

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the the Creekview Community Development District held a Special Meeting on January 28, 2022, at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

Present at the meeting were:

Liam O'Reilly	Chair
Gregg Kern	Vice Chair
Blake Weatherly	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Lauren Gentry (via telephone)	District Counsel
Clint Blalock (via telephone)	District Engineer
Peter Dame (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:48 a.m. Supervisors O'Reilly, Kern, Weatherly and Bock were present, in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

Ms. Gentry stated that the team was working on defining the project. She asked the Board to continue this meeting and not take action on the bond and financing related items.

This meeting would be continued to Friday, February 4, 2022, at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

The Third, Fourth, Fifth, Sixth, Seventh and Eleventh Orders of Business were deferred to the February 4, 2022 Continued Special Meeting. The Eighth, Ninth and Tenth Orders of Business were deferred to the February 22, 2022 Regular Meeting.

THIRD ORDER OF BUSINESS

Review of Qualifications for Construction Manager at Risk Services for District Capital Improvement Plan

- A. Scoring Criteria for Submittals**
- B. Consideration of Resolution 2022-11, Regarding the Intent to Award of a Contract for Construction Manager at Risk Services; Providing a Severability Clause; and Providing an Effective Date**

This item was deferred to the February 4, 2022 Continued Special Meeting.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

This item was deferred to the February 4, 2022 Continued Special Meeting.

FIFTH ORDER OF BUSINESS

Presentation of Supplemental Special Assessment Methodology Report

As Mr. Wrathell cannot attend the February 4, 2022 Continued Special Meeting, he presented the Supplemental Special Assessment Methodology Report, in substantial form; further revisions would be made but that the structure would be unchanged. He noted that, per Mr. Kessler, Mr. Taylor planned a call with the Financing Team for some time next week.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Supplementing its Resolution 2021-31 by Authorizing the Issuance of its Special Assessment Revenue Bonds, Series 2022 (Areas 1, 2 and 5 Projects) and Special Assessment Revenue Notes, Series 2022 (Master Infrastructure Project) in an Aggregate Principal Amount of Not Exceeding \$37,000,000 for the Principal Purpose Of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2022 Obligations to FMSbonds, Inc. by Executing and Delivering To Such Underwriter a Bond Purchase Contract and

Approving the Form Thereof; Approving the Form of and Authorizing the Execution of First and Second Supplemental Trust Indentures; Appointing U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent For Such Series 2022 Obligations; Making Certain Findings; Approving Forms of Said Series 2022 Obligations; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2022 Obligations; Providing Certain Other Details with Respect to Said Series 2022 Obligations; and Providing an Effective Date

This item was deferred to the February 4, 2022 Continued Special Meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Ancillary Financing Documents

This item was deferred to the February 4, 2022 Continued Special Meeting.

EIGHTH ORDER OF BUSINESS

Consider Appointment of Supervisor to Vacant Seat 2; *Term Expires November 2023*

This item was deferred to the February 22, 2022 Regular Meeting.

NINTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisors *(the following will be provided in a separate package)*

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

B. Membership, Obligations and Responsibilities

C. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

D. Form 8B: Memorandum of Voting Conflict

This item was deferred to the February 22, 2022 Regular Meeting.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-13,
Designating Certain Officers of the District,
and Providing for an Effective Date**

This item was deferred to the February 22, 2022 Regular Meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Work Authorization for
Stormwater Management Needs Analysis**

Mr. Blalock was asked to coordinate with Mr. Wild on a Work Authorization to present at the February 4, 2022 Continued Special Meeting. Discussion ensued regarding this being a State mandated unbudgeted item and the anticipated cost.

TWELFTH ORDER OF BUSINESS

**Ratification of ECS Florida, LLC Engineering
Services Agreement Subsurface
Exploration and Geotechnical Engineering**

Mr. Wrathell presented the ECS Florida, LLC Engineering Services Agreement for Subsurface Exploration and Geotechnical Engineering for ratification.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the ECS Florida, LLC Engineering Services Agreement for Subsurface Exploration and Geotechnical Engineering, was ratified.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2021.

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the Unaudited Financial Statements as of December 31, 2021, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Wrathell presented the following:

- A. **October 26, 2021 Public Hearings and Regular Meeting**
- B. **January 3, 2022, Special Meeting**

On MOTION by Mr. O'Reilly and seconded by Mr. Weatherly, with all in favor, the October 26, 2021 Public Hearings and Regular Meeting and the January 3, 2022, Special Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *KE Law Group, LLC***

There was no report.

- B. **District Engineer: *England-Thims & Miller, Inc.***

There was no report.

- C. **District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: February 22, 2022 at 9:30 A.M.**

- **QUORUM CHECK**

A Continued Meeting will be held on February 4, 2022.

The next Regular Meeting will be held on February 22, 2022.

The following items were additions to the agenda.

- **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

- **Public Comments**

No members of the public spoke.

- **Adjournment**

On MOTION by Mr. O'Reilly and seconded by Mr. Kerns, with all in favor, the meeting recessed and was continued to Friday, February 4, 2022 at 9:30 a.m., at the office of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.



Secretary/Assistant Secretary



Chair/Vice Chair