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 31, 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	Vice Chair
Rose Bock	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Chris Loy (via telephone)	Kilinski | Van Wyk
Scott Wild (via telephone)	District Engineer
Rob Hamlett	First Service
James McMahon	Castle Group
Megan Maldonado	GreenPointe Developers

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 2:44 p.m.

Supervisors Kern, Taylor, Bock and Odom were present. Supervisor Cornelison was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consent Agenda**

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

I.	**Number 355**	**Xylem Water Solutions USA, Inc.**	**[$1,575.00]**
II.	**Number 356**	**Jax Utilities Management, Inc.**	**[$432,585.00]**
III.	**Number 357**	**Jax Utilities Management, Inc.**	**[$707,517.00]**
IV.	**Number 358**	**Invision Construction, Inc.**	**[$48,298.38]**
V.	**Number 359**	**Invision Construction, Inc.**	**[$16,946.80]**
VI.	**Number 360**	**OnSight Industries, LLC**	**[$2,998.00]**
VII.	**Number 361**	**Kilinski | Van Wyk PLLC**	**[$416.00]**
VIII.	**Number 362**	**The Tree Amigos Outdoor Services, Inc.**	**[$50,000.00]**
IX.	**Number 363**	**The Tree Amigos Outdoor Services, Inc.**	**[$21,600.00]**
X.	**Number 364**	**The Tree Amigos Outdoor Services, Inc.**	**[$15,000.00]**
XI.	**Number 365**	**First Coast Electric, LLC**	**[$4,275.00]**
XII.	**Number 366**	**First Coast Electric, LLC**	**[$4,275.00]**
XIII.	**Number 367**	**Invision Construction, Inc.**	**[$16,390.84]**
XIV.	**Number 368**	**Kilinski | Van Wyk PLLC**	**[$96.00]**
XV.	**Number 369**	**England-Thims & Miller, Inc.**	**[$96,140.17]**

B. Ratification Items

I. Jax Utilities Management, Inc. Change Orders

a. No. 13 [Creekview Areas 1 and 2]

b. No. 14 [Creekview Areas 1 and 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 **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending

September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2024-06. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Torres stated that the Budget and Assessment Public Hearings will be conducted simultaneously and Resolutions 2024-09 and 2024-10 will be adopted via one motion and vote.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was opened for both the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025.

No affected property owners or members of the public spoke with regard to the Fiscal Year 2025 Budget or Assessment items.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Public Hearing was closed for both the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, and Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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, were 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 2024/2025, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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

This item was addressed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ending September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 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 2024-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023**

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, Resolution 2024-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Directing the Chairperson, Vice Chairperson and District Staff to File a**

Petition with Clay County, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

Ms. Kilinski presented Resolution 2024-09 and discussed the Boundary Amendment and stated that the Landowner asked the CDD to petition the County to amend the boundaries of the CDD to include an additional 157 acres. The process includes petitioning the County to amend the Ordinance Establishing the District to add the additional acreage.

A. Consideration of Boundary Amendment Funding Agreement

Ms. Kilinski noted that the Landowner will incur the expenses related to the Boundary Amendment, via Funding Agreement.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Resolution 2024-09, Directing the Chairperson, Vice Chairperson and District Staff to File a Petition with Clay County, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted, and the Boundary Amendment Funding Agreement, was approved.

NINTH ORDER OF BUSINESS **Discussion/Consideration: Section 189.0694, Florida Statutes (Performance Measures and Standards Reporting)**

Ms. Kilinski stated that this newly adopted legislation and requirements were discussed at the Sandridge CDD meeting held just before this meeting.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Goals and Objectives developed and the Performance Measures/Standards & Annual Reporting Form, were approved.

TENTH ORDER OF BUSINESS **Review Pond Maintenance Proposals**

The Board and Staff reviewed and discussed the proposals received from First Choice Aquatics, Charles Aquatics and SOLitude, including the scope of work each vendor included, pricing, qualifications of each vendor, etc.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the SOLitude proposal for Pond Maintenance, in the not-to-exceed annual amount of $13,152, authorizing District Counsel to draft an Agreement and for Staff to work with SOLitude to provide the needed services within the specified not-to-exceed amount, were approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

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

TWELFTH ORDER OF BUSINESS **Approval of June 25, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the June 25, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk, PLLC

Ms. Kilinski reminded the Board of the requirement to complete four hours of ethics training by December 31, 2024. Completion of the requirement will be reported when filing Form 1 in 2025.

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

There was no report.

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

- **NEXT MEETING DATE: August 27, 2024 at 2:00 PM**
  - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the meeting adjourned at 3:02 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair