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 August 26, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

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

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mary Grace Henley	District Counsel
Jennifer Kilinski (via telephone)	Kilinski | Van Wyk
Scott Wild (via telephone)	District Engineer
Megan Maldanado (via telephone)	GreenPointe Developers
Nick McKenna (via telephone)	GreenPointe Developers
Bernard Chretien	Resident
Lolita Daniels	Resident

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

Mr. Torres called the meeting to order at 2:13 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**

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions: Series 2022 (support documentation available upon request)

I. Number 417 Evanlily Contracting, LLC [$3,600.00]

II.	**Number 418**	**Ruppert Landscape, Inc.**	**[$2,279.39]**
III.	**Number 419**	**England-Thims & Miller, Inc.**	**[$22,837.50]**
IV.	**Number 420**	**Clay County Utility Authority.**	**[$4,011.99]**
V.	**Number 410**	**Basham & Lucas Design Group, Inc.**	**[$6,250.00]**
VI.	**Number 421**	**Gemini Engineering & Sciences, LLC**	**[$4,500.00]**
VII.	**Number 422**	**England-Thims & Miller, Inc.**	**[$14,564.71]**
VIII.	**Number 423**	**Kilinski | Van Wyk PLLC**	**[$459.00]**
IX.	**Number 424**	**Onsight Industries**	**[$605.00]**
X.	**Number 425**	**Weyerhaeuser NR Company**	**[$12,900.00]**
XI.	**Number 426**	**England-Thims & Miller, Inc.**	**[$15,532.93]**
XII.	**Number 427**	**Kilinski | Van Wyk PLLC**	**[$2,717.50]**
XIII.	**Number 428**	**Carter Environmental Services**	**[$2,500.00]**
XIV.	**Number 429**	**Ruppert Landscape**	**[$63,644.45]**
XV.	**Number 430**	**Clay Electric Cooperative, Inc.**	**[$32,420.95]**

This item was not considered.

XVI.	**Number 431**	**ECS Florida, LLC**	**[$750.00]**
XVII.	**Number 432**	**England-Thims & Miller, Inc.**	**[$18,872.58]**

B. Ratification/Consideration of Requisitions: Series 2024 (support documentation available upon request)

I.	**Number 77**	**County Materials**	**[$9,936.00]**
II.	**Number 78**	**Ferguson Waterworks**	**[$4,970.00]**
III.	**Number 79**	**Ferguson Waterworks**	**[$2,880.00]**
IV.	**Number 80**	**Morales Consulting Engineers, Inc.**	**[$5,000.00]**
V.	**Number 81**	**ECS Florida, LLC**	**[$4,000.00]**
VI.	**Number 82**	**ECS Florida, LLC**	**[$3,200.00]**
VII.	**Number 83**	**Ruppert Landscape, Inc.**	**[$50,470.00]**
VIII.	**Number 84**	**Ferguson Waterworks**	**[$29,653.60]**
IX.	**Number 85**	**England-Thims & Miller, Inc.**	**[$42,858.50]**
X.	**Number 86**	**Ferguson Waterworks**	**[$6,137.00]**
XI.	**Number 87**	**American Precast Structures, LLC**	**[6,268.00]**
XII.	**Number 88**	**Jax Utilities Management, Inc.**	**[$3,257,729.17]**
XIII.	**Number 89**	**Kilinski | Van Wyk PLLC**	**[$5,473.50]**

XIV.	**Number 90**	**Ferguson Waterworks**	**[$33,717.20]**
XV.	**Number 91**	**ECS Florida, LLC**	**[$2,000.00]**
XVI.	**Number 92**	**ECS Florida, LLC**	**[$2,000.00]**
XVII.	**Number 93**	**Ferguson Waterworks**	**[$15,919.20]**
XVIII.	**Number 94**	**England-Thims & Miller, Inc.**	**[$16,791.25]**
XIX.	**Number 95**	**Carter Environmental Services**	**[$3,000.00]**
XX.	**Number 96**	**Jax Utilities Management, Inc.**	**[$1,708,473.94]**
XXI.	**Number 97**	**Jax Utilities Management, Inc.**	**[$2,379,056.60]**
XXII.	**Number 98**	**County Materials**	**[$54,180.00]**
XXIII.	**Number 99**	**County Materials**	**[$24,768.00]**
XXIV.	**Number 100**	**Ferguson Waterworks**	**[$132,341.00]**
XXV.	**Number 101**	**Jax Utilities Management, Inc.**	**[$1,728,129.71]**
XXVI.	**Number 102**	**Clay Electric Cooperative, Inc.**	**[$146,400.00]**
XXVII.	**Number 103**	**Ferguson Waterworks**	**[$4,675.00]**
XXVIII.	**Number 104**	**England-Thims & Miller, Inc.**	**[$11,225.00]**

C. Ratification Items

- **I. England- Thims & Miller, Inc., Work Authorizations**
  - **a. No. 28 [Hyland Trail Amenity Center - CEI Services $84,600]**
  - **b. No. 5 [NS-2]**
- **II. Basham & Lucas Design Group, Inc., Work Authorization [for Hyland Trails Amenity Construction Administration Services; Project #22-08E $61,000]**
- **III. Jax Utilities Management, Inc., Change Order No. 11 [Creekview Area 4]**
- **IV. Developer's Affidavit and Agreement Regarding Assignment of Contract Agreement [Creekview Area 6 Project]**
  - **a. Construction Contract**
- **V. Ruppert Landscape, LLC Agreements**
  - **a. Landscape and Irrigation Installation [APF 2 & 4A]**
  - **b. Landscape Installation [CV 1 & 2 Dry Ditch Landscape Enhancement]**
  - **c. First Amendment for Landscape Installation [4B&C Bamboo 161087 Fencing Relocation and Removal]**
  - **d. Landscape and Irrigation Installation Agreement [CV 5A Sandridge Buffer Screening]**

VI. Construction Contract [Creekview Amenity Site and APF Road Phases 3, 4 and 5 Project]

VII. Developer's Affidavit and Agreement Regarding Assignment of Contract Agreement

VIII. SES Environmental Resource Solutions LLC Amendment to Master Agreement

IX. Creative Mailbox Designs Agreement to Furnish and Install Street Signs

X. Hyland Trail Homeowners Association, Inc, Agreement for Facility Management, Operation, and Oversight Services

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Consent Agenda Items, as listed with the exception of Item 3AXV, were ratified and/or approved, as specified.

FOURTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date [BOUNDARY AMENDMENT PARCELS]**

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

It was noted that this process relates to the Expansion Parcel east of Bradley Creek.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was opened.

Resident Bernard Chretien asked about CDD functions and what the costs are related to.

Mr. Torres stated this question is unrelated to this Public Hearing.

A brief overview of CDD operations and assessment processes was provided. It was noted that Edenbrooke is within the CDD's boundaries. This item is related to the addition of a parcel that expands the CDD boundaries.

No other residents or members of the public spoke.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2025-09, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [BOUNDARY AMENDMENT PARCELS]

Mr. Torres presented Resolution 2025-09. It was noted that the title of Resolution 2025-09 on the agenda letter incorrectly states The Ranch; it will be updated to Creekview.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, Resolution 2025-09, as amended, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Creekview Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Supplement to the Report of the District Engineer (for informational purposes)

D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)

E. Consideration of Resolution 2025-10, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Thes above items were deferred.

Ms. Henley stated this Public Hearing will be re-noticed for September 30, 2025. Mr. Torres stated the September 23, 2025 meeting will be rescheduled to September 30, 2025.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, rescheduling the Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements to September 30, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, was approved.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-11. He distributed and reviewed an updated version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. No changes were made to the Professional and Administrative expenditures. He reviewed changes to the Field Operations expenditures, noting that expenditures related to Amenities were removed. The updated Field Operations total is $642,000, with expenditures varying slightly compared to the version of the budget in the agenda. The updated version provides for a cost share with the HOA for services provided by the HOA that benefit the CDD.

Discussion ensued regarding the "Cost share with the HOA" whereby the HOA provides services to the CDD. The HOA will invoice the CDD for services provided as outlined in the Management Agreement with the HOA.

It was noted that two HOAs operate within CDD boundaries; one governs Edenbrooke, and the Highland Trails HOA governs homes outside of Edenbrooke. Amenities referred to in the CDD budget pertain to the Highlands Trails HOA, as Edenbrooke owns, operates and maintains its own amenities. As such, Edenbrooke residents will not have access to nor be assessed for the Highland Trails primary amenity; Edenbrooke homeowners will only be assessed for master infrastructure, including common areas, stormwater management, etc.

Resident Lolita Daniels asked about the Mailed Notice related to an assessment increase. It was noted that the Non-Ad Valorem section pertains to CDD expenditures.

Discussion ensued regarding assessments and amounts paid by the Developer.

On MOTION by Mr. Taylor and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

The Board and Staff discussed the budget and responded to questions regarding the budget, assessments, amounts paid by the Developer or Landowners, development within the CDD and growth and expansion of amenities and services within the CDD.

Mr. Torres continued presenting the updated version of the proposed Fiscal Year 2026 budget. He noted that Field Operations additions to the budget include $45,000 for costs shared with the HOA, as well as additional line items for annuals, pine straw installation, and special events. Assessments are projected to increase approximately $65 per unit.

The Board and Staff responded to questions regarding the CDD budget and operations, Landowner contributions, and the separate management of the Edenbrooke HOA which is unrelated to the CDD. It was noted that the CDD landscapes and maintains Ravenna Parkway; any routine maintenance within the gates of Edenbrooke is the responsibility of the HOA. Road repaving falls within the purview of the CDD; the CDD works within guidelines provided by the

County in this regard and will work with the County as development continues. While the CDD does not currently offer mosquito control, it could be considered in the future.

Discussion ensued regarding future development to the north and future roadways to.

It was noted that non-CDD matters can best be addressed following the meeting.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was closed.

Discussion ensued regarding the Assessment Comparison.

Ms. Henley stated that off-roll assessments for Phase 2 apply to GreenPointe property. The chart will be revised; homeowner assessments will not be impacted. Future Phase 2 areas and commercial properties will be assessed on a per unit basis.

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH 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 2025/2026, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Ms. Henley presented Resolution 2025-12, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Budget Deficit Funding Agreement**

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the Fiscal Year 2026 Budget Deficit Funding Agreement, was approved.

NINTH ORDER OF BUSINESS **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, Resolution 2025-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Discussion: Amenity Policies and Rates**

It was noted that Florida Law now has a 35-day noticing requirement. Ground was just broken at the Amenity. Staff is working with the Association Manager to review and provide an updated version of Amenity Policies for consideration at a future meeting.

A. Consideration of Resolution 2025-15, to Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that the Chair will need to be authorized to approve the findings related to the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of May 27, 2025 Regular Meeting Minutes**

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the May 27, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

Ms. Henley reminded the Board Members to complete the required four hours of ethics training. Upon request, she will email a Memorandum with links to free course options.

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

There was no report.

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

- **NEXT MEETING DATE: September 23, 2025 at 2:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on September 30, 2025, rather than September 23, 2025.

Supervisors Bock, Taylor, Cornelison and Kern confirmed their in-person attendance at the September 30, 2025 meeting.

SIXTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS Public Comments

Discussion ensued regarding the open hours at the gate.

Mr. Chretien asked if a 55 and older community will be built. A Board Member stated that Developers have not made a final determination.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the meeting adjourned at 3:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CREEKVIEW CDD **August 26, 2025**

DocuSigned by:
Joe Cornelison
BEE96EAA59D145B...

___________________________ ___________________________
Secretary/Assistant Secretary Chair/Vice Chair