

Creekview Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://creekviewcdd.net/>

June 4, 2026

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
Creekview Community Development District

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold a Regular Meeting on June 11, 2026 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Ratification/Consideration of Requisitions: Series 2022 (*support documentation available upon request*)
 - I. Number 443 England-Thims & Miller, Inc. [\$50,269.10]
 - II. Number 444 Three Rivers CDD [\$25,243.85]
 - III. Number 445 Clary & Associates, Inc. [\$985.00]
 - IV. Number 446 Clary & Associates, Inc. [\$2,125.00]
 - V. Number 447 Clary & Associates, Inc. [\$750.00]
 - VI. Number 448 Creative Mailbox Designs [\$9,952.66]
 - VII. Number 449 England-Thims & Miller, Inc. [\$37,130.52]
 - VIII. Number 450 England-Thims & Miller, Inc. [\$38,836.48]
 - IX. Number 451 Basham & Lucas Design Group, Inc. [\$10,535.40]
 - X. Number 452 England-Thims & Miller, Inc. [\$37,265.01]
 - XI. Number 453 Basham & Lucas Design Group, Inc. [\$6150.00]
 - XII. Number 454 Basham & Lucas Design Group, Inc. [\$966.40]
 - XIII. Number 455 Basham & Lucas Design Group, Inc. [\$2,527.94]

XIV.	Number 456	England-Thims & Miller, Inc.	[\$61,654.43]
XV.	Number 456	Basham & Lucas Design Group, Inc.	[\$61,654.43]
XVI.	Number 457	Basham & Lucas Design Group, Inc.	[\$5,296.40]
XVII.	Number 458	Clary & Associates, Inc.	[\$375.00]
XVIII.	Number 459	England-Thims & Miller, Inc.	[\$28,520.15]
B.	Ratification/Consideration of Requisitions Series 2024 (<i>support documentation available upon request</i>)		
I.	Number 143	Clary & Associates, Inc.	[\$1,070.00]
II.	Number 144	SES Environmental Resource SOL	[\$8,436.84]
III.	Number 145	Gemini Engineering & Sciences, Inc.	[\$4,680.00]
IV.	Number 146	England-Thims & Miller, Inc.	[\$42,972.63]
V.	Number 147	Kilinski Van Wyk PLLC	[\$866.00]
VI.	Number 148	Clary & Associates, Inc.	[\$650.00]
VII.	Number 149	Jax Utilities Management, Inc.	[\$551,976.12]
VIII.	Number 150	Jax Utilities Management, Inc.	[\$168,886.24]
IX.	Number 151	Jax Utilities Management, Inc.	[\$113,516.51]
X.	Number 152	Ferguson Enterprises, LLC	[\$311,533.40]
XI.	Number 153	Kilinski Van Wyk PLLC	[\$509.00]
XII.	Number 154	England-Thims & Miller, Inc.	[\$57,871.57]
XIII.	Number 155	Creative Mailbox Designs	[\$35,680.28]
XIV.	Number 156	Ruppert Landscape, LLC	[\$357,847.87]
XV.	Number 157	ECS Florida, LLC	[\$2,500.00]
XVI.	Number 158	SES Environmental Resource SOL	[\$16,109.25]
XVII.	Number 159	Jax Utilities Management, Inc.	[\$368,040.64]
XVIII.	Number 160	Jax Utilities Management, Inc.	[\$846,291.52]
XIX.	Number 161	Clary & Associates, Inc.	[\$850.00]
XX.	Number 162	England-Thims & Miller, Inc.	[\$83,152.50]
XXI.	Number 163	Jax Utilities Management, Inc.	[\$748,185.41]
XXII.	Number 164	ECS Florida, LLC	[\$3,200.00]

XXIII.	Number 165	Creative Mailbox Designs	[\$1,734.11]
XXIV.	Number 166	Kilinski Van Wyk PLLC	[\$1,560.50]
XXV.	Number 167	Kilinski Van Wyk PLLC	[\$1,455.00]
XXVI.	Number 168	First Coast Electric, LLC	[\$11,900.00]
XXVII.	Number 169	Clary & Associates, Inc.	[\$650.00]
XXVIII.	Number 170	England-Thims & Miller, Inc.	[\$78,713.36]
XXIX.	Number 171	Ferguson Enterprises, LLC	[\$75,051.20]
XXX.	Number 172	Jax Utilities Management, Inc.	[\$377,561.82]
XXXI.	Number 173	Jax Utilities Management, Inc.	[\$119,181.78]
XXXII.	Number 174	Ruppert Landscape, LLC	[\$25,418.98]
XXXIII.	Number 175	St. Johns River Water Management District	[\$9,120.00]
XXXIV.	Number 176	Ruppert Landscaping, LLC	[\$25,443.78]
XXXV.	Number 177	Ferguson Waterworks	[\$32,895.26]
XXXVI.	Number 178	SES Environmental Resource SOL	[\$10,789.25]
XXXVII.	Number 179	Prime Recreational Solutions, LLC	[\$45,779.05]
XXXVIII.	Number 180	Kilinski Van Wyk, PLLC	[\$1,097.00]
XXXIX.	Number 181	Clay Electric Cooperative, Inc.	[\$275.00]
XL.	Number 182	Clay Electric Cooperative, Inc.	[\$275.00]
XLI.	Number 183	Jax Utilities Management, Inc.	[\$180,774.74]
XLII.	Number 184	Jax Utilities Management, Inc.	[\$268,644.56]
XLIII.	Number 185	American Precast Structures, LLC	[\$67,649.00]
XLIV.	Number 186	Jax Utilities Management, Inc.	[\$306,832.90]
XLV.	Number 187	Clary & Associates, Inc.	[\$900.00]
XLVI.	Number 188	Chelone, LLC	[\$128,681.75]
XLVII.	Number 189	England-Thims & Miller, Inc.	[\$66,669.01]
XLVIII.	Number 190	Kilinski Van Wyk, PLLC	[\$592.00]
XLIX.	Number 191	GreenPointe Communities	[\$391.75]
L.	Number 192	ECS Florida, LLC	[\$2,400.00]
LI.	Number 193	Jax Utilities Management, Inc.	[\$722,395.70]

LII.	Number 194	SES Environmental Resource SOL	[\$53,000.00]
LIII.	Number 195	Ferguson Waterworks	[\$5,643.00]
LIV.	Number 196	Clary & Associates, Inc.	[\$1,550.00]
LV.	Number 197	Clary & Associates, Inc.	[\$3,375.00]
LVI.	Number 198	Clary & Associates, Inc.	[\$650.00]
LVII.	Number 199	Jax Utilities Management, Inc.	[\$48,107.46]
LVIII.	Number 200	England-Thims & Miller, Inc.	[\$24,475.99]
LIX.	Number 201	Ferguson Waterworks	[\$24,145.60]

C. Ratification Items

- I. Gemini Engineering & Sciences, Inc. Addendum to Agreement [LOMR Creekview Trail Areas 4A, 4B and APF Road]
- II. Ruppert Landscape, LLC Agreements
 - a. Landscape and Irrigation Installation [Area 4B Sod Installation]
 - b. Second Addendum to Agreement for Landscape Installation
 - c. Proposal for Mowing Services [APF Road Hyland]
 - d. Proposal for Tree Replacements and Landscape Enhancement Services and Addendum to Proposal
 - e. Third Addendum to Agreement for Landscape Installation
- III. Creative Builder Services, Inc. d/b/a Creative Mailbox Designs Addendum to Agreement [Installation, Hardware and Materials for Construction of Mailbox Kiosk]
- IV. Beach Side Pressure Washing, LLC Proposal for Fence Installation Services and Addendum to Proposal
- V. ECS Florida, LLC
 - a. Addendum to Agreement [Lee Parcel – Groundwater Analysis]
 - b. Authorization for Professional Services [Lee Parcel – Groundwater Analysis]
 - c. Authorization for Professional Services [Area 4 – SWMF 1]
- VI. SES Environmental Solutions, LLC Addendum to Agreement [Fire Station Exclusion Fence and Contract Consolidation]
- VII. Jax Utilities Management, Inc. Change Order No. 12 [Creekview Area 4]

- VIII. OnSight Industries, LLC Proposal W000415789 Stop with Backer and Pole Replacement
 - IX. First Coast Electric, LLC Proposal for Electrical Services and Addendum to Proposal
 - X. Florida ULS Operating LLC d/b/a United Land Services
 - a. Agreement for Landscape and Irrigation Maintenance Services [Areas 1, 2 & APF-1]
 - b. Addendum to Agreement for Landscape and Irrigation Maintenance Services [Areas APF-2, 4A and 4B]
 - c. Second Addendum to Agreement for Landscape and Irrigation Maintenance Services [Areas APF-3 and APF-4]
 - XI. Ferguson Enterprises, LLC d/b/a Ferguson Waterworks Purchase Requisition Request Form [Creekview Trail Area 4C]
 - XII. Comcast Cable Communications Management, LLC Equipment Grant of Easement
 - XIII. Chelone, LLC Gopher Tortoise Recipient Site Agreement
 - XIV. Micamy Design Studio Revised Proposal for Professional Services [Hyland Trail Amenity FF&A]
 - XV. Matrix Fitness Equipment Proposal/Quote #QUO-08900-L0Z9T3
 - XVI. Basham & Lucas Design Group, Inc. Proposal for The Glens Entry Feature Design & Construction Documents
4. Acceptance of Resignation of Mike Taylor [Seat 2]
 5. Consider Appointment of Megan Maldonado to Fill Unexpired Term of Seat 2; *Term Expires November 2028*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
6. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date
7. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-05, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
 - B. Resolution 2026-04, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
8. Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
9. Consideration of Resolution 2026-05, Designating the Authorized Signatories for the District's Operating Bank Account(s) and Providing for an Effective Date
10. Consideration of Jax Utilities Management, Inc. Assignment of Area 3 Mass Grading Construction Contract
11. 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
12. Consideration of Prime Recreational Solutions Quote # RFQ-4291 for Hyland Trail Amenity [Wisdom Playground]
13. Acceptance of Unaudited Financial Statements as of April 30, 2026
14. Approval of December 11, 2025 Regular Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*

- B. District Engineer: *England-Thims & Miller, Inc.*
- C. Field Operations: *FirstService Residential*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 374 Registered Voters in District as of April 15, 2026
 - NEXT MEETING DATE: August 13, 2026 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MEGAN MALDONADO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOE CORNELISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGG KERN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BRAD ODOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

- 16. Board Members' Comments/Requests
- 17. Public Comments
- 18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez
 Felix Rodriguez
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 280 2710