MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Creekview Community Development District held a Regular Meeting on December 11, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

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
Jennifer Kilinski (via telephone)	District Counsel
Scott Wild (via telephone)	District Engineer
JJ Edwards	Taylor & White, Inc.
Megan Maldanado (via telephone)	GreenPointe Developers
Nick McKenna	GreenPointe Developers
Greg Kern (via telephone)	GreenPointe Developers
Kim Mercado	FirstService Residential Florida
Brad Pool	Yellowstone Landscape
Corrina Rowe	Public

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

Mr. Rodriguez called the meeting to order at 2:17 p.m. Supervisors Odom, Cornelison and Bock were present. Supervisors Taylor and Kern was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consent Agenda**

Mr. Rodriguez presented the following:

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

I.	**Number 437**	**SES Environmental Resource**	**[$8,301.00]**
II.	**Number 439**	**England Thims & Miller, Inc.**	**[$22,971.78]**
III.	**Number 440**	**Clay County Utility Authority**	**[$10,027.50]**
IV.	**Number 441**	**England-Thims & Miller, Inc.**	**[$28,993.43]**
V.	**Number 442**	**SES Environmental Resource**	**[$15,579.00]**

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

I.	**Number 120**	**Creative Mailbox Design**	**[$8,649.38]**
II.	**Number 121**	**ECS Florida, LLC**	**[$3,500.00]**
III.	**Number 122**	**Longleaf Equity, LLC**	**[$385,000.00]**
IV.	**Number 123**	**Ferguson Enterprises, LLC**	**[$8,899.89]**
V.	**Number 124**	**Jax Utilities Management, Inc.**	**[$638,363.43]**
VI.	**Number 125**	**Jax Utilities Management, Inc.**	**[$227,887.42]**
VII.	**Number 126**	**Jax Utilities Management, Inc.**	**[$786,159.29]**
VIII.	**Number 127**	**Ferguson Enterprises, LLC**	**[$44,753.00]**
IX.	**Number 128**	**Kilinski | Van Wyk PLLC**	**[$2,143.50]**
X.	**Number 129**	**England-Thims & Miller, Inc.**	**[$30,445.08]**
XI.	**Number 130**	**Clary & Associates, Inc.**	**[$2,175.00]**
XII.	**Number 131**	**Clary & Associates, Inc.**	**[$750.00]**
XIII.	**Number 132**	**Clary & Associates, Inc.**	**[$2,850.00]**
XIV.	**Number 133**	**Clary & Associates, Inc.**	**[$650.00]**
XV.	**Number 134**	**Clary & Associates, Inc.**	**[$1,250.00]**
XVI.	**Number 135**	**Ferguson Enterprises, LLC**	**[$806.00]**
XVII.	**Number 136**	**Creative Mailbox Designs**	**[$6,452.36]**
XVIII.	**Number 137**	**Ferguson Enterprises, LLC**	**[$149,212.00]**

XIX.	**Number 138**	**Ferguson Enterprises, LLC**	**[$7,452.00]**
XX.	**Number 139**	**Jax Utilities Management, Inc.**	**[$888,845.17]**
XXI.	**Number 140**	**Jax Utilities Management, Inc.**	**[$468,350.00]**
XXII.	**Number 141**	**Jax Utilities Management, Inc.**	**[$1,131.897.22]**
XXIII.	**Number 142**	**England-Thims & Miller, Inc.**	**[$17,293.75]**

C. Ratification Items

I. Clary & Associates, Inc. Proposal for Surveying and Mapping Creekview Trail Areas 1 and 2 Lift Station Site

II. England, Thims & Miller, Inc. Work Authorizations

a. No. 30, APF Road Phases 3-5 CEI Services

b. No. 31, Area 3 Construction Documents

III. Jax Utilities Management, Inc. Change Order No. 11, Creekview Area 4

IV. Last Man Out Enterprises, LLC d/b/a Humbug Holiday Lighting of Jacksonville-St. Augustine-St. Johns Agreement for Holiday Lighting and Installation Services

V. Creative Builder Services, Inc. d/b/a Creative Mailbox Designs Addendum to Agreement to Furnish and Install Street Signs

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 — **Consideration of Resolution 2026-01, 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 tabled.

FIFTH ORDER OF BUSINESS — **Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing**

Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 3 & 5]

Mr. Rodriguez presented Resolution 2026-01. Seats 1, 3, and 5, currently held by Ms. Bock, Mr. Cornelison and Mr. Odom, will be up for election at the November 2026 Landowners' Election.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, Resolution 2026-02, Designating a November 12, 2026 at 2:00 p.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Second Amendment to Agreement for Facility Management, Operation and Oversight Services**

Mr. Loy stated that this limits spending authority to $2,000 per transaction, with a $5,000 monthly limit and charges require written pre-approval from District Management. A Credit Card and Use Agreement outlining the restrictions and parameters by which each authorized user must abide is attached to the Resolution.

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

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

Mr. Wild presented the First Amendment to Second Supplemental Engineer's Report to the Capital Improvement Plan for the Phase 2 Project dated December 11, 2025 and noted the following:

➢ This Amended Report is related to Areas 4A and 4B to account for additional lots that were added. The new numbers are included in the Tables in Section 3.

- The addition was 14 additional lots.
- The Legal Description did not change.

EIGHTH ORDER OF BUSINESS **Presentation of Amended and Restated Second Supplemental Special Assessment Methodology Report**

Mr. Torres presented the Amended and Restated Second Supplemental Special Assessment Methodology Report dated December 11, 2025 and noted the following:

- This Amended and Restated Methodology Report corresponds to the Amended Engineer's Report.
- This is related to Areas 4A and 4B to account for additional lots that were added to the CDD.
- This Methodology Report takes into account the additional 14 lots and recomputes the debt service assessments.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Adopting and Confirming an Amended Second Supplemental Engineer's Report and an Amended and Restated Second Supplemental Special Assessment Methodology Report; and Providing for Conflicts, Severability and an Effective Date**

Mr. Rodriguez presented Resolution 2026-03.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, Resolution 2026-03, Adopting and Confirming an Amended Second Supplemental Engineer's Report and an Amended and Restated Second Supplemental Special Assessment Methodology Report; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of October 31, 2025**

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

TWELFTH ORDER OF BUSINESS **Approval of September 30, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the September 30, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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. 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: January 8, 2026 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**

Edenbrook resident Corrina Rowe read the following:

"Edenbrook is Highland Trails HOA under the jurisdiction of Creekview Community Development District. We are a gated community. We have a gate at the entrance at Verbena Parkway. The gate is closed and access is monitored 6:00 p.m. to 6:00 a.m., right now. And our HOA assessment is including costs of security and monitoring a gate. Creekview CDD recently extended Verbena Parkway to an adjacent CDD property and that property has now connected from the Parkway to Berry Hill, which is a road within Edenbrook. There is no gate at this new entrance. It allows cars to bypass our main gate and sneak through and come into Edenbrook. We have observed cars entering Edenbrook using this other route and then helping themselves to our facilities. Our issues are we are paying for this main gate but it is non-existent security and it is a …. and there is no security. Our amenities are open to non-resident use, potential vandalism and liability. It is mostly the pickleball court that is attracting people. We request that you immediately close off Berry Hill Road access to Edenbrook. It can be done by concrete barrier, bollards, an orange barricade wall, or something to close that off so that we have security after hours."

A Board Member stated that the Board will look into it regarding what can be done; however, it takes several entities to be involved, including Lennar, the Developer, possibly the County, etc. to find a solution.

Ms. Rowe stated that the HOA Board directed her to the CDD Board.

Ms. Rowe stated that she observed what she believes are irrigation failures and a lack of routine maintenance of the landscaped areas along Verbena Parkway, with irrigation sometimes running for days, broken valves, etc. She asked for the irrigation vendor to be supervised.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the meeting adjourned at 2:32 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair