

**MINUTES OF MEETING  
CREEKVIEW  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Continued Regular Meeting on April 7, 2022, at 2:00 P.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 (via telephone)	Assistant Secretary
Mike Taylor	Assistant Secretary

**Also present were:**

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Scott Wild (via telephone)	District Engineer
Peter Dame	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 2:02 p.m. Supervisors O'Reilly, Kern, Weatherly and Taylor were present, in person. Supervisor Bock was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Requisitions**

Mr. Torres presented Requisitions 1 through 3 and Ms. Kilinski presented Requisition 4.

**A. Number 1, ECS Florida, LLC [\$2,000.00]**

- B. Number 2, ECS Florida, LLC [\$8,000.00]
- C. Number 3, Creekview GP, LLC [\$21,539.26]
- D. Number 4, Clay County NTE \$273,000

**On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, Requisition Numbers 1, 2, 3 and 4, were approved.**

**FOURTH ORDER OF BUSINESS**

**Approval of the Following Issuer's Counsel Bond Documents**

Ms. Kilinski presented the following Issuer's Counsel Bond documents:

- A. Acquisition Agreement
- B. Completion Agreement
- C. Collateral Assignment
- D. True-Up Agreement
- E. Declaration of Consent
- F. Notice of Assessments

**On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, Issuer's Counsel Bond Documents, including the Acquisition Agreement, Completion Agreement, Collateral Assignment, True-Up Agreement, Declaration of Consent and Notice of Assessments, were approved.**

**FIFTH ORDER OF BUSINESS**

**Approval of the Following Contract Assignments**

Ms. Kilinski stated Staff had been diligently working on all construction-related documents for Construction Units 1 through 5 and APF Road and requested approval of the forms of Assignment of Construction contracts. The documents are accompanied by an affidavit from the Developer acknowledging that there was a public bid with competitive pricing and a requirement to furnish bonds, etc.

Ms. Kilinski presented the following contracts and reviewed the not-to-exceed (NTE) amounts for each:

- A. Assignment of Unit 1 and 2 Contract**  
NTE amount of \$18,550,000.
- B. Assignment of Unit 5A and 5B Contract**  
NTE amount of \$12,500,000.
- C. Assignment of APF Road Phase 1 Stormwater Contract**
- D. Assignment of APF Road Phase 1 Construction Contract**  
Combined NTE amount of \$2,850,000.

**On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the Assignment of the Unit 1 and 2 Contract, in a NTE amount of \$18,550,000, was approved.**

**On MOTION by Mr. Kern and seconded by Mr. O'Reilly, with all in favor, the Assignment of the Unit 5A and 5B Contract, in a NTE amount of \$12,500,000, was approved.**

**On MOTION by Mr. Kern and seconded by Mr. O'Reilly, with all in favor, the combined APF Road Phase 1 Assignments for Stormwater and Construction, in a NTE amount of \$2,850,000, were approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14, Amending Resolution 2022-12 Entitled "A Resolution of Creekview Community Development District 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 \$45,000,000 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” to Revise the Delegated Award Parameters; and Providing an Effective Date**

Mr. Dame presented Resolution 2022-14. He stated, since there was a change in the interest rates, the previously approved Delegation Resolution has been amended to reflect that change.

**On MOTION by Mr. O'Reilly and seconded by Mr. Weatherly, with all in favor, Resolution 2022-14, Amending Resolution 2022-12 Entitled "A Resolution of Creekview Community Development District 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 \$45,000,000 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" to Revise the Delegated Award Parameters; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of Resolution 2022-15, District Making Certain Findings; Approving the Supplemental Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2021A Bonds; Confirming the Maximum Assessment Lien Securing the Series 2022 Bonds; Levying and Allocating Assessments Securing the Series 2022 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Ms. Kilinski presented Resolution 2022-15.

**On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor, Resolution 2022-15, District Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2021A Bonds; Confirming the Maximum Assessment Lien Securing the Series 2022 Bonds; Levying and Allocating Assessments Securing the Series 2022 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice Of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-16, Designating Ernesto Torres as Assistant Secretary of the District, and Providing an Effective Date**

Mr. Torres presented Resolution 2022-16.

**On MOTION by Mr. O’Reilly and seconded by Mr. Taylor, with all in favor, Resolution 2022-16, Designating Ernesto Torres as Assistant Secretary of the District, and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

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: April 26, 2022 at 9:30: A.M.**

- **QUORUM CHECK**

The next meeting would be held on April 26, 2022.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

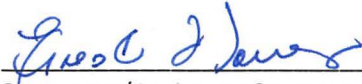
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

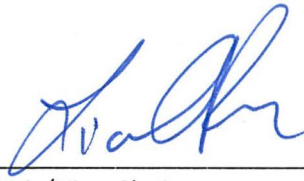
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the meeting adjourned at 2:15 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair