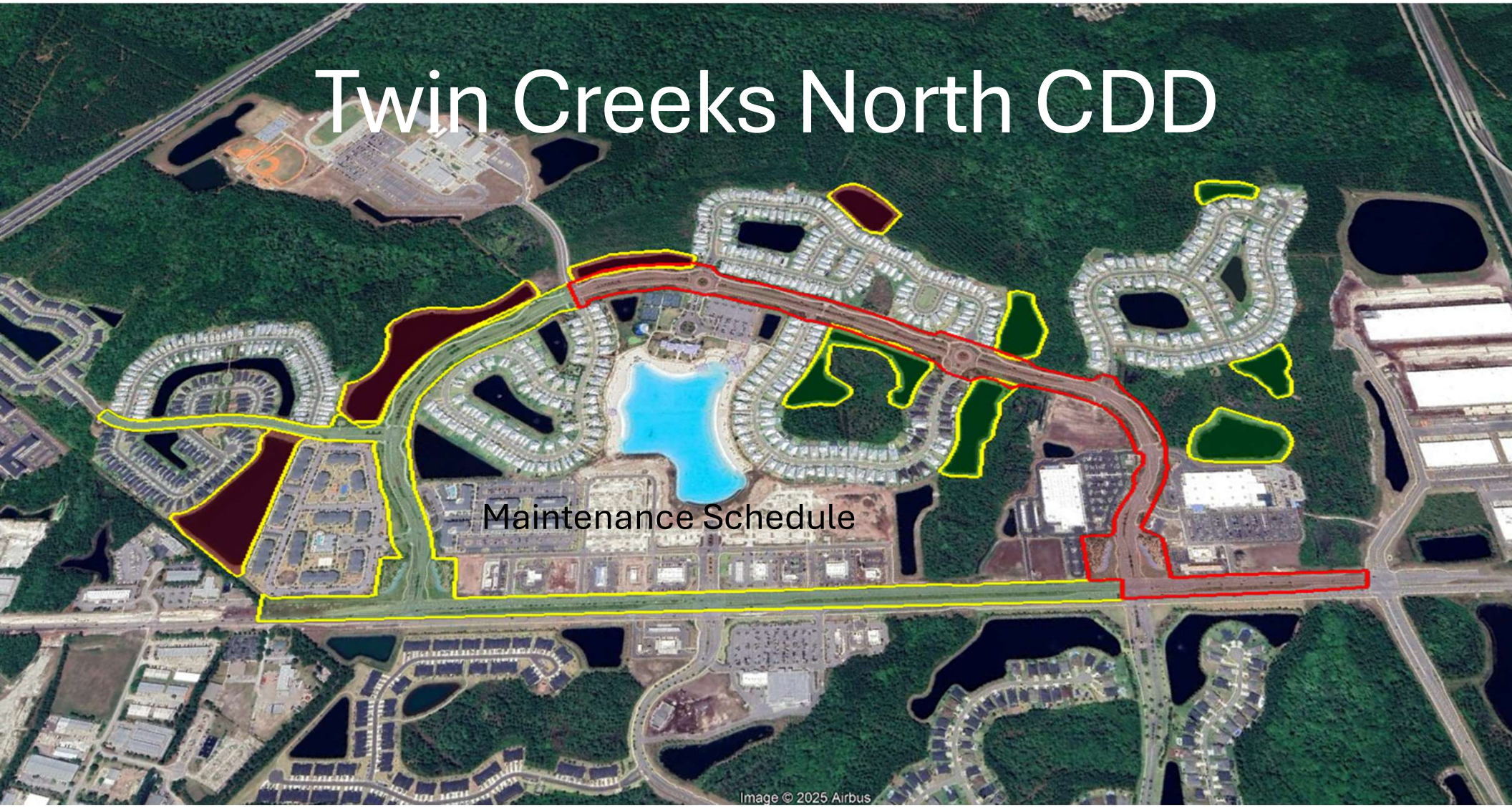
Secretary/Assistant Secretary Chair/Vice Chair

TWIN CREEKS NORTH

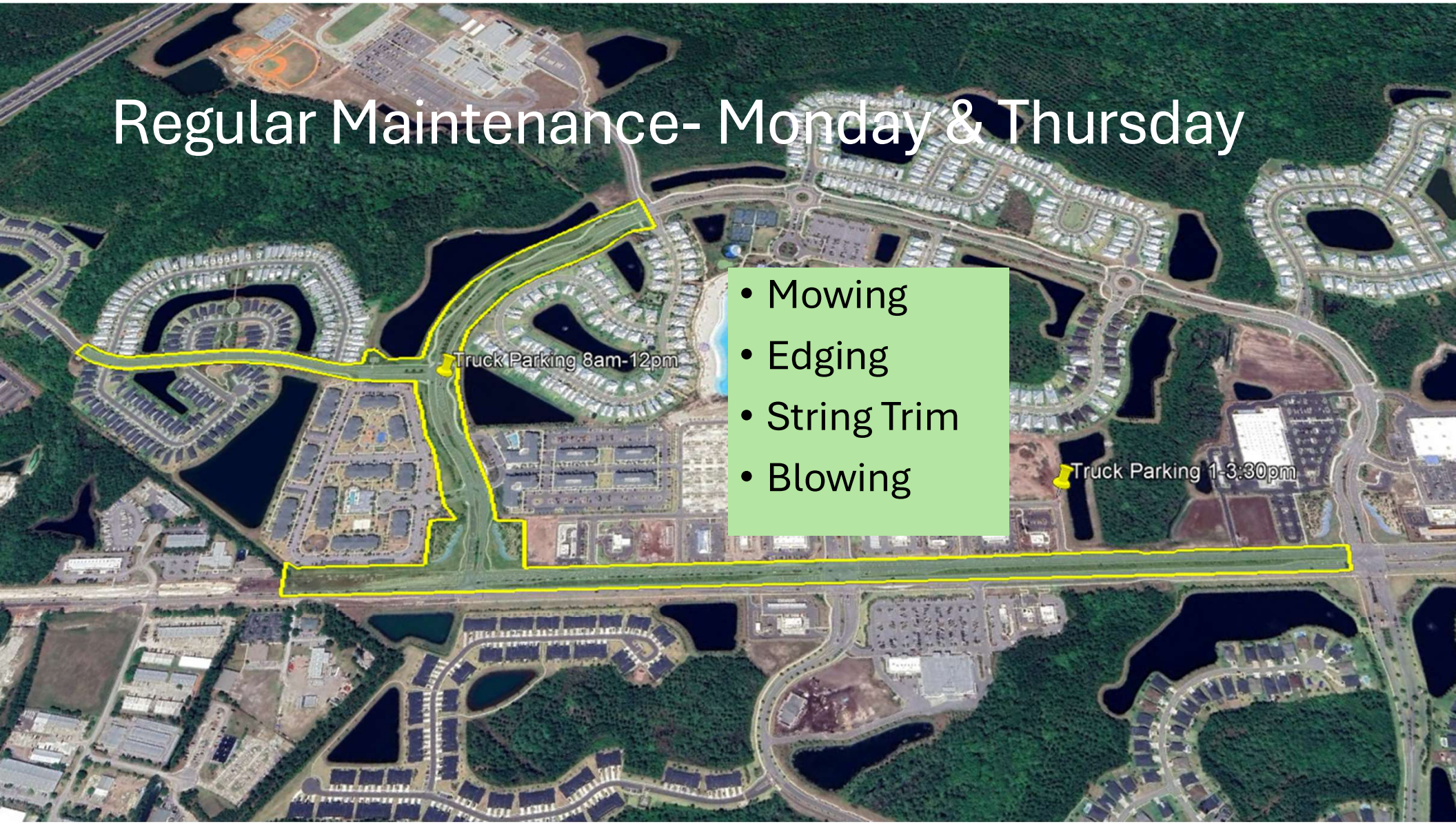
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS D

Twin Creeks North CDD

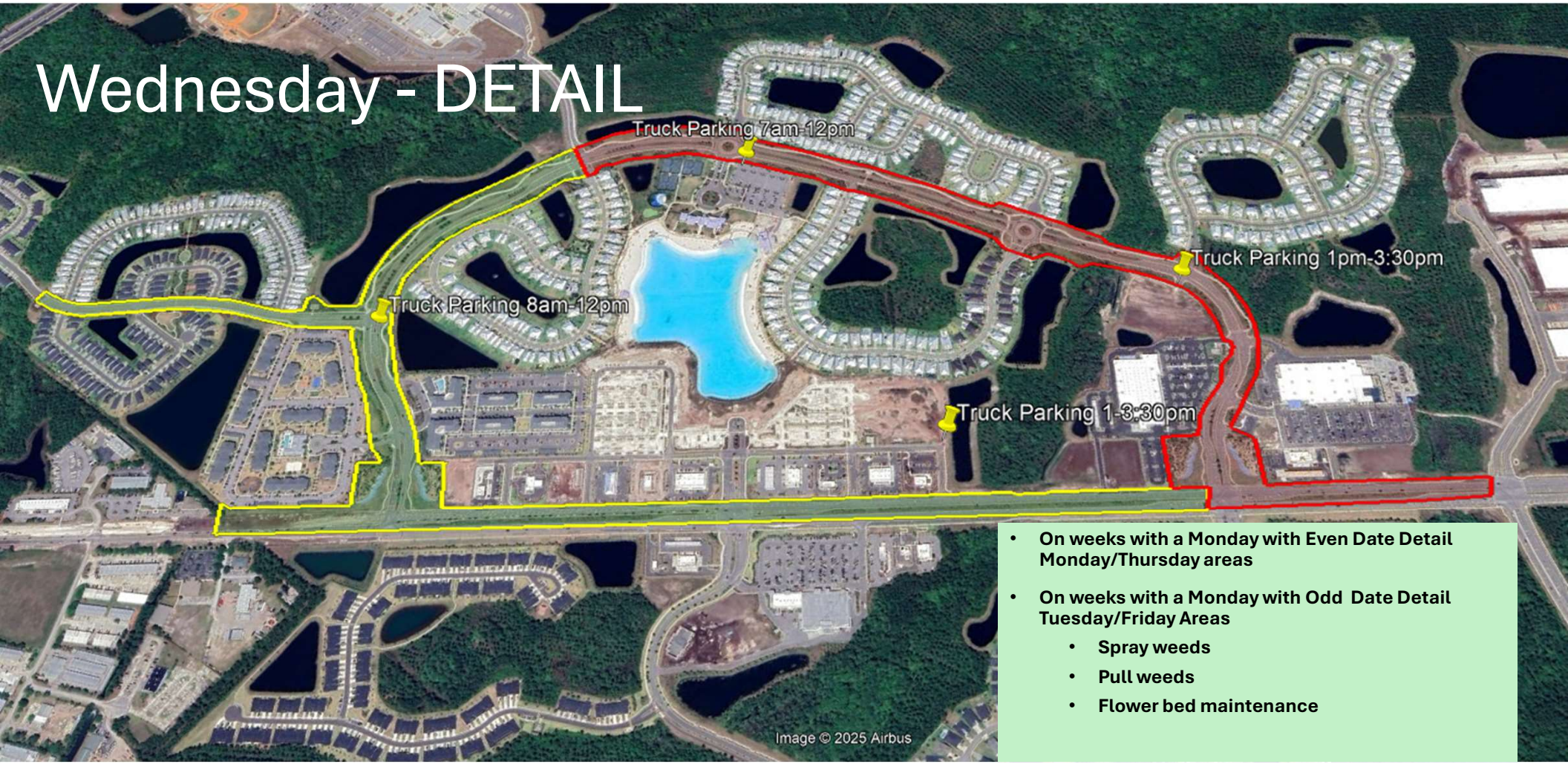


Regular Maintenance- Monday & Thursday



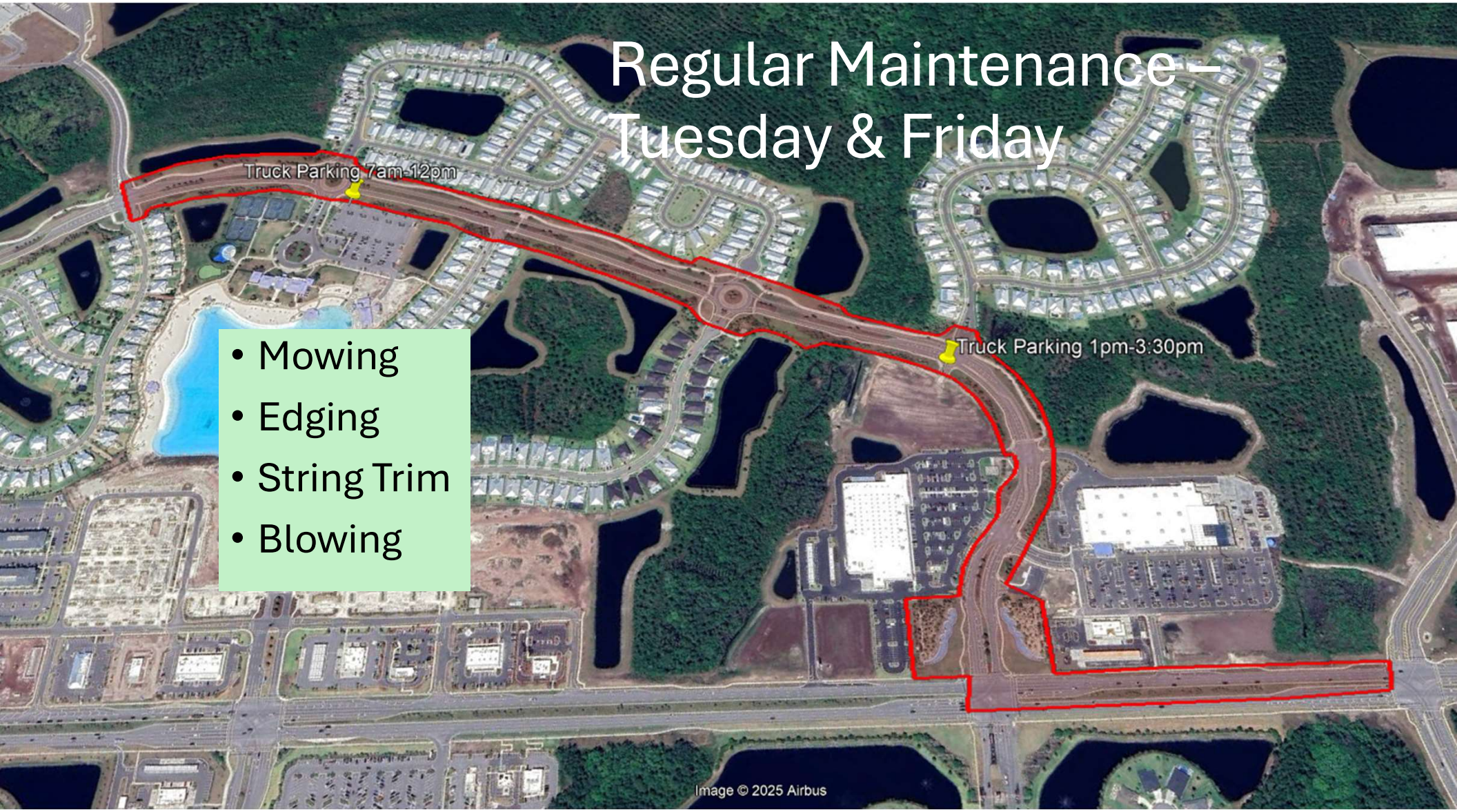
- Mowing
- Edging
- String Trim
- Blowing

Wednesday - DETAIL



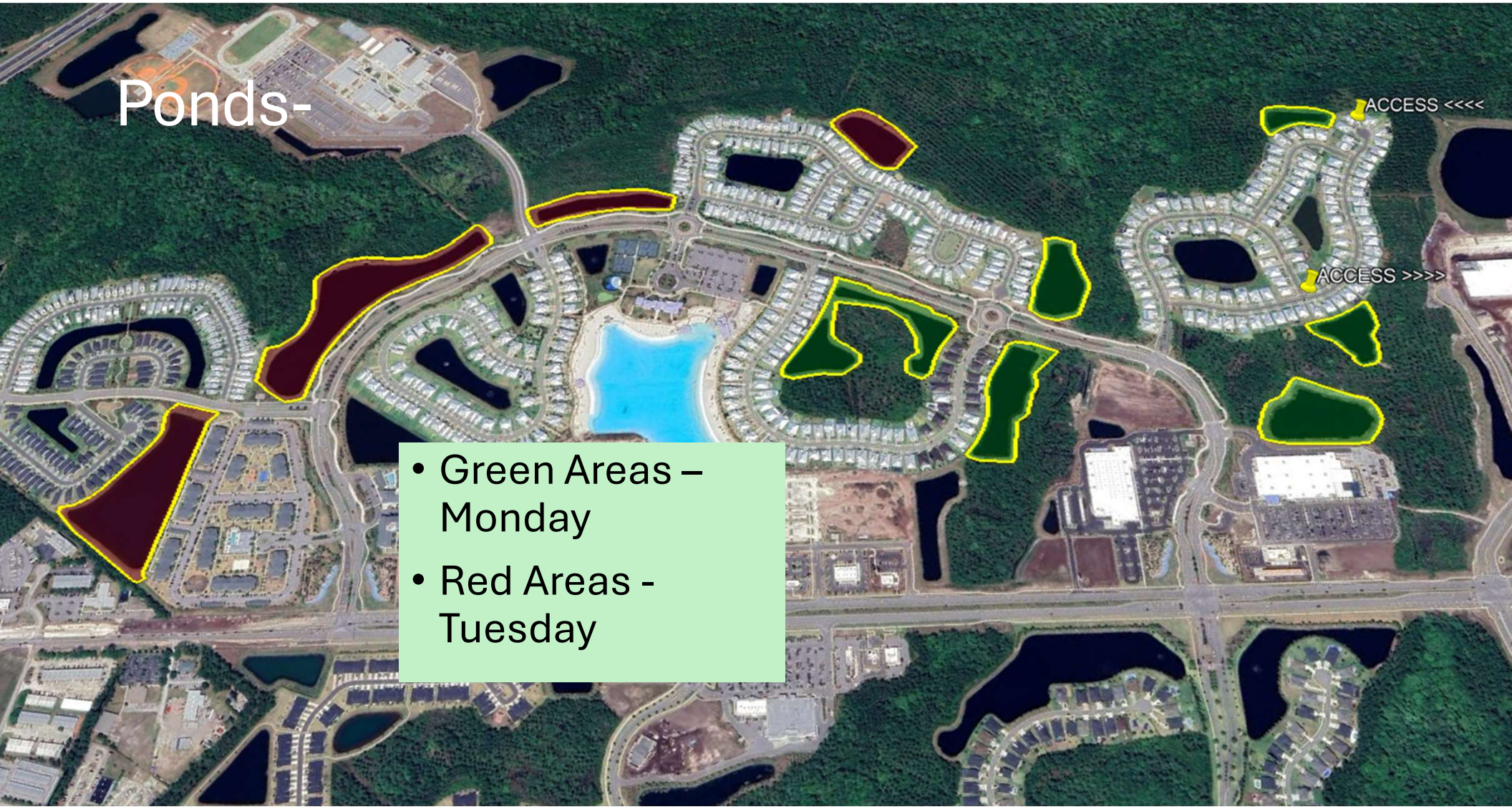
- **On weeks with a Monday with Even Date Detail Monday/Thursday areas**
- **On weeks with a Monday with Odd Date Detail Tuesday/Friday Areas**
  - **Spray weeds**
  - **Pull weeds**
  - **Flower bed maintenance**

Regular Maintenance – Tuesday & Friday



- Mowing
- Edging
- String Trim
- Blowing

Ponds-



- Green Areas – Monday
- Red Areas - Tuesday

TWIN CREEKS NORTH

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS E

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 22, 2024 *rescheduled to October 29, 2024*	**Regular Meeting**	**1:45 PM**
October 29, 2024	**Regular Meeting**	**1:45 PM**
November 26, 2024 *rescheduled to December 4, 2024*	**Regular Meeting**	**1:45 PM**
December 4, 2024	**Regular Meeting**	**1:45 PM**
January 28, 2025 *rescheduled to February 4, 2025*	**Regular Meeting**	**1:45 PM**
February 4, 2025	**Regular Meeting**	**1:45 PM**
March 25, 2025	**Regular Meeting**	**1:45 PM**
April 22, 2025	**Regular Meeting**	**1:45 PM**
May 20, 2025*	**Regular Meeting** *Presentation of FY26 Proposed Budget*	**1:45 PM**
July 22, 2025	**Regular Meeting**	**1:45 PM**
August 26, 2025	**Public Hearing & Regular Meeting** *Adoption of FY26 Budget*	**1:45 PM**
September 23, 2025	**Regular Meeting**	**5:30 PM**

Exception

**May meeting date is one (1) week earlier to accommodate Memorial Day holiday*