

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Public Hearing and Regular Meeting on September 30, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

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

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Chris Loy	District Counsel
Scott Wild (via telephone)	District Engineer
Megan Maldanado (via telephone)	GreenPointe Developers
Nick McKenna	GreenPointe Developers
Kim Mercado	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:00 p.m.

Supervisors Odom, Cornelison and Bock were present. Supervisor Taylor attended via telephone. Supervisor Kern 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 433	Basham & Lucas Design Group, Inc.	[\$1,800.00]
II.	Number 434	SES Environmental Resource	[\$1,520.00]
III.	Number 435	England-Thims & Miller, Inc.	[\$27,459.95]
IV.	Number 436	Basham & Lucas Design Group, Inc.	[\$8,725.00]

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

I.	Number American Precast Structures, LLC	[\$301,130.00]	
II.	Number 105	Ferguson Enterprises, LLC	[\$5,641.96]
III.	Number 106	American Precast Structures, LLC	[\$122,829.00]
IV.	Number 107	Creative Mailbox Design	[\$6,452.37]
V.	Number 108	Clay Electric Cooperative, Inc.	[\$72,625.36]
VI.	Number 109	Clay Electric Cooperative, Inc.	[\$202,400.00]
VII.	Number 110	Clay Electric Cooperative, Inc.	[\$27,200.00]
VIII.	Number 111	Kilinski Van Wyk PLLC	[\$3,218.50]
IX.	Number 112	Ferguson Enterprises, LLC	[\$314,462.52]
X.	Number 113	Jax Utilities Management, Inc.	[\$983,474.20]
XI.	Number 114	Jax Utilities Management, Inc.	[\$935,587.84]
XII.	Number 117	England-Thims & Miller, Inc.	[\$23,413.86]
XIII.	Number 118	Clary & Associates, Inc.	[\$2,050.00]
XIV.	Number 119	Kilinski Van Wyk PLLC	[\$2,234.50]

C. Ratification Items

- I. ECS Florida, LLC Proposal for Subsurface Exploration and Geotechnical Engineering Services [Creekview Trail APF Road - Post-Development SHWL]
- II. ECS Florida, LLC Change Order No 01 [Creekview APF Road – Post Development SHWL]

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

FOURTH 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****A. Affidavit/Proof of Publication****B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

Mr. Torres stated this Item is related to the Boundary Amendment. Additional acreage and commercial units were added. This process is necessary in order to be able to levy assessments on those areas.

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

- **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.**
No affected property owners or members of the public spoke.
- **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.**

The Board, sitting as the Equalizing Board, made no changes or adjustments to the assessment levels.

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

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

Mr. Wild presented the Supplement to the Report of the District Engineer dated May 27, 2025 and noted the following:

- The first paragraph of the Report provides the background of the CDD and describes the Boundary Amendment to incorporate the Expansion Parcel.
- Table 1 provides the unit mix of the original Master Report and the Amended Total Number of Units after considering changes in unit types and the addition of the Expansion

Parcel. The Amended Total Number of Units are 176 Townhomes, 19 40' lots, 931 50' lots, and 647 60' lots, for a total of 1,773 units. The Expansion parcel added 20 acres of Commercial property and 5 acres for Civic/Park Use.

- A Fire Station parcel that will not be assessed is included within the Expansion Parcel.
- The Original Estimated Capital Improvement Plan (CIP) Costs total \$90,549,000 and the Expansion Parcel Estimated CIP Costs total \$43,330,900.
- The Amended Total CIP Costs, including the Expansion Parcel, total \$133,879,900 and the Costs Attributable to Commercial Use total \$3,528,890.
- The Report outlines the Proposed Funding, Maintenance and Ownership for the Expansion Parcel Improvements.
- The Report indicates that all information is correct to the best of the District Engineer's knowledge.

following questions were posed and answered:

Mr. Loy: Based on your experience, are the cost estimates in your Engineer's Report, as supplemented, reasonable and proper?

Mr. Wild: Yes.

Mr. Loy: Do you have any reason to believe the Capital Improvement Plan cannot be carried out by the District?

Mr. Schrader: No.

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

Mr. Torres presented the Amended and Restated Master Special Assessment Methodology Report dated May 27, 2025, and reviewed the Tables. He noted the following:

- The original project consisted of approximately 745 +/- acres, and the addition of the Expansion Parcel increases the land within the CDD to approximately 902.47 +/- acres.
- The original Development Program anticipated 1,480 units. With unit type adjustments, the anticipated residential units now total 1,773 units of varying sizes and the addition of the Expansion Parcel adds 81,650 square feet of commercial space and 5 acres of civic/park use space.

The following questions were posed and answered:

Mr. Loy: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Capital Improvement Plan?

Mr. Torres: Yes.

Mr. Loy: In your professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments?

Mr. Torres: Yes.

Mr. Loy: In your professional opinion, is it reasonable, proper and just to assess the cost of the CIP as a system of improvements and against the lands in the District in accordance with your Methodology?

Mr. Torres: Yes.

Mr. Loy: Is it your opinion that the special benefits the lands will receive as set forth in the final assessment roll will be equal to or in excess of the maximum master assessments thereon when allocated as set forth in the Methodology?

Mr. Torres: Yes.

Mr. Loy: Is it your opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's Assessment Resolutions?

Mr. Torres: Yes.

E. Consideration of Resolution 2025-16, 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

Mr. Loy presented Resolution 2025-16 and read the title.

Discussion ensued regarding the footnotes to Table 6.

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, Resolution 2025-16, 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, was adopted.

FIFTH 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.

SIXTH ORDER OF BUSINESS

Discussion: Amenity Policies and Rates

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 and will be removed from the agenda until the appropriate time.

SEVENTH ORDER OF BUSINESS

Consideration of Hyland Trail Homeowners Association, Inc. Amendment to Agreement for Facility Management, Operation, and Oversight Services

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Hyland Trail Homeowners Association, Inc. Amendment to Agreement for Facility Management, Operation, and Oversight Services, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the August 26, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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

Mr. Loy reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Upon request, he 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: October 9, 2025 at 2:00 PM****○ QUORUM CHECK**

The next meeting will be held on October 28, 2025, rather than October 9, 2025.

Supervisors Bock, Cornelison and Odom confirmed their in-person attendance at the October 28, 2025 meeting.

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

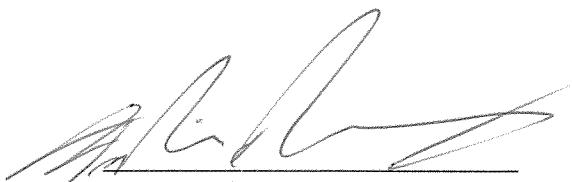
There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the meeting adjourned at 3:24 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair