

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Regular Meeting on May 28, 2024 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Gregg Kern	Chair
Mike Taylor (via telephone)	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Lauren Gentry (via telephone)	District Counsel
Chris Loy	Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:44 p.m. Supervisors Bock, Kern, Odom and Cornelison were present. Supervisor Taylor attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

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

I.	Number 308	Basham & Lucas Design Group, Inc.	[\$9,900.00]
II.	Number 309	Ferguson Enterprises, LLC	[\$3,344.70]
III.	Number 310	Ferguson Enterprises, LLC	[\$1,200.00]

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IV.	Number 311	American Precast Structures, LLC	[\$3,000.00]
V.	Number 312	Jax Utilities Management, Inc.	[\$173,945.00]
VI.	Number 313	Jax Utilities Management, Inc.	[\$441,465.00]
VII.	Number 314	England-Thims & Miller, Inc.	[\$10,397.50]
VIII.	Number 315	Ferguson Enterprises, LLC	[\$1,767.18]
IX.	Number 316	Xylem Water Solutions USA, Inc.	[\$48,899.00]
X.	Number 317	Xylem Water Solutions USA, Inc.	[\$1,496.00]
XI.	Number 318	Creekview CDD	[\$375.00]
XII.	Number 319	Ferguson Enterprises, LLC	[\$10,795.00]
XIII.	Number 320	Ferguson Enterprises, LLC	[\$13,676.84]
XIV.	Number 321	American Precast Structures, LLC	[\$1,187.00]
XV.	Number 322	OnSight Industries, LLC	[\$1,200.65]
XVI.	Number 323	Ferguson Enterprises, LLC	[\$3,090.25]
XVII.	Number 324	American Precast Structures, LLC	[\$820.00]
XVIII.	Number 325	Jax Utilities Management, Inc.	[\$138,700.00]
XIX.	Number 326	Invision Construction, Inc.	[\$48,298.38]
XX.	Number 327	OnSight Industries, LLC	[\$3,882.70]
XXI.	Number 328	OnSight Industries, LLC	[\$10,271.50]
XXII.	Number 329	OnSight Industries, LLC	[\$1,200.65]
XXIII.	Number 330	OnSight Industries, LLC	[\$4,194.80]
XXIV.	Number 331	Basham & Lucas Design Group, Inc.	[\$500.00]
XXV.	Number 332	Ferguson Enterprises, LLC	[\$7,820.35]
XXVI.	Number 333	Ferguson Enterprises, LLC	[\$22,408.60]
XXVII.	Number 334	Jax Utilities Management, Inc.	[\$117,800.00]
XXVIII.	Number 335	Jax Utilities Management, Inc.	[\$142,000.00]
XXIX.	Number 336	England-Thims & Miller, Inc.	[\$34,896.50]
XXX.	Number 337	Ferguson Enterprises, LLC	[\$4,259.00]
XXXI.	Number 338	The Tree Amigos Outdoor Services, Inc.	[\$95,564.25]
XXXII.	Number 339	The Tree Amigos Outdoor Services, Inc.	[\$87,000.00]
XXXIII.	Number 340	Jax Utilities Management, Inc.	[\$480,795.00]
XXXIV.	Number 341	Jax Utilities Management, Inc.	[\$226,993.00]
XXXV.	Number 342	Ferguson Enterprises, LLC	[\$4,524.00]

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XXXVI. Number 343	England-Thims & Miller, Inc.	[\$24,125.67]
XXXVII. Number 344	Creekview CDD	[\$225.00]
XXXVIII. Number 345	Ferguson Enterprise, LLC	[\$380.00]

B. Ratification Items

- I. Jax Utilities Management, Inc. Change Orders**
 - a. No. 10 [Creekview Trail APF Road Phase 1]**
 - b. No. 11 [Creekview Areas 1 and 2]**
 - c. No. 12 [Creekview Areas 1 and 2]**
 - d. No. 1 [Creekview Areas 1 and 2]**
 - e. No. 2 [Creekview Areas 5A and 5B]**
- II. Clay Electric Cooperative, Inc. Application for Membership and Electric Service**
- III. England-Thims & Miller, Inc. Work Authorization No. 4 [APF Road Phases 2, 3 and 4 - Amendment No. 1]**
- IV. The Tree Amigos Outdoor Services, LLC Agreements**
 - a. Agreement for Landscape Installation (Area 1)**
 - b. Agreement for Landscape Installation (Area 2)**
 - c. Agreement for Irrigation Installation (Areas 1 & 2)**

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution Approving
Fiscal Year 2024/2025 Proposed Budget**

- Option A. Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No Increase]**
- Option B. Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2025; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [Assessment Increase]**

Mr. Torres discussed Options A and B.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-04, Option B, Approving a Proposed Budget for Fiscal Year 2025; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on July 31, 2024 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-05.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Hyland Trail Grant of Easement

Mr. Loy presented the Hyland Trail Grant of Easement and stated that it is specific to Comcast giving the right to install and maintain broadband communication systems. If any CDD property is damaged, Comcast would be responsible for repair and/or replacement. Mr. Cornelison will review it and work with Staff to finalize the Easement.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

On MOTION by Ms. Cornelison and seconded by Mr. Kern, with all in favor, the February 27, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

Mr. Loy reminded the Board of the requirement to complete four hours of ethics training by December 31, 2024.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 25, 2024 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be on June 25, 2024.

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. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 3:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair