MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Creekview Community Development District held a Regular Meeting on August 27, 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
Joe Cornelison	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
Tim Bramwell	Bond Counsel

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

Mr. Torres called the meeting to order at 3:04 p.m. Supervisors Kern, Taylor, Bock and Cornelison were present. Supervisor Odom 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 370**	**Kilinski | Van Wyk PLLC**	**[$224.00]**
II.	**Number 371**	**Jax Utilities Management, Inc.**	**[$68,265.00]**
III.	**Number 373**	**The Tree Amigos Outdoor Services, Inc.**	**[$11,710.50]**

IV.	**Number 374**	**The Tree Amigos Outdoor Services, Inc.**	**[$83,317.00]**
V.	**Number 375**	**The Tree Amigos Outdoor Services, Inc.**	**[$12,125.00]**
VI.	**Number 376**	**The Tree Amigos Outdoor Services, Inc.**	**[$146,410.00]**
VII.	**Number 377**	**The Tree Amigos Outdoor Services, Inc.**	**[$18,211.50**
VIII.	**Number 378**	**England-Thims & Miller, Inc.**	**[$12,973.96]**
IX.	**Number 379**	**Basham & Lucas Design Group, Inc.**	**[$46,300.00]**
X.	**Number 380**	**The Tree Amigos Outdoor Services, Inc.**	**[$9,285.00]**

B. Ratification Items

- **Jay Utilities Change Order #15: Repair Meter Boxes $2,500**

This item was an addition to the consent agenda.

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 SOLitude Lake Management, LLC Aquatic Management Services Agreement**

Mr. Torres presented the SOLitude Lake Management, LLC Aquatic Management Services Agreement.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the SOLitude Lake Management, LLC Aquatic Management Services Agreement, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Edenbrooke at Hyland Trails Homeowners Association, Inc., Agreement for Maintenance of Ponds**

Mr. Torres presented the Edenbrooke at Hyland Trails Homeowners Association, Inc., Agreement for Maintenance of Ponds.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Edenbrooke at Hyland Trails Homeowners Association, Inc., Agreement for Maintenance of the Ponds, was approved.

SIXTH ORDER OF BUSINESS **Presentation of Second Supplemental Engineer's Report to the Capital Improvement Plan (Phase 2 Project)**

Mr. Wild presented the Second Supplemental Engineer's Report to the Capital Improvement Plan (CIP) for the Phase 2 Project dated August 27, 2024. He reviewed the information, including the background, the development summary, the development program, the Master Infrastructure improvements, the design and permitting of the improvements, project phasing and summary of costs. The total estimated costs of the project are $27,122,600.

SEVENTH ORDER OF BUSINESS **Presentation of Second Supplemental Special Assessment Methodology Report**

Mr. Torres presented the Second Supplemental Special Assessment Methodology Report dated August 27, 2024. He reviewed the pertinent data, including the purpose of the project, the Development Program, the Series 2024 bonds and the Appendix Tables.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-10, Supplementing its Resolution 2021-31 by Authorizing The Issuance Of Its Special Assessment Revenue Bonds, Series 2024 (Phase 2 Project) in an Aggregate Principal Amount Not Exceeding $28,000,000 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 2024 Bonds 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 a Second Supplemental Trust Indenture; Appointing U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2024 Bonds; Making Certain Findings; Approving Forms of Said Series 2024 Bonds; 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 2024 Bonds; Providing Certain Other Details with Respect to Said Series 2024 Bonds; and Providing an Effective Date

Mr. Bramwell presented Resolution 2024-10, also known as the Delegation Resolution, which accomplishes the following:

- Supplements Resolution 2021-31, which was adopted on August 27, 2021.
- Authorizes a second bond issue in an aggregate principal amount not to exceed $28 million.
- Approves the principal bond documents related to the bond series, including forms of the Second Supplemental Trust Indenture, Bond Purchase Contract (BPC) and the Preliminary Limited Offering Memorandum (PLOM).
- Approves the form of Continuing Disclosure Agreement for the Series 2024 bonds, as well as a necessary Collateral Assignment Acquisition Agreement, Completion Agreement and True-Up Agreement.

Mr. Bramwell reviewed the parameters of the Series 2024 bonds.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Resolution 2024-10, Supplementing its Resolution 2021-31 by Authorizing The Issuance Of Its Special Assessment Revenue Bonds, Series 2024 (Phase 2 Project) in an Aggregate Principal Amount Not Exceeding $28,000,000 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 2024 Bonds 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 a Second Supplemental Trust Indenture; Appointing U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2024 Bonds; Making Certain Findings; Approving Forms of Said Series 2024 Bonds; 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 2024 Bonds; Providing Certain Other Details with Respect to Said Series 2024 Bonds; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-11, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming The Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Ms. Kilinski presented Resolution 2024-11, known as the "Supplemental Assessment" Resolution, which delegates authority to proceed with the bond issue and sets the assessment lien that will secure repayment of the Series 2024 bonds. She recommended approval, in substantial form.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-11, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming The Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, in substantial form, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Ancillary Documents**

Ms. Kilinski presented the following documents for approval, in substantial form:

A. Acquisition Agreement

B. Collateral Assignment

C. Completion Agreement

D. Declaration of Consent

E. True Up Agreement

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Ancillary Documents; Items A through E, as described, all in substantial form, were approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2024**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of July 31, 2024 Public Hearings and Regular Meeting Minutes**

> **On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the July 31, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk, PLLC

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

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: September 24, 2024 at 2:00 PM**
  - **QUORUM CHECK**

The September 24, 2024 meeting will be canceled; the next meeting date is to be determined.

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

Mr. Cornelison is coordinating with Ms. Kilinski on Phase 4B construction costs.

> **On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, authorizing a change order to the existing Infrastructure Cost Contract, in a not-to-exceed amount of $11 million, was approved.**

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. Cornelison, with all in favor, the meeting adjourned at 3:34 p.m.**

Secretary/Assistant Secretary

Chair/Vice Chair