

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held Public Hearings and a Regular Meeting on July 25, 2023, immediately following the adjournment of the Sandridge CDD Meeting, scheduled to commence at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present at the meeting were:

Gregg Kern	Vice Chair
Mike Taylor	Assistant Secretary
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Michael Molineux	Castle Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:09 p.m. Supervisors Kern, Taylor, Bock and Cornelison were present. Supervisor O'Reilly was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Ratification/Consideration of Requisitions (support documentation available upon request)

I.	Number 183	Ferguson Enterprises, LLC	[\$5,418.00]
II.	Number 184	Ferguson Enterprises, LLC	[\$12,600.00]
III.	Number 185	American Precast Structures, LLC	[\$23,033.00]
IV.	Number 186	American Precast Structures, LLC	[\$20,015.00]
V.	Number 187	Carter Environmental Services	[\$2,500.00]
VI.	Number 188	Kilinski Van Wyk, PLLC	[\$1,273.50]

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VII.	Number 189	Kilinski Van Wyk, PLLC	[\$2,123.00]
VIII.	Number 190	England-Thims & Miller, Inc.	[\$22,546.75]
IX.	Number 191	County Materials	[\$7,728.00]
X.	Number 192	County Materials	[\$7,728.00]
XI.	Number 193	American Precast Structures, LLC	[\$20,670.00]
XII.	Number 194	Ferguson Enterprises, LLC	[\$26,110.00]
XIII.	Number 195	Ferguson Enterprises, LLC	[\$11,931.00]
XIV.	Number 196	Jax Utilities Management, Inc.	[\$1,091,451.05]
XV.	Number 197	Jax Utilities Management, Inc.	[\$41,748.70]
XVI.	Number 198	Jax Utilities Management, Inc.	[\$544,670.86]
XVII.	Number 199	Basham & Lucas Design Group, Inc.	[\$4,230.00]
XVIII.	Number 200	Ferguson Enterprises, LLC	[\$20,943.00]
XIX.	Number 201	Ferguson Enterprises, LLC	[\$361.00]
XX.	Number 202	Ferguson Enterprises, LLC	[\$4,810.00]
XXI.	Number 203	Ferguson Enterprises, LLC	[\$6,261.00]
XXII.	Number 204	Ferguson Enterprises, LLC	[\$11,999.00]
XXIII.	Number 205	Kilinski Van Wyk, PLLC	[\$794.50]
XXIV.	Number 206	The Tree Amigos Outdoor Service, Inc.	[\$161,923.00]
XXV.	Number 207	Jax Utilities Management, Inc.	[\$1,580,035.98]
XXVI.	Number 208	Jax Utilities Management, Inc.	[\$109,677.50]
XXVII.	Number 209	Jax Utilities Management, Inc.	[\$610,204.00]
XXVIII.	Number 210	Ferguson Enterprises, LLC	[\$2,982.00]
XXIX.	Number 211	Ferguson Enterprises, LLC	[\$1,850.00]

B. Ratification Items

- I. Change Order No. 4: Jax Utilities Management, Inc. [Creekview Areas 5A and 5B]
- II. Change Order No. 6: Jax Utilities Management, Inc. [Creekview Trail APF Road Phase 1]
- III. Change Order No. 7: Jax Utilities Management, Inc. [Creekview Trail APF Road Phase 1]
- IV. Change Order No. 7: Jax Utilities Management, Inc. [Creekview Areas 1 and 2]
- V. ETM, Work Authorization No. 17 [Entry Feature Construction Documents]

- VI. Basham & Lucas Design Group, Inc., Proposal for Hyland Trails Community Entries Construction Administration [Project #22-08B]
- VII. Tree Amigos Outdoor Services, Inc., Demand Note Agreement

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Consent Agenda Requisitions and Change Orders, were ratified and/or approved, as specified.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication
- B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2023-08 and the proposed Fiscal Year 2024 budget.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. **Proof/Affidavit of Publication**
- B. **Mailed Notice(s) to Property Owners**
- C. **Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-09.

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Agreement of Hyland Trail Entry Construction Contract

Ms. Kilinski presented the Agreement related to the Hyland Trail Entry Construction Contract. Staff solicited and received bids. One of the bids received far exceeded budget and Mr. Molineux made sure that the other bid submitted was qualified. She recommended approval and execution of the Agreement in a not-to-exceed amount of \$340,000.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, authorizing execution of the Agreement related to the Hyland Trail Entry Construction Contract, in a not-to-exceed amount of \$340,000, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 23, 2023 Regular Meeting Minutes

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the May 23, 2023 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: August 22, 2023 immediately following adjournment of the Sandridge CDD Meeting, scheduled to commence at 2:00 PM**

- **QUORUM CHECK**

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

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, the meeting adjourned at 3:16 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair