

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Regular Meeting on January 28, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Gregg Kern
Mike Taylor
Rose Bock
Joe Cornelison

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Chris Loy
Glynn Taylor
Scott Wild
Megan Maldonado
Robin Hamlet
Nick McKenna

District Manager
District Counsel
District Engineer
England-Thims & Miller, Inc. (ETM)
GreenPointe Developers
First Service Residential

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:00 p.m. Supervisor Bock and Supervisors-Elect Taylor, Cornelison and Kern were present. Supervisor Odom was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Mike Taylor – Seat 2, Joe Cornelison – Seat 3, Gregg Kern – Seat 4] (the following to be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Taylor, Mr. Cornelison and Mr. Kern. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS**Consent Agenda**

Mr. Torres presented the following:

- A. Ratification/ Consideration of Requisitions: Series 2022 (support documentation available upon request)
 - I. Number 372 Jax Utilities Management, Inc. [\$89,133.00]
 - II. Number 381 Invision Construction, Inc. [\$875.00]
 - III. Number 382 Jax Utilities Management, Inc. [\$740,035.99]
 - IV. Number 383 Basham & Lucas Design Group, Inc. [\$34,650.00]
 - V. Number 384 Gemini Engineering & Sciences, Inc. [\$19,650.00]
 - VI. Number 385 Kilinski | Van Wyk PLLC [\$160.00]
 - VII. Number 386 Onsite Industries, LLC [\$21,856.05]
 - VIII. Number 387 England-Thims & Miller, Inc. [\$21,185.39]
 - IX. Number 388 Gemini Engineering & Sciences, Inc. [\$9,750.00]
 - X. Number 389 Jax Utilities Management, Inc. [\$57,100.00]
 - XI. Number 390 England-Thims & Miller, Inc. [\$34,234.00]
 - XII. Number 391 Kilinski | Van Wyk PLLC [\$3,924.00]
 - XIII. Number 392 Basham & Lucas Design Group, Inc. [\$32,915.00]
 - XIV. Number 393 Basham & Lucas Design Group, Inc. [\$47,230.00]
 - XV. Number 394 England-Thims & Miller, Inc. [\$26,141.50]
 - XVI. Number 395 The Tree Amigos Outdoor Services, Inc. [\$10,240.00]
 - XVII. Number 396 The Tree Amigos Outdoor Services, Inc. [\$7,426.75]
 - XVIII. Number 397 The Tree Amigos Outdoor Services, Inc. [\$668.00]
 - XIX. Number 398 ECS Florida, LLC [\$8,300.00]
 - XX. Number 399 England-Thims & Miller, Inc. [\$35,149.49]

	XXI.	Number 400	Basham & Lucas Design Group, Inc.	[\$64,155.00]
	XXII.	Number 401	ECS Florida, LLC	[\$6,200.00]
	XXIII.	Number 402	United Land Services	[\$55,841.78]
	XXIV.	Number 403	ECS Florida, LLC	[\$3,000.00]
	XXV.	Number 404	Ruppert Landscape	[\$45,882.90]
	XXVI.	Number 405	England-Thims & Miller, Inc.	[\$48,262.25]
B.	Ratification/ Consideration of Requisitions: Series 2024 (support documentation available upon request)			
	I.	Number 1	Creekview GP, LLC	[\$1,616,460.89]
	II.	Number 2	England-Thims & Miller, Inc.	[\$20,019.75]
	III.	Number 3	Jax Utilities Management, Inc.	[\$1,293,318.12]
	IV.	Number 4	England-Thims & Miller, Inc.	[\$9,350.50]
	V.	Number 5	England-Thims & Miller, Inc.	[\$18,164.00]
	VI.	Number 6	Ferguson Enterprises, LLC	[\$945,193.48]
	VII.	Number 7	Ferguson Enterprises, LLC	[\$79,349.20]
	VIII.	Number 8	Jax Utilities Management, Inc.	[\$1,913,693.82]
	IX.	Number 9	England-Thims & Miller, Inc.	[\$19,770.50]
	X.	Number 10	American Precast Structures, LLC	[\$506,000.00]
	XI.	Number 11	American Precast Structures, LLC	[\$301,130.00]
	XII.	Number 12	Ferguson Enterprises, LLC	[\$360.00]
	XIII.	Number 13	Kilinski Van Wyk PLLC	[\$791.00]
	XIV.	Number 14	Kilinski Van Wyk PLLC	[\$469.00]
	XV.	Number 15	Kilinski Van Wyk PLLC	[\$1,635.50]
	XVI.	Number 16	Ferguson Enterprises, LLC	[\$253,604.34]
	XVII.	Number 17	American Precast Structures, LLC	[\$55,351.00]
	XVIII.	Number 18	American Precast Structures, LLC	[\$25,616.00]
	XIX.	Number 19	Jax Utilities Management, Inc.	[\$1,459,901.93]
	XX.	Number 20	American Precast Structures, LLC	[\$51,045.00]
	XXI.	Number 21	Ferguson Enterprises, LLC	[\$119,759.60]
	XXII.	Number 22	England-Thims & Miller, Inc.	[\$34,535.25]
	XXIII.	Number 23	Ferguson Enterprises, LLC	[\$14,997.00]

XXIV. Number 24	American Precast Structures, LLC	[\$323,716.00]
XXV. Number 25	County Materials	[\$76,140.00]
XXVI. Number 27	ECS Florida, LLC	[\$3,000.00]
XXVII. Number 28	ECS Florida, LLC	[\$2,300.00]
XXVIII. Number 29	ECS Florida, LLC	[\$7,100.00]
XXIX. Number 30	England-Thims & Miller, Inc.	[\$21,176.00]

C. Ratification Items

- I. Solitude Lake Management, LLC Aquatic Management Services Agreement
- II. Purchase Requisition Request Form [Creekview Trail Area 4A and APF Road Phase 2 W/S/RE]
- III. Purchase Requisition Request Form [Creekview Trail Area 4A & 4B and APF Road Phases 2&3]
- IV. FEMO Jacksonville, LLC dba Mosquitonix Agreement for Seasonal Holiday Lighting and Enhancements
- V. Florida ULS Operating LLC Agreement for Landscape Installation (Creekview Trail Canal)
- VI. Alosant, Inc. Software-as-a-Services Agreement
- VII. Alosant, Inc. Short Form Addendum
- VIII. Jax Utilities Management, Inc. Agreement for RipRap Installation (Phase One)
- IX. Agreement Between Owner and Contractor for Construction Contract (Stipulated Price) Creekview Area 4A and APF Road Phase 2 Project
- X. Developer's Affidavit and Agreement Regarding Assignment of Contractor Agreement
- XI. Jax Utilities Management, Inc. Change Order No. 15 [Creekview Areas 1 and 2 – Reset Meter Boxes Damaged by Builder]
- XII. SES Environmental Resource Solutions LLC Agreement for Gopher Tortoise Relocation Services
- XIII. Ruppert Landscape, LLC Agreement for Landscape Installation
- XIV. The Tree Amigos Outdoor Services, Inc. Addendum to Agreement for Landscape Installation (Area 2)
- XV. Creekview GP, LLC Fiscal Year 2024/2025 Budget Deficit Funding Agreement

- XVI. The Tree Amigos Outdoor Services, LLC Addendum to Agreement for Creekview Trail Area 5 Landscape Installation
- XVII. The Tree Amigos Outdoor Services, Inc. Addendum to Agreement for Hyland Trail APF Road Landscape Installation
- XVIII. The Tree Amigos Outdoor Services, LLC Addendum to Agreement for APF Road Phase 1 Landscape & Irrigation Maintenance
- XIX. Amended and Restated Disclosure of Public Financing
- XX. Jax Utilities Management, Inc. Agreement for Mail Kiosk Installation (Phase One)
- XXI. Ruppert Landscape, LLC Addendum to The Tree Amigos Agreement for APF Road Phase 1 Landscape & Irrigation Maintenance (Areas 1 and 2)

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-01. The results of the Landowners' Election are as follows:

Seat 2	Mike Taylor	600 votes	4-Year Term
Seat 3	Joe Cornelison	500 votes	2-Year Term
Seat 4	Gregg Kern	600 votes	4-Year Term

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-02. The consensus was to make no changes to the existing slate of officers.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Ratifying, Confirming, and Approving the
Actions of the Chairman, Vice Chairman,
Secretary, Assistant Secretaries, and all
District Staff Regarding the Sale and
Closing of the Creekview Community
Development District Special Assessment
Revenue Bonds, Series 2024; Providing a
Severability Clause; and Providing an
Effective Date**

Mr. Torres presented Resolution 2025-03.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-03, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the Creekview Community Development District Special Assessment Revenue Bonds, Series 2024; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

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

NINTH ORDER OF BUSINESS**Approval of Minutes****A. August 27, 2024 Regular Meeting**

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the August 27, 2024 Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski|Van Wyk, PLLC**

Mr. Loy discussed the requirement for Board Members to complete four hours of ethics training in 2025 by December 31, 2025. Completion of the 2024 ethics training requirement will be reported when filing Form 1 by the July 1, 2025 deadline.

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

There was no report.

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

- **NEXT MEETING DATE: February 25, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on February 25, 2025, unless canceled.

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

There were no Board Members' comments or requests.

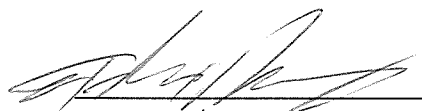
TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

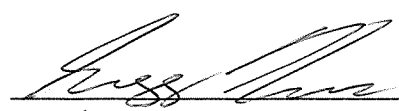
THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the meeting adjourned at 2:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair