

Creekview Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://creekviewcdd.net/>

July 27, 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 Special Meeting on August 3, 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 460 Basham & Lucas Design Group, Inc. [\$8,942.80]
 - II. Number 461 Micamy Design Studio [\$4,500.00]
 - III. Number 462 England-Thims & Miller, Inc. [\$9,532.50]
 - IV. Number 463 Basham & Lucas Design Group, Inc. [\$3,175.33]
 - V. Number 464 England-Thims & Miller, Inc. [\$15,026.25]
 - B. Ratification/Consideration of Requisitions Series 2024 *(support documentation available upon request)*
 - I. Number 202 SES Environmental Resource SOL [\$11,500.00]
 - II. Number 203 Ferguson Enterprises, LLC [\$23,600.40]
 - III. Number 204 American Precast Structures, LLC [\$14,652.00]
 - IV. Number 205 Jax Utilities Management, Inc. [\$139,416.30]
 - V. Number 206 Jax Utilities Management, Inc. [\$208,244.75]
 - VI. Number 207 Ruppert Landscaping, LLC [\$102,217.48]
 - VII. Number 208 England-Thims & Miller, Inc. [\$23,043.88]

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|-------|------------|------------------------------|---------------|
| VIII. | Number 209 | Creative Mailbox Designs | [\$35,680.28] |
| IX. | Number 210 | Clary & Associates, Inc. | [\$4,100.00] |
| X. | Number 211 | England-Thims & Miller, Inc. | [\$16,054.65] |
- C. Ratification Items
- I. Jax Utilities Management, Inc. Change Order No. 15 [Creekview Area 4]
 - II. OnSight Industries, LLC Proposal W001112952 for Street Sign Installation
 - III. Ruppert Landscape, LLC
 - a. Fourth Addendum to Agreement for Landscape Installation
 - b. Agreement for Landscape and Irrigation Installation Services [Area 4B and 4C]
 - IV. Prime Recreation Solutions Purchase Requisition Request Form [Creekview Trail Area 4A & 4B and APF Road Phases 3-5]
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. Presentation of **Amended** Engineer's Report
8. Presentation of **Amended and Restated** Special Assessment Methodology Report

9. Consideration of Resolution 2026-09, Adopting and Confirming an **Amended** Engineer's Report and an **Amended and Restated** Special Assessment Methodology Report; and Providing for Conflicts, Severability and an Effective Date
10. Consideration of Resolution 2026-10, Amending Resolution 2026-05; 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; Resetting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
11. Consideration of Resolution 2026-11, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Revised Amended Amenity Policies and Rates of the District; and Providing an Effective Date
12. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
13. Acceptance of Unaudited Financial Statements as of June 30, 2026
14. Approval of June 11, 2026 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*

- NEXT MEETING DATE: September 10, 2026 at 2:00 PM [Adoption of FY2027 Budget and O&M Assessments]

○ QUORUM CHECK

SEAT 1	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MEGAN MALDONADO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOE CORNELISON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GREGG KERN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BRAD ODOM	☐ IN PERSON	☐ PHONE	☐ 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