

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Regular Meeting on October 24, 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:

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

Also present were:

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| Ernesto Torres | District Manager |
| Jennifer Kilinski | District Counsel |
| Savanah Hancock (via telephone) | Kilinski Van Wyk, PLLC |
| Glynn Taylor | District Engineer |
| Scott Wild (via telephone) | England-Thims & Miller, Inc. |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:01 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

**Acceptance of Resignation of Liam O'Reilly
[Seat 5]; Term Expires November 2026**

Mr. Torres presented Mr. Liam O'Reilly's resignation letter.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the resignation of Mr. Liam O'Reilly, from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5

Mr. Kern nominated Mr. Brad Odom to fill Seat 5. No other nominations were made.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the appointment of Mr. Brad Odom to Seat 5, was approved.

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

Mr. Odom was not in attendance. The Oath of Office will be administered at or before the next meeting.

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Financial Disclosure Forms**
 - a. Form 1: Statement of Financial Interests**
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - c. Form 1F: Final Statement of Financial Interests**
- IV. Form 8B – Memorandum of Voting Conflict**

B. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2024-01. Ms. Bock nominated the following slate:

- | | |
|-------------------|---------------------|
| Gregg Kern | Chair |
| Michael C. Taylor | Vice Chair |
| Rose Bock | Assistant Secretary |

Joe Cornelison Assistant Secretary
 Brad Odom Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Ernesto Torres, remain unaffected by this Resolution.

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, Resolution 2024-01, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

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

| | | | |
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| I. | Number 212 | Basham & Lucas Design Group, Inc. | [\$1,800.00] |
| II. | Number 213 | Ferguson Enterprises, LLC | [\$665.00] |
| III. | Number 214 | County Materials | [\$3,864.00] |
| IV. | Number 215 | Ferguson Enterprises, LLC | [\$5,332.00] |
| V. | Number 216 | Kilinski Van Wyk, PLLC | [\$715.00] |
| VI. | Number 217 | Ferguson Enterprises, LLC | [\$7,990.00] |
| VII. | Number 218 | American Precast Structures, LLC | [\$18,330.00] |
| VIII. | Number 219 | American Precast Structures, LLC | [\$7,565.00] |
| IX. | Number 220 | Ferguson Enterprises, LLC | [\$9,668.60] |
| X. | Number 221 | American Precast Structures, LLC | [\$1,454.00] |
| XI. | Number 222 | England-Thims & Miller, Inc. | [\$115,222.45] |
| XII. | Number 223 | American Precast Structures, LLC | [\$7,274.00] |
| XIII. | Number 224 | Ferguson Enterprises, LLC | [\$14,424.40] |
| XIV. | Number 225 | Invision Construction, Inc. | [\$112,696.22] |
| XV. | Number 226 | The Tree Amigos Outdoor Services, Inc. | [\$217,963.00] |

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| XVI. | Number 227 | Kilinski Van Wyk, PLLC | [\$617.00] |
| XVII. | Number 228 | American Precast Structures, LLC | [\$998.00] |
| XVIII. | Number 229 | Ferguson Enterprises, LLC | [\$19,855.04] |
| XIX. | Number 230 | American Precast Structures, LLC | [\$650.00] |
| XX. | Number 231 | Ferguson Enterprises, LLC | [\$9,317.60] |
| XXI. | Number 232 | Ferguson Enterprises, LLC | [\$5,020.00] |
| XXII. | Number 233 | The Tree Amigos Outdoor Services, Inc. | [\$71,501.00] |
| XXIII. | Number 234 | County Materials | [\$4,368.00] |
| XXIV. | Number 235 | Ferguson Enterprises, LLC | [\$2,537.92] |
| XXV. | Number 236 | Jax Utilities Management, Inc. | [\$320,423.60] |
| XXVI. | Number 237 | Jax Utilities Management, Inc. | [\$45,692.16] |
| XXVII. | Number 238 | Jax Utilities Management, Inc. | [\$120,650.00] |
| XXVIII. | Number 239 | Jax Utilities Management, Inc. | [\$664,210.30] |
| XXIX. | Number 240 | England-Thims & Miller, Inc. | [\$35,900.03] |
| XXX. | Number 241 | Creekview CDD | [\$375.00] |
| XXXI. | Number 242 | Basham & Lucas Design Group, Inc. | [\$3,960.00] |
| XXXII. | Number 243 | Ferguson Enterprises, LLC | [\$13,291.75] |
| XXXIII. | Number 244 | American Precast Structures, LLC | [\$2,389.00] |
| XXXIV. | Number 245 | Kilinski Van Wyk, PLLC | [\$31.50] |
| XXXV. | Number 246 | Creekview CDD | [\$560.00] |
| XXXVI. | Number 247 | The Tree Amigos Outdoor Services, Inc. | [\$134,773.00] |
| XXXVII. | Number 248 | Jax Utilities Management, Inc. | [\$153,525.70] |
| XXXVIII. | Number 249 | Jax Utilities Management, Inc. | [\$671,537.73] |
| XXXIX. | Number 250 | Basham & Lucas Design Group, Inc. | [\$950.00] |
| XL. | Number 251 | Ferguson Enterprises, LLC | [\$23,279.19] |
| XLI. | Number 252 | Ferguson Enterprises, LLC | [\$2,659.02] |
| XLII. | Number 253 | Ferguson Enterprises, LLC | [\$117,445.62] |
| XLIII. | Number 254 | England-Thims & Miller, Inc. | [\$37,675.71] |
| XLIV. | Number 255 | Ferguson Enterprises, LLC | [\$2,659.02] |

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| XLV. | Number 256 | Ferguson Enterprises, LLC | [\$5,646.00] |
| XLVI. | Number 257 | Ferguson Enterprises, LLC | [\$20,488.19] |

A. Ratification Items

- I. Change Order No. 5: Jax Utilities Management, Inc. [Creekview Areas 5A and 5B]
- II. Change Order No. 8: Jax Utilities Management, Inc. [Creekview Trail APF Road Phase 1]
- III. Change Order No. 8: Jax Utilities Management, Inc. [Creekview Areas 1 and 2]

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.

SIXTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Torres presented the Audited Annual Financial Report for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

Mr. Torres presented Resolution 2024-02.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

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

NINTH ORDER OF BUSINESS

Approval of July 25, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, the July 25, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH 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: November 28, 2023 immediately following adjournment of the Sandridge CDD Meeting, scheduled to commence at 2:00 PM**

The Board and Staff discussed advertising the November Creekview meeting first and re-advertising the annual meeting schedule.

○ **QUORUM CHECK**

All Supervisors present confirmed their attendance for the November 28, 2023 meeting.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the meeting adjourned at 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair