

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TWO CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

The **Regular** meeting of the Board of Supervisors of Two Creeks Community Development District was held on **Wednesday, May 20, 2015 at 6:00 p.m.** at the Courtyard by Marriott, located at 610 Wells Road (I-295 and US 17), Orange Park, Florida 32073.

Present and constituting a quorum:

Kenny Johns	Board Supervisor, Chairman
Karen Burt	Board Supervisor, Vice Chairman
Lan Nguyen	Board Supervisor, Assistant Secretary
Carl McMichael	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams
Dan Fagen	Vesta Property Services (ASG)
Jeff Branch	Vesta Property Services (ASG)
Kyle Kubik	Austin Outdoors

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 6:05 p.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held February 18, 2015

On a motion by Mr. Johns, seconded by Ms. Burt, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held February 18, 2015 for Two Creeks Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January 2015, February 2015, March 2015 and April 2015

On a motion by Mr. Johns, seconded by Mr. McMichael, with all in favor, the Board ratified the operations and maintenance expenditures for January 2015 in the amount of \$41,300.63, February 2015 in the amount of \$27,532.56, March 2015 in the amount of \$19,395.13 and for April 2015 in the amount of \$44,756.84 for Two Creeks Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber updated the Board of Supervisors that he reviewed the County's Master Plan and it can be interpreted that sidewalks are required; however, this is a county document that the county can enforce, not the CDD. Additionally, there is language in the plan that allows the county to waive certain requirements. He did speak to the Developer and it expressed willingness to install sidewalks on parcels where playgrounds are located. However, the timing of the installation would be delayed until the Developer had sufficient funds. It was not known when the developer would have such funds. After a brief discussion, the Board of Supervisors directed counsel to continue communications with the Developer.
- B. District Engineer
Not present.
- C. Amenity Manager
Mr. Fagen presented the Facility Maintenance Report (Exhibit A) on Brian Parks' behalf. Discussion ensued and the Board of Supervisors directed the staff to get bids on pressure washing tennis courts, but for Amenity Services Group to finish pressure washing the pool area. It was also noted that the pool filters need to be replaced and pool pump seal is leaking, both are being bid out.
- D. Austin Outdoor
Mr. Kubik gave an update to the Board of Supervisors that they are mowing weekly

and that they are out there Wednesdays and Thursdays, depending on the weather.

D. District Manager

Ms. Dobbins noted that as of April 15, 2015 there were 705 registered voters living in the District.

SIXTH ORDER OF BUSINESS

**Update on Possible Fiscal Year 2016
Capital Improvements**

i.) Consideration of Fitness Proposals

After review of Proposals under Tab 5, the Board of Supervisor's directed the staff to create a survey so they can get feedback from residents if they would like to keep current equipment or purchase new, noting prices and that the budget wouldn't increase.

ii.) Consideration of Tennis and Basketball Court Fence Proposals

Discussion ensued.

On a motion by Mr. McMichael, seconded by Ms. Burt, with all in favor, the Board of Supervisors declined all Tennis and Basketball Court Fence Proposals for Two Creeks Community Development District.

iii.) Consideration of Access System Proposals

After discussion, the Board of Supervisors approved proposals from Vigneaux in the amount of \$2,977.69 to update the current access control system and in the amount of \$4,815.70 to install access control for the Amenity center restrooms.

On a motion by Mr. McMichael, seconded by Ms. Burt, with all in favor, the Board approved the Proposals from Vigneaux in the amounts of \$2,977.69 and \$4,815.70 for access control systems for Two Creeks Community Development District.

**Discussion Regarding Operations/Field
Inspection Services**

After a brief discussion, the Board of Supervisors directed staff to get bids on Amenity Services and Operational Services.

**Consideration of Resolution 2015-04,
Approving the Fiscal Year 2015/2016
Proposed Budget and Setting the Public
Hearing**

On a motion by Mr. Johns, seconded by Mr. McMichael, with all in favor, the Board approved the proposed budget as presented and set the Public Hearing for August 12, 2015 at 6:00 p.m. for Two Creeks Community Development District.

SEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

Audience Comments

There was a question on Amenity Services Group roles and responsibilities.

There were questions regarding pond debris pick up and pond levels.

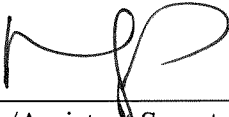
Supervisor Requests

Ms. Nyguen requested the staff to review the possibility of meetings being held at the local library location.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Johns, seconded by Mr. McMichael, with all in favor, the Board adjourned the Board of Supervisors' meeting at 8:12 p.m. for Two Creeks Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman