

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

MARCH 21, 2019

Meadow View at Twin Creeks

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

March 15, 2019

Board of Supervisors
Meadow View at Twin Creeks
Community Development District

Dear Board Members:

An audit committee and regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District are scheduled for **Thursday, March 21, 2019 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following are the advance agendas for the meetings:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the February 21, 2019 Meeting
- IV. Ratification of Actions Related to the Series 2019 Bond Issuance, Resolution 2019-08
- V. Ratification of Clary & Associates Agreements
 - A. Phase 2 Surveying and Mapping Services
 - B. Phase 2B Surveying and Mapping Services
- VI. Consideration of Proposals
 - A. Gemini Engineering & Sciences, Inc. for Preparation of Letter of Map Revision Applications for the Townhomes, Phase 2, and Phase 3A
 - B. Website ADA Conversion Services
 - C. Phase 1 Street Signs
- VII. Consideration of RFP for Landscape Maintenance Services
- VIII. Acceptance of Audit Committee's Recommendation on Auditor Selection Evaluation Criteria and Authorization for Staff to Issue an RFP
- IX. Update Regarding Amenity Center Operations and Events
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary

- 2. Beacon Lake Amenity Letter of Substantial Completion & Warranty
- 3. Ratification of Work Authorization No. 13
- C. District Manager
- D. Amenity Manager – Report
- XI. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – April 18, 2019 at 10:00 a.m. at the offices of GMS
- XIV. Adjournment

Just prior to the regular meeting of the Board of Supervisors will be an audit committee to approve audit selection evaluation criteria. A copy of that criterion can be found under section VIII of your agenda book.

Enclosed under the third order of business is a copy of the minutes of the February 21, 2019 meeting for your review and approval.

The fourth order of business is ratification of actions related to the Series 2019 bond issuance. A copy of resolution 2019-08 memorializing those actions is enclosed for your review and approval.

The fifth order of business is ratification of Clary & Associates agreements. Copies of the agreements are enclosed for your review and approval.

The sixth order of business is consideration of various proposals. Proposals for preparation of letter of map revision applications, website ADA conversion services and phase one street signs are enclosed for your review and approval.

The seventh order of business is consideration of RFP for landscape maintenance services. A proposed scope of services from RMS is enclosed for your review and approval.

The eighth order of business is acceptance of audit committee's recommendation on auditor selection evaluation criteria and authorization for staff to issue an RFP.

Enclosed under financial reports is the balance sheet and income statement and assessment receipts schedule.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting and additional support material, if any, will be presented and discussed at the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

James Oliver

James Oliver

District Manager
Meadow View at Twin Creeks
Community Development District

AGENDA

***Meadow View at Twin Creeks
Community Development District
Revised Agenda***

Thursday
March 21, 2019
10:00 a.m.

Governmental Management Services
475 West Town Place
St. Augustine, Florida 32092
Call In # 1-888-757-2790 Code 380298
www.meadowviewattwincreeks added cdd.com

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the February 21, 2019 Meeting
- IV. Ratification of Actions Related to the Series 2019 Bond Issuance, Resolution 2019-08
- V. Ratification of Clary & Associates Agreements
 - A. Phase 2 Surveying and Mapping Services
 - B. Phase 2B Surveying and Mapping Services
- VI. Consideration of Proposals
 - A. Gemini Engineering & Sciences, Inc. for Preparation of Letter of Map Revision Applications for the Townhomes, Phase 2, and Phase 3A
 - B. Website ADA Conversion Services
 - C. Phase 1 Street Signs

- VII. Consideration of RFP for Landscape Maintenance Services
- VIII. Acceptance of Audit Committee's Recommendation on Auditor Selection Evaluation Criteria and Authorization for Staff to Issue an RFP
- IX. Update Regarding Amenity Center Operations and Events
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary
 - 2. Beacon Lake Amenity Letter of Substantial Completion & Warranty
 - 3. Ratification of ETM Work Authorization No. 13
 - C. District Manager
 - D. Amenity Manager – Report
- XI. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – April 18, 2019 at 10:00 a.m. at the offices of GMS
- XIV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, February 21, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman
Aaron Lyman	Supervisor
Ben Bishop	Supervisor
Daniel Blanchard	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Ernesto Torres	GMS
Brian Stephens	Riverside Management Services
Jerry Lambert	Riverside Management Services
Danielle Simpson	Riverside Management Services
Kate Trivelpiece	Riverside Management Services
Ed Bulliett	MBS Capital Markets
Rhonda Mossing	MBS Capital Markets
Andrew Meran	BBX Capital
Lisa Cathell	BBX Capital (by phone)
Stacey Johnson	US Bank
Misty Taylor	Bryant Miller Olive

The following is a summary of the discussions and actions taken at the February 21, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 17, 2019 Meeting

On MOTION by Mr. Blanchard seconded by Mr. Bishop with all in favor the minutes of the January 17, 2019 meeting were approved.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2019-06, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2019A-1 and 2019A-2

Mr. Earlywine stated back in the fall we authorized the issuance of the 2018 and 2019 bonds. We went ahead and issued the 2018 bonds anticipating when our builder contract closed with the developer the 2019 bonds would be ready to be issued in February. That contract has been entered into and closed so we are ready to proceed with issuing those bonds. The terms of the bonds are basically the same as what we authorized under our bond purchase agreement back in the fall.

Ms. Mossing stated to refresh your memory, we have the A-1 and A-2 bonds which total \$8,110,000. The coupons range from 5.2% on the 2030 maturity to 5.8% on the A-2 30-year maturity. This is all exactly what you approved back in October so we are ready to close.

Mr. Earlywine stated the first item for your consideration is resolution 2019-06. This is a supplemental assessment resolution that establishes that assessment for the 2019 assessment area, which is phase 3A. The resolution finalizes the terms of the assessments based on the terms of the bonds, which again are unchanged from what we described back in October.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor Resolution 2019-06 was approved.

B. Consideration of True-Up Agreement (2019 Bonds)

Mr. Earlywine stated we have other agreements and documents to go along with our 2019 bond issuance and the first is our true-up agreement. The true-up agreement says the developer is promising to develop a certain number of lots in connection with the 2019 bonds. If they develop fewer than the planned number then they will owe a true-up, which represents the difference in the assessments that would have been levied on those missing lots.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the true-up agreement for the 2019 bonds was approved.

C. Consideration of Second Amendment to Completion Agreement

Mr. Earlywine stated the completion agreement was entered into in connection with the 2016 bonds and it basically said in connection with the project the developer was going to commit to build a certain amount of infrastructure to support those units. The first amendment related to the 2018 bonds in phase two and the townhomes, now we're doing the second amendment which relates to phase 3A and says to the extent these bonds are insufficient for the CDD to build the infrastructure for phase 3A the developer will foot the difference if there is a shortfall.

On MOTION by Mr. Bishop seconded by Mr. Blanchard with all in favor the second amendment to the completion agreement was approved.

D. Consideration of Second Amendment to Collateral Assignment

Mr. Earlywine stated the collateral assignment we entered into in connection with the 2016 bonds and then we had an amendment for the 2018 bonds; now we're again addressing this in the context of the 2019 bonds. That agreement says if there is a default on the assessments and there is a foreclosure on properties within that area the development rights related to the development of phase 3A would be assigned to the trustee of the district.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the second amendment to the collateral assignment agreement was approved.

E. Consideration of Declaration of Consent

Mr. Earlywine stated this document is basically the agreement of the landowner that the developer agrees the assessments were fairly and reasonable allocated and are sufficient for the project and that there's no grounds to challenge those. They also agree that the District was lawfully established and everything that was done in connection with the bonds was lawfully

done as well. It's really a waiver of rights and it does get recorded against the property so if anybody tries to challenge the process that waiver would be in place to protect us.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the declaration of consent was approved.

F. Consideration of Notice of Special Assessments

Mr. Earlywine stated this is basically just a recordable instrument that notifies property owners about the special assessments.

On MOTION by Mr. Blanchard seconded by Mr. Kovacic with all in favor the notice of special assessments was approved.

G. Consideration of Disclosure of Public Finance

Mr. Earlywine stated this is an item that is recorded in public record and is required to be provided to the public and will be handed over to homeowners in connection with their sale documents. It really just describes the new bond issue and the assessments related to it.

On MOTION by Mr. Bishop seconded by Mr. Blanchard with all in favor the disclosure of public finance was approved.

H. Ratification of Release of Lien for 2016B Debt Assessments

Mr. Earlywine stated in connection with the levy of the 2019 assessments on phase 3A the developer is paying off the 2016B debt. That is a requirement under our prior bond documents. That occurred earlier this week and we've already recorded the release of lien.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the release of lien for the 2016B debt assessments was ratified.

FIFTH ORDER OF BUSINESS

Ratification of the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for the FY18 Audit

Mr. Oliver stated the fee for the FY18 audit is \$2,380 and you budgeted \$4,000 for that audit.

On MOTION by Mr. Blanchard seconded by Mr. Bishop with all in favor the FY18 engagement letter from Berger, Toombs, Elam, Gaines & Frank was ratified.
--

SIXTH ORDER OF BUSINESS

Selection of Audit Committee

Mr. Oliver stated every few years we need to go through the RFP process to select an audit committee per Florida Statute Chapter 218. Typically the Board serves as the audit committee so we can have quorum for that.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor appointing the Board of Supervisors as the audit committee was approved.
--

SEVENTH ORDER OF BUSINESS

Ratification of Agreements

- A. Agreement with Universal Engineering Sciences for Townhomes Redi-Rock Retaining Wall Designs**
- B. Agreement with Environmental Services, Inc. for Phase 3A Credit Tree Inventory**
- C. Agreement with ECS Florida, LLC for Geotechnical Exploration and Engineering Services Related to Phase 3A Pond**
- D. Agreement with England Thims & Miller, Inc. for Preparation of the 2016-2018 Biennial Monitoring Report**

Mr. Earlywine stated these agreements have already been executed because they are necessary for the timing of the project so we're looking for ratification of the agreements.

Mr. Parker stated for the record, they've all been vetted and gone through by the developer and members of the Board individually.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the agreements with Universal Engineering Sciences, Environmental Services, Inc., ECS Florida, LLC and England Thims & Miller, Inc. were ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with West Orange Nurseries for Landscape Maintenance

Mr. Earlywine stated this is our landscape maintenance contract with West Orange Nurseries.

Mr. Parker asked were we month to month prior?

Mr. Lyman stated yes.

Mr. Parker asked are the terms the same?

Mr. Lyman stated I would say yes but we can definitely go back through it.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the agreement with West Orange Nurseries for landscape maintenance services was approved subject to review.

NINTH ORDER OF BUSINESS

Update Regarding Amenity Center Operations and Events

Mr. Oliver stated Beacon Lake will have its grand opening event on Saturday. The new amenity center looks beautiful and many of you will be taking a site tour later.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-07, Setting a Public Hearing to Adopt Rates, Fees and Amenity Rules of the District

Mr. Oliver stated we are asking to set the public hearing for the April meeting. Staff will begin issuing the access cards on Tuesday and we want to have some interim policies in place. Many of these policies are subjective in nature and they follow the same pattern of policies we have for other districts right now. Once we're onsite managing the facility, staff will probably come back to the Board with some adjustments to these policies. For the time being, policies state the kitchen area of the amenity center can't be rented by residents. We want to keep it in pristine condition as long as possible. We listed some suggested rates for

rentals. These will be discussed in more detail at the next meeting, as well as at the public hearing.

Mr. Parker stated the other thing we did is we had the soft opening for the homeowners and we put out a survey asking for input as to when they would like to use the gym and some of the other facilities so that we could help craft what would make sense for the homeowners. I'm sure we will start to get that feedback and then we can incorporate that information prior to adopting a formal set of policies in April.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor setting a public hearing for April 18, 2019 at 10:00 a.m. to adopt rates, fees and amenity rules of the District was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Amenity Center Proposals

A. Janitorial Services

Mr. Stephens stated in the agenda package you will see proposals from Jani-King, Freedom Building Services, City Wide Maintenance, and Riverside Management. There is a cover sheet in front of those with a breakdown of what each company included in their pricing.

Mr. Bishop asked do you have a recommendation out of the four?

Mr. Stephens stated if Riverside had the janitorial contract we would have a lot more control.

Mr. Parker stated I'm thinking we go with Riverside for a year, we have a 30-day termination clause and we go from there.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the proposal from Riverside Management Service, Inc. for janitorial services was approved.

B. Purchase of Kayaks and Related Equipment

Ms. Simpson stated we reached out to Black Creek Outfitters based on the January meeting and the items and quantities that you wanted to purchase so they sent in an updated quote for \$6,171.18. We also reached out to Sandy Point, which is Progressive Sports. They are based in Daytona, whereas Black Creek was local, and their pricing came out to \$5,991.84 so they're really close. Black Creek Outfitters will be onsite for your grand opening this

Saturday so they're really putting in the extra bit of effort right now. Joe Butler who runs Black Creek has also given some good input as far as kayaks and canoes go. He did ask for you to consider doing the kayaks versus canoes if there were liability concerns due to canoes swamping easily. Sandy Point did offer to bring the equipment up from Daytona themselves but my concern is with Riverside being new to kayaks and canoes we don't have a lot of experience with the maintenance on them and Black Creek is local.

Mr. Parker stated another maybe bigger issue that we can discuss the next meeting is the insurance coverage and any disclaimers that we have in place whether it's a canoe or kayak just to make sure the District is covered. I would say we go with Black Creek and we can talk to them more about what exactly we want to buy.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the proposal from Black Creek was approved subject to possible changes in equipment types and quantities to be ordered.

C. Air Conditioning Unit Maintenance

Mr. Stephens stated Thigpen was the original installer of all of the A/C units. They've given us a price of \$390 per occurrence for a preventative maintenance program. It's typically recommended to have them checked twice a year. It helps with the warranty as well as all of the items that are in their proposal.

Mr. Parker stated they probably have a one-year warranty so I would recommend we sign them up but I would like them to not charge the District for the first year of maintenance.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the proposal from Thigpen for preventative maintenance on the A/C units was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Ratification of Requisition Nos. 38, 44 and 45

Mr. Lockwood gave an overview of requisition numbers 38, 44 and 45.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisitions 38, 44 and 45 were ratified.

2. Consideration of Requisition Nos. 46-64

Mr. Lockwood gave an overview of requisition numbers 46 through 64.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor requisitions 46-64 were approved.

3. Consideration of Change Order Nos. 1 and 2 from Hughes Brothers for Townhomes Mass Grading

Mr. Lockwood stated change order number one is a deduct for \$33,000 because they removed seed and mulching for the mass grading. Change order number two is for bypass pumps in the amount of \$4,000.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor Hughes Brothers change order numbers one and two were approved.

4. Consideration of Change Order No. 16 from Hughes Brothers for Phase One

Mr. Lockwood stated this is \$121,000 for sod repairs, wash out, sod in the pond slopes, silt fencing they had to replace and a hydrant meter that they've added.

On MOTION by Mr. Lyman seconded by Mr. Blanchard with all in favor Hughes Brothers change order number 16 was approved.

5. Consideration of Change Order Nos. 9 and 10 from Dicky Smith for Amenity Center Work

Mr. Lockwood stated change order number nine is for a few landscape modification credits to the crew house for a total of \$13,500. Change order number ten is for additional tiles, window film, handrails and gates and wall caps.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Dicky Smith change order numbers 9 and 10 were approved.

6. Consideration of Work Authorization No. 12 from ETM for Townhomes Construction Plan Revisions

This item was tabled.

7. Consideration of Dicky Smith Work Order Nos. 1-5 for Additional Services

This item was tabled.

8. Consideration of West Orange Nurseries Change Order Nos. 6 and 7

Mr. Lockwood stated change order number six is for some additional plant materials for the Mattamy Homes model, replacing plants and entrances for the fence damaged by the fence contractor and all of that totals \$16,000.

On MOTION by Mr. Lyman seconded by Mr. Blanchard with all in favor West Orange Nurseries change order numbers 6 and 7 were approved.

C. District Manager

There being none, the next item followed.

D. Amenity Manager – Report

Ms. Simpson reviewed the amenity manager's report, a copy of which was included in the agenda package.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated there are no unusual variances.

B. Assessment Receipts Schedule

Mr. Oliver stated these are all direct collect right now and they are 75% collected.

C. Consideration of Funding Request No. 35

A copy of the funding request was included in the agenda package for a total of \$95,825.52.

Mr. Parker stated West Orange Nurseries January monthly service is at \$20,000, then there are three months at \$6,900 and then February at \$20,000.

Mr. Lyman stated the \$6,900 for December, January and February is for the amenity center.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor funding request number 35 was approved.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – March 21, 2019 at 10:00 a.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is March 21, 2019 at 10:00 a.m.

SIXTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blanchard seconded by Mr. Bishop with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A-1, SPECIAL ASSESSMENT BONDS, SERIES 2018A-2, SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SPECIAL ASSESSMENT BONDS, SERIES 2019A-2; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A-1, SPECIAL ASSESSMENT BONDS, SERIES 2018A-2, SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SPECIAL ASSESSMENT BONDS, SERIES 2019A-2; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2018A-1 and Special Assessment Bonds, Series 2018A-2 (together, “Series 2018 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2018 Bonds on November 19, 2018; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2019A-1 and Special Assessment Bonds, Series 2019A-2 (together, “Series 2019 Bonds”, and together with the Series 2018 Bonds, “Bonds”); and

WHEREAS, the District closed on the sale of the Series 2019 Bonds on February 25, 2019; and

WHEREAS, as prerequisites to the issuance of the Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager,

District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMNT DISTRICT**

Secretary

By: _____
Its: _____

FIFTH ORDER OF BUSINESS

A.



Email: bkovacic@bbxcapital.com

REVISED

March 1, 2019

Meadow View at Twin Creeks
Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: Jim Oliver

Re: Beacon Lakes Phase 2
266 Lots, 20 Tracts (286 total)
St. Johns, Florida

Dear Mr. Oliver:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

- 1) Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177.FS.
- 2) **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
- 3) **Administer and Coordinate Plat Review** through St. Johns County.
- 4) Set **Front Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
- 5) Set **Rear Lot Corners (one time)** (as required per Chapter 177 F.S. and St. Johns County requirements). Price contingent upon Clary staking centerline.
- 6) Set **Permanent Control Points** within twelve (12) months of recording plat (per Chapter 177 F.S.)

Initial 

March 1, 2019
Page 2
Meadow View at Twin Creeks CDD

Our fees to perform the above outlined scope of services will be according to the following schedule:

- 1) \$13,500.00
- 2) \$14,370.00
- 3) \$ 1,500.00 plus fees
- 4) \$ 19,305.00
- 5) \$12,870.00
- 6) \$ 5,425.00

Above fees are based on Clary & Associates performing all requested tasks.

Above fees are based on quantities anticipated, i.e., lot count, centerline linear feet, etc. and will be billed proportionate to final yield.

All county fees required for plat submittals are to be paid by the client prior to each submittal.

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses, such as long distance calls, delivery fees, printing, photostating, etc. will be billed to you at our cost.

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

Initial 

March 1, 2019

Page 3

Meadow View at Twin Creeks CDD

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers

Jeff Stanke
Vice President

Company

(CLIENT) Name:

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

Address:

475 WEST TOWN PLACE, SUITE 114

City:

ST AUGUSTINE

State:

FL

Zip:

32092

Phone No:

904-940-9850

Fax No:

JOLIVER@GMSNF.COM

E-Mail Address:

BKOVACIC@BBXCAPITAL.COM

Name/Signature:

BLAZE KOVACIC

Title:

VICE CHAIR

Date:

3/6/2019

B.



Email: [bkovacic@bhxcapital.com](mailto:hkovacic@bhxcapital.com)

March 1, 2019

Meadow View at Twin Creeks
Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: Jim Oliver

Re: Beacon Lakes Phase 2 B
79 Lots, 3 Tracts (82 total)
St. Johns, Florida

Dear Mr. Oliver:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

- 1) Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177.FS.
- 2) **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
- 3) **Administer and Coordinate Plat Review** through St. Johns County.
- 4) Set **Front Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
- 5) Set **Rear Lot Corners (one time)** (as required per Chapter 177 F.S. and St. Johns County requirements). Price contingent upon Clary staking centerline.
- 6) Set **Permanent Control Points** within twelve (12) months of recording plat (per Chapter 177 F.S.)

Initial 

March 1, 2019

Page 2

Meadow View at Twin Creeks CDD

Our fees to perform the above outlined scope of services will be according to the following schedule:

- 1) \$4,700.00
- 2) \$5,190.00
- 3) \$ 1,500.00 plus fees
- 4) \$ 5,535.00
- 5) \$3,690.00
- 6) \$ 1,550.00

Above fees are based on Clary & Associates performing all requested tasks.

Above fees are based on quantities anticipated, i.e., lot count, centerline linear feet, etc. and will be billed proportionate to final yield.

All county fees required for plat submittals are to be paid by the client prior to each submittal.

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses, such as long distance calls, delivery fees, printing, photostating, etc. will be billed to you at our cost.

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

Initial 

March 1, 2019

Page 3

Meadow View at Twin Creeks CDD

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers

Jeff Steinle
Vice President

Company

(CLIENT) Name:

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

Address:

475 WEST TOWN PLACE, SUITE 114

City:

ST. AUGUSTINE

State:

FL

Zip:

32092

Phone No:

904-940-1858

Fax No:

JOLIVER@GMSNF.COM

E-Mail Address:

BKOVACIC@BBXCAPITAL.COM

Name/Signature:

BLAZE KOVACIC

Title:

VICE CHAIR

Date:

3/6/2019



48
266

LOT COUNT		
WIDTH	PROJECTED	ACTUAL
43	116	117
53	131	131
63	76	75
73	27	26
TOTAL	350	350

MINIMUM LOT DEPTH = 120'
PARK REQUIRED FOR 350 LOTS = 1.70 AC
PARK PROVIDED = 2.18 AC

11/19/14
2

SIXTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks Community Development District
c/o Governmental Management Services, LLC
ATTN: Mr. James Oliver, District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092



February 27, 2019

**Subject: Follow-up Letter of Map Revision Submittal for Beacon Lake
Townhomes, Phase 2, and Phase 3A in St. Johns County, Florida**

Dear Mr. Oliver:

I appreciate this opportunity to provide our proposal in connection with your Twin Creeks Beacon Lakes Development, the Townhomes, Phase 2 and Phase 3A, in St. Johns County, Florida. Gemini Engineering & Sciences, Inc. has previously prepared, submitted, and received approval from FEMA for a Conditional Letter of Map Revision (CLOMR) for the overall site and a Letter of Map Revision (LOMR) for Phase 1. For this specific proposal, Gemini Engineering & Sciences, Inc. will be providing services related to additional LOMR applications based on as-built surveys for the Townhomes, Phase 2, and Phase 3A. At this time, it is expected that there will be 2 separate LOMR applications – the first for Townhomes and Phase 2 (as part of a single submittal), and the second for Phase 3A. A detailed description of our services is provided below.

Requirements and Scope of Services

LOMR for the Townhomes and Phase 2

1. We will need the following items:
 - a. As-Built surveys of the post-fill topography for the lots, as well as the associated new roadways. We will need a signed PDF version, as well as the digital files (CAD or GIS). Please include horizontal and vertical datum information.
 - b. As-Built surveys of the stormwater drainage infrastructure (including the associated stormwater ponds and pond control structures). We will need a signed PDF version, as well as the digital files (CAD or GIS).
 - c. Proof of a stormwater maintenance plan, which is typically found in the recorded covenants and restrictions for the development.
2. Using the previously approved Phase 1 modeling, we will use the as-built surveys provided to us to update the model to reflect the new existing conditions. This will also include the updating of the terrain to reflect current conditions. We will modify the affected hydrologic and hydraulic parameterization, as necessary, and develop the documentation to support the revisions. We will update the floodplain mapping and ensure appropriate mapping tie-ins, as required by FEMA.
3. Using the updated modeling results, we will package a LOMR submittal to the County and FEMA. This will include the necessary MT-2 forms, narrative, calculation back-up data, figures, and certifications.

4. We will submit the LOMR to the County and FEMA, and answer questions from the reviewers concerning the data submitted to support our case. We will keep you updated on the status of the LOMR review until a determination is made.

LOMR for Phase 3A

5. Assuming we receive the items outlined in Task 1, using the Phase 2 modeling (we are assuming that this Phase 2 modeling has been approved or is in the process of FEMA approval by the time the Phase 3A analysis commences), we will use the as-built surveys provided to us to further update this model to reflect the new existing conditions. This will also include the updating of the terrain to reflect current conditions. We will modify the affected hydrologic and hydraulic parameterization, as necessary, and develop the documentation to support the revisions. We will update the floodplain mapping and ensure appropriate mapping tie-ins, as required by FEMA.
6. Using the updated modeling results, we will package a LOMR submittal to the County and FEMA. This will include the necessary MT-2 forms, narrative, calculation back-up data, figures, and certifications.
7. We will submit the LOMR to the County and FEMA, and answer questions from the reviewers concerning the data submitted to support our case. We will keep you updated on the status of the LOMR review until a determination is made.

Please note that with each LOMR submittal, there is also a requirement to notify all property owners affected by this change to the flood map. We will prepare and mail these notifications once FEMA provides a confirmation that the notification can be issued.

Fee Schedule and Timeline

The following is our proposed schedule once we receive all required items:

Tasks 1-2 (Model & Terrain Updates) ---	3-4 weeks
Task 3 (LOMR) -----	2 weeks to prepare and submit
Task 4 (LOMR Review) -----	variable
Task 5 (Model & Terrain Updates) -----	2-3 weeks
Task 6 (LOMR) -----	2 weeks to prepare and submit
Task 7 (LOMR Review) -----	variable

Please note that the FEMA review timeframe for a LOMR submittal is a variable, but based on recent cases, the review time has averaged 6-8 months. Once a LOMR is approved, there is approximately a 4-month additional period from the approval date to the insurance-related effective date.

Our fee schedule (lump sum) is as follows:

Tasks 1-2 (Model & Terrain Updates) ---	\$5,100
Task 3 (LOMR) -----	\$6,500
Task 4 (LOMR Review) -----	\$1,500
Task 5 (Model & Terrain Updates) -----	\$3,800
Task 6 (LOMR) -----	\$6,500
Task 7 (LOMR Review) -----	\$1,500



Late payments are subject to a 1.5% per month interest charge. Please note that the above costs do not include any survey costs. **At this time, FEMA requires a review fee of \$8,250 for a follow-up LOMR.**

Closing

I appreciate this opportunity to submit my proposal to you and hope that you will find it satisfactory. Please see the attached **EXHIBIT A** for additional provisions. This proposal shall remain open for thirty (30) days. If you find our proposal acceptable, an executed copy of this letter may serve as our agreement.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Gemini Engineering & Sciences, Inc.



Ki Hong Pak, FL PE #52052, CFM
Project Manager

Acceptance by Meadow View at
Twin Creeks Community Development District:

I hereby authorize Gemini Engineering & Sciences, Inc. to
proceed with the work described above.

Signature: _____

Name: _____

Title: _____

Date: _____



EXHIBIT A
STANDARD TERMS AND CONDITIONS

1. General

1.1 The following Standard Terms and Conditions, together with the attached Proposal, constitutes the agreement (hereinafter referred to as "this Agreement") between Gemini Engineering & Sciences, Inc. (hereinafter referred to as "Gemini"), and the person or entity to whom the Proposal is addressed (hereinafter referred to as "Client") for the performance of professional and related services.

1.2 No provision of this Agreement, including without limitation these Standard Terms and Conditions, may be waived, altered, or modified in any manner, unless the same shall be set forth in writing and signed by a duly authorized agent of Gemini. Client may use its standard business forms (such as purchase orders) to administer any agreement between Gemini and Client, but use of such forms shall be for convenience purposes only, and any typed provision in conflict with the terms of these Standard Terms and Conditions or Gemini's Proposal and all pre-printed terms and conditions contained in or on such forms shall be deemed stricken and null and void.

1.3 Client acknowledges and agrees that Gemini's services are on behalf of and for the exclusive use of Client and shall consist solely of those services described in Gemini's scope of services and shall not be based upon scientific or technical tests or procedures beyond the scope described therein, or the time and budgetary constraints imposed by Client. Client further acknowledges and agrees that Gemini's services require decisions that are not always based upon pure science, but also include judgmental considerations.

2. Standards of Performance

2.1 The standard of care for all services under this Agreement shall be the care and skill ordinarily exercised by members of the same profession currently practicing in the same locality.

2.2 Gemini shall review laws, rules, regulations, ordinances, codes, and Client-mandated standards in effect as of the date of this Agreement applicable to Gemini's services. Gemini shall respond to requirements imposed by governmental authorities having jurisdiction over the Project in the performance of its services hereunder. Changes to any laws, rules, regulations, ordinances, codes, Client-mandated standards or requirements of governmental authorities after the effective date of this Agreement may be the basis for modifications to Client's responsibilities or to Gemini's scope of services, times of performance, and/or compensation. If, during Gemini's review of applicable laws, rules, regulations, ordinances and codes, and Client-mandated standards, Gemini identifies any conflict between such laws, rules, regulations, ordinances and codes, and Client-mandated standards, Gemini shall notify Client of the nature and impact of such conflict. Client agrees to cooperate and work with Gemini in an effort to resolve any such conflict.

2.3 Gemini shall not be required to sign any document or certification, no matter by whom requested, that would result in Gemini's having to certify, guarantee or warrant the existence of conditions whose existence Gemini cannot ascertain, or that extends Gemini's duties, responsibilities or liability beyond that contemplated by this Agreement. In the event that Gemini executes any such document or certificate, Client acknowledges that such execution by Gemini shall not operate as a waiver of this provision, but shall be considered a mistake of fact or law. Client agrees not to make resolution of any dispute with Gemini or payment of any amount due to Gemini in any way contingent upon Gemini's signing any such certification.

3. Client's Responsibilities

3.1 Client shall make decisions and carry out its other responsibilities in a timely manner and shall bear all costs incident thereto so as not to unreasonably delay or interfere with the services of Gemini.



3.2 Client shall be responsible for, and Gemini may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by Client to Gemini pursuant to this Agreement. Gemini may use such requirements, reports, data, and information in performing or furnishing services under this Agreement. Nothing in this paragraph shall be construed to require Gemini to affirmatively determine the accuracy of information that is prepared for Client by other licensed professionals (including, but not limited to, land surveyors, geotechnical engineers, accountants, insurance and surety professionals, and attorneys) who are not engaged directly by Gemini.

3.3 Client shall provide for Gemini's right to enter the property owned by Client and/or others in order for Gemini to fulfill its services.

3.4 Client shall promptly report to Gemini any deficiencies or suspected deficiencies in Gemini's work or services of which Client becomes aware so that Gemini may take measures to minimize the consequences of such deficiencies. Upon notice to Gemini and by mutual agreement between the parties, Gemini shall correct such deficiencies without additional compensation except to the extent such action is attributable to deficiencies in Client-furnished information.

4. Ownership and Use of Documents

4.1 All original reports, plans, specifications, field data and other documents, whether in written or electronic format, prepared by Gemini or Gemini's consultants as instruments of professional service (hereinafter collectively referred to as "Documents") shall remain the property of Gemini or Gemini consultants whether or not the Project is completed.

4.2 Copies of Documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed and/or sealed by Gemini or Gemini's consultants. Files in electronic media format of text, data, graphics or of other types that are furnished by Gemini or Gemini's consultants to Client are only for the convenience of Client. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.

4.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, Client agrees that it will perform acceptance tests or procedures within 60 days after receipt of such data, after which Client shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by Gemini at no cost to Client. However, Gemini shall not be responsible to maintain documents stored in electronic media format after acceptance by Client.

4.4 When transferring documents in electronic media format, Gemini makes no representations as to long term compatibility, usability or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those used by Gemini for this Project.

4.5 Client may make and retain copies of Documents for information and reference in connection with use on the Project by Client. Such Documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any such reuse or modification without written verification or adaptation by Gemini will be at the user's sole risk. Client shall, to the fullest extent permitted by law, indemnify, defend, and hold Gemini, its officers, directors, employees and agents, harmless from and against any and all claims, suits, judgments, liabilities, damages, costs, and expenses (including, but not limited to, reasonable attorneys' fees and defense costs) arising or allegedly arising from out of any unauthorized reuse or modification of said Documents by Client or any person or entity for whom Client is legally liable without the written authorization of Gemini.



4.5.1 In the event Client subsequently reproduces or otherwise uses Gemini's Documents or creates a derivative work based upon the Documents, Client shall, where permitted or required by law, remove or completely obliterate the original professional seals, trademarks, logos, and other indications on said Documents of the identity of Gemini, its employees and consultants.

4.6 Under no circumstances shall delivery of the electronic files for use by Client be deemed a sale by Gemini, and Gemini makes no warranties, either expressed or implied, of merchantability and fitness for any particular purpose. In no event shall Gemini be liable for any loss of profit or any consequential damages as a result of Client's use or reuse of the electronic files.

5. Billing and Payment

5.1 Invoices shall be submitted monthly by Gemini, are due upon presentation, and shall be considered past due if not paid within 30 days of the invoice date. If payment is not received by Gemini within 45 days of the invoice date, Client shall pay as interest an additional charge of one and one-half percent (1.5%) or the maximum allowable by law, whichever is lower, of the past due amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

5.2 If Client objects to any portion of an invoice, Client shall so notify Gemini in writing within 10 days of receipt of the invoice. Client shall identify the specific cause of the disagreement and shall pay when due that portion of the invoice not in dispute. Interest as stated above shall be paid by Client on all disputed invoiced amounts resolved in Gemini's favor and unpaid for more than 45 days after date of submission.

5.3 In the event legal action is necessary to enforce the payment provisions of this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred. If both parties receive judgment in any dollar amount, the court will determine the prevailing party, taking into consideration the merits of the claims asserted by each party, the amount of the judgment received by each party, and the relative equities between the parties.

5.4 If Client fails to make payments when due or otherwise is in breach of this Agreement, Gemini may suspend performance of services upon seven days' notice to Client. Gemini shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client.

5.5 If and to the extent the time initially established by this Agreement for completion of Gemini's services is exceeded or extended through no fault of Gemini, compensation for any services rendered during the additional period of time shall be computed in accordance with the additional services provision of this Agreement, or, in the absence thereof, on the basis of Gemini's then-current standard hourly billing rates, plus reimbursable expenses at a multiplier of 1.1 times the actual expense incurred by Gemini, its employees and consultants, in the interest of the Project.

5.6 Payments Upon Termination.

5.6.1 In the event of any termination under the terms of this Agreement, Gemini will be entitled to invoice Client for all services performed or furnished and all expenses incurred through the effective date of termination.

5.6.2 In the event of termination by Gemini for cause, in addition to invoicing for those items identified in paragraph 5.6.1, above, Gemini shall be entitled to invoice Client and shall be paid a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Gemini's consultants, and other related close-out costs.



6. Insurance

6.1 During the term of this Agreement, Gemini shall maintain not less than the following insurance coverages:

6.1.1 Commercial General Liability Insurance - \$1,000,000 per occurrence / \$1,000,000 aggregate

6.1.2 Professional Liability Insurance - \$1,000,000 per claim / \$1,000,000 aggregate

6.2 At any time, Client may request that Gemini, at Client's sole expense, provide additional insurance coverage or increased limits that are more protective than those maintained by Gemini.

7. Allocation of Risks; Limitation of Remedies

7.1 It is intended by the parties to this Agreement that Gemini's services in connection with the Project shall not subject Gemini's individual employees, officers, or directors to any personal legal exposure for the risks associated with this Project. Therefore, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit arising out of Gemini's services in connection with the Project shall be directed and/or asserted only against Gemini, a Florida corporation, and not against any of Gemini's individual employees, officers, or directors.

7.2 In recognition of the relative risks and benefits of the Project to both Client and Gemini, Client agrees, to the fullest extent permitted by law and notwithstanding any other provision in this Agreement, that any liability created by or arising out of this Agreement on the part of Gemini to Client and any person or entity claiming by, through or under Client, for any and all claims, liabilities, losses, costs, damages of any nature whatsoever, or claims expenses from any cause or causes (including without limitation any attorneys' fees under this Agreement), shall not exceed \$100,000.

7.3 Notwithstanding any other provision in this Agreement, neither Gemini nor Client shall be liable to the other party for any special, incidental, indirect or consequential damages whatsoever arising out of, resulting from, or in any way related to the Project or performance of this Agreement.

8. Certificate of Merit

8.1 Client shall make no claim for professional negligence, either directly or in a third-party claim, against Gemini unless Client has first provided Gemini with a written certification executed by an independent design professional currently practicing in the same discipline as Gemini and licensed in the state in which the Project is located. This certification shall: (i) contain the name and license number of the certifier; (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and (iii) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to Gemini not less than 30 days prior to the presentation of any claim or the institution of any mediation, arbitration, or judicial proceeding.

9. Integration, Severability and Survival

9.1 This Agreement comprises the final and complete agreement between Client and Gemini. It supersedes all prior or contemporaneous communications, representations or agreements, whether oral or written, relating to the subject matter of this Agreement. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and Gemini. Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect, if the essential provisions of this Agreement for each party remain valid, binding, and enforceable.

9.2 All provisions of this Agreement related to assignment, indemnification, limitation of remedies, and limitations on actions, or otherwise allocating responsibility or liability between the parties, shall survive the completion of the services hereunder and the termination of this Agreement and shall remain enforceable between the parties.



10. Assignment

10.1 Neither party to this Agreement may assign, sublet, or transfer any rights or obligations under or interest (including, without limitation, moneys that are due or may become due) in this Agreement, or any claims, causes of action or rights against the other party arising from or under this Agreement; or any proceeds from claims arising from or under this Agreement as security, collateral or the source of payment for any notes or liabilities to the Contractor or any other third party; or any control of any claims or causes of action arising from or under this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. This section shall not, however, apply to any subrogation rights of any insurer of either party. The provisions of this paragraph shall survive the completion or termination of this Agreement for any reason and shall remain enforceable between the parties.

11. Suspension of Services

11.1 If the Project is suspended for more than 30 days in the aggregate, Gemini shall be compensated for services performed and charges incurred prior to suspension and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the Project schedule based on the delay caused by the suspension. If the Project is suspended for more than 90 days in the aggregate, Gemini may, at its option, terminate this Agreement upon giving notice in writing to Client. If Client fails to make payments when due or otherwise is in breach of this Agreement, Gemini may suspend performance of services upon seven days' prior written notice to Client. Gemini shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client.

12. Force Majeure

12.1 Neither party shall be liable for any delay in, or failure of, its performance of any of its obligations under this Agreement if such delay or failure is caused by events beyond the reasonable control of the affected party, including, but not limited to, any acts of God, governmental embargoes, restrictions, quarantines, strikes, riots, wars or other military action, civil disorder, acts of terrorism, fires, floods, vandalism, sabotage or the acts of third parties (a "Force Majeure Event").

12.2 Upon completion of the Force Majeure Event the party affected must as soon as reasonably practicable recommence the performance of its obligations under this Agreement.

12.3 A Force Majeure Event does not relieve a party from liability for an obligation that arose before the occurrence of that event, nor does that event affect the obligation to pay money in a timely manner that matured prior to the occurrence of that event.

13. Termination

13.1 This Agreement may be terminated by either party upon 30 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.

14. Third Party Beneficiaries

14.1 Gemini's services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against Gemini because of this Agreement or the performance or nonperformance of services hereunder.



15. Dispute Resolution

15.1 Gemini and Client will attempt in good faith to resolve through negotiation any dispute, claim, counterclaim, or controversy arising out of or relating to this Agreement (hereafter collectively referred to as "Dispute"). If the Dispute is not resolved by these negotiations, the parties agree to submit any such unresolved Dispute to mediation. Either party may commence mediation by providing the other party a written request for mediation, setting forth the subject of the Dispute and the relief requested. The parties will cooperate with one another in selecting a mediator, and in scheduling the mediation proceedings. The parties will share equally in the costs of the mediator. Neither party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action, if the parties so desire. The provisions of this paragraph may be enforced by any Court of competent jurisdiction.

16. Limitations on Actions

16.1 Causes of action by either party against the other party, however denominated, shall be barred two years from the day Gemini's services are completed or Gemini otherwise ceases providing the services called for in this Agreement, whichever first occurs.

17. Governing Law and Venue

17.1 The laws of the State of Florida, without regard to any choice of law principles that may otherwise have permitted the application of the laws of any other jurisdiction, shall govern all matters arising under or relating to this Agreement. Any and all claims or actions existing or instituted, or which any party hereto may hereinafter have, directly or indirectly, under this Agreement shall brought in a Florida court of competent jurisdiction in the City of Jacksonville, Florida, or in the United States District Court for the Middle District of Florida, Jacksonville Division, Jacksonville, Florida; and not elsewhere. By execution of this Agreement, the parties submit to the jurisdiction of said courts and hereby irrevocably waive any and all objections that they may have with respect to venue in any of the aforementioned courts. The parties waive and will waive all rights to have a trial by jury in any action, proceeding, claim, or counterclaim brought by either of them against the other on any matter whatsoever arising out of or in any way related to or connected with this Agreement.

18. Interpretation

18.1 The parties expressly agree that this Agreement shall be construed neither against nor in favor of either party, but shall be construed in a neutral manner.

End of Standard Terms and Conditions



B.

Website Compliance Proposal For

Meadow View at Twin Creeks CDD

(<http://www.meadowviewattwincreeksbdd.com>)

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
August 13, 2018	1.4	Updated pricing for simple, medium and high complexity CDD websites	As per requirements from Ariel and Valerie
August 28, 2018	2.0	Updated conversion and support costs based on discussed scope	As per meeting with GMSCFL

Presented by: VB Joshi, CEO, VGlobalTech, Orlando, Florida



Project: ADA and WCAG Website Compliance

Service Providers: VGlobalTech LLC, Orlando, Florida, USA

COPYRIGHT ©: This proposal is solely created by VGlobalTech team for its customers and cannot be reproduced, copied, modified or distributed without written consent of VGlobalTech. Any violations shall be prosecuted.

Table of Contents

1.0 Introduction 3

1.1 Common Problems and Solutions in Website Accessibility? 4

1.1.1 Problem: Images Without Text Equivalents 4

1.1.2 Problem: Documents Are Not Posted In an Accessible Format..... 4

1.1.3 Problem: Specifying Colors and Font Sizes 4

1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features..... 5

1.1.5 Web Content Accessibility Guidelines (WCAG) 5

2.0 Pricing..... 7

2.1 One time (website conversion and compliance cost):..... 7

2.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated): 8

3.0 Proposal Acceptance:..... 10

4.0 References: 11

1.0 Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

1.1 Common Problems and Solutions in Website Accessibility?

1.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

1.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

1.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

1.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

2.0 Pricing

Website Complexity: **Medium Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

2.1 One time (website conversion and compliance cost):

	Task	Estimated Cost
1.	Perform ADA Website Compliance Check for current website – All webpages on the website. Create a project plan, code review, html updates, plugins / security updates (wordpress, joomla, etc CMS websites)	\$1000
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility	\$100
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)	\$700
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
5.	Create a webpage showing websites ADA Compliance efforts	\$100
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)	\$50
	Total (one time compliance / conversion cost)	\$2250 / one time

2.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task	Cost
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	\$200
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	\$75
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)	\$75
4.	Support (upto 5 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.	\$700
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
	Annual Maintenance (starts after initial compliance engagement quoted above is complete)	\$1350 / year (can be broken up into smaller monthly bills)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information

development will be shared and proprietary information and property between client and service providers.

3.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

For Customer

Date

VB Joshi

For VGlobalTech

Date

4.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



C.



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

PH.904.268.4681

FX.904.268.4642

harbingersign.com

Proposal #: 73697

Proposal Date: 03/14/19

Customer #: 6924

Page: 1 of 7

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

Harbinger ("Harbinger"), itself or through its agents or subcontractors (collectively, "Company"), proposes to furnish to Customer the following materials (collectively, "Materials") and work (collectively, "Work"):

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	QUOTE #106996 DIRECT, SIGN TYPE A/S-1, 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	\$5,978.00	\$35,868.00
6	QUOTE #106997 INSTALL, SIGN TYPE A/S-1, 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	\$1,011.00	\$6,066.00
7	QUOTE #106998 DIRECT, SIGN TYPE B/S-2, 30" X 30" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	\$1,615.00	\$11,305.00
7	QUOTE #106999 INSTALL, SIGN TYPE B/S-2, 30" X 30" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	\$375.00	\$2,625.00
4	QUOTE #107000 DIRECT, SIGN TYPE C/S-2, 39" X 39" YIELD SIGN.	\$669.00	\$2,676.00
4	QUOTE #107001 INSTALL, SIGN TYPE C/S-2, 39" X 39" YIELD SIGN.	\$360.00	\$1,440.00
4	QUOTE #107002 DIRECT, SIGN TYPE OPTION D1/S-3, 15" X 39" ONE WAY SIGN.	\$485.00	\$1,940.00
4	QUOTE #107003 INSTALL, SIGN TYPE OPTION D1/S-3, 15" X 39" ONE WAY SIGN.	\$360.00	\$1,440.00
1	QUOTE #107004 DIRECT, SIGN TYPE OPTION D2/S-3, 27" X 21" SMALLER ONE WAY SIGN.	\$451.00	\$451.00
1	QUOTE #107005 INSTALL, SIGN TYPE OPTION D2/S-3, 27" X 21" SMALLER ONE WAY SIGN.	\$360.00	\$360.00
20	QUOTE #107006 DIRECT, SIGN TYPE E/S-3, 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL DOWNWARD ARROW.	\$740.00	\$14,800.00
20	QUOTE #107008	\$360.00	\$7,200.00

CUSTOMER INITIALS



5300 SHAD RD. JACKSONVILLE, FL 32257

TE 800.772.7446

FX 904.268.4642

FH 904.268.4681

harbingersign.com

Proposal #: 73697

Proposal Date: 03/14/19

Customer #: 6924

Page: 2 of 7

INSTALL, SIGN TYPE E/S-3, 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL DOWNWARD ARROW.

4	QUOTE #107012 DIRECT, SIGN TYPE F/S-3, 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	\$740.00	\$2,960.00
4	QUOTE #107013 INSTALL, SIGN TYPE F/S-3, 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	\$360.00	\$1,440.00
1	QUOTE #107014 DIRECT, SIGN TYPE G/S-4, 33" X 33" TRAFFIC CIRCLE SIGN.	\$740.00	\$740.00
1	QUOTE #107015 INSTALL, SIGN TYPE G/S-4, 33" X 33" TRAFFIC CIRCLE SIGN.	\$360.00	\$360.00
1	QUOTE #107016 DIRECT, SIGN TYPE H/S-4, 33" X 33" MERGE LEFT SIGN.	\$685.00	\$685.00
1	QUOTE #107017 INSTALL, SIGN TYPE H/S-4, 33" X 33" MERGE LEFT SIGN.	\$360.00	\$360.00
8	QUOTE #107018 DIRECT, SIGN TYPE I/S-4, 33" X 27" SPEED LIMIT SIGN.	\$685.00	\$5,480.00
8	QUOTE #107019 INSTALL, SIGN TYPE I/S-4, 33" X 27" SPEED LIMIT SIGN.	\$360.00	\$2,880.00
2	QUOTE #107020 DIRECT, SIGN TYPE J/S-4, 33" X 27" KEEP RIGHT SIGN.	\$680.00	\$1,360.00
2	QUOTE #107021 INSTALL, SIGN TYPE J/S-4, 33" X 27" KEEP RIGHT SIGN.	\$360.00	\$720.00
1	QUOTE #107022 DIRECT, SIGN TYPE K/S-5, 33" X 33" LEFT LANE MUST TURN LEFT SIGN.	\$685.00	\$685.00
1	QUOTE #107023 INSTALL, SIGN TYPE K/S-5, 33" X 33" LEFT LANE MUST TURN LEFT SIGN.	\$360.00	\$360.00
1	QUOTE #107024 DIRECT, SIGN TYPE L/S-5, 33" X 33" RIGHT LANE MUST TURN RIGHT SIGN.	\$685.00	\$685.00
1	QUOTE #107025 INSTALL, SIGN TYPE L/S-5, 33" X 33" RIGHT LANE MUST TURN RIGHT SIGN.	\$360.00	\$360.00
2	QUOTE #107026 DIRECT, SIGN TYPE M/S-5, 33" X 33" STOP HERE FOR PEDESTRIAN SIGN.	\$685.00	\$1,370.00
2	QUOTE #107027 INSTALL, SIGN TYPE M/S-5, 33" X 33" STOP HERE FOR PEDESTRIAN SIGN.	\$360.00	\$720.00
1	QUOTE #107028	\$500.00	\$500.00

CUSTOMER INITIALS



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

FX.904.268.4642

PH.904.268.4681

harbingersign.com

Proposal #: 73697

Proposal Date: 03/14/19

Customer #: 6924

Page: 3 of 7

SURVEY, TECHNICAL SITE SURVEY.

1	QUOTE #107030 PG, SAMPLES. HARBINGER TO PROVIDE: SUBMITTALS, PROTOTYPES AND MOCK-UPS.	\$2,500.00	\$2,500.00
		SUB TOTAL:	\$110,336.00
		ESTIMATED SALES TAXES:	\$0.00
		TOTAL PROPOSAL AMOUNT:	\$110,336.00

This Proposal is not effective unless signed and dated by Harbinger and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

HARBINGER

By: _____

Name: _____

Title: _____

Date: _____

CUSTOMER

By: [Signature]

Name: BLAZE KOVACIC

Title: VICE-CHAIR

Date: 3/14/2019

MEADON VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

[Signature]

CUSTOMER INITIALS



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingersign.com

Proposal #:73697

Proposal Date: 03/14/19
Customer#: 6924
Page: 4 of 7

ADDITIONAL TERMS AND CONDITIONS

1. **Estimate.** The Total Proposal Amount does not include electrical, hookup, Permits (defined below), engineering, or tax, unless specifically stated. The final invoice amount may vary prior to completion. Any alteration from the listed specifications involving extra costs will be executed only upon written orders and will become an extra charge to be paid by Customer over and above the estimate.

2. **Payment.** Within 30 days after completion of delivery or installation, Customer agrees to pay to Harbinger the full purchase price (less any down payment received), plus any tax or charge now or hereafter imposed by law on the nature, performance, or billing of this Agreement. Interest on any unpaid balance will be charged at the rate of 1.5% per month.

3. **Guaranties; Limited Warranty.** All Materials are guaranteed to be as specified and all Work is guaranteed to be completed in a workmanlike manner and in accordance with any drawings or specifications submitted. Harbinger warrants solely to Customer any sign or related components installed by Company against material defects in their construction or installation for a period of 1 year from the date of installation, except that this limited warranty does not cover the construction of any digital display sign. TO THE FULLEST EXTENT OF THE LAW, COMPANY'S LIABILITY, RESPONSIBILITIES, AND OBLIGATIONS WILL BE AUTOMATICALLY WAIVED BY CUSTOMER, AND CUSTOMER WILL DEFEND AND INDEMNIFY COMPANY FOR ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK, IF CUSTOMER ABUSES, MISUSES, OR MODIFIES ANY MATERIAL INSTALLED BY COMPANY OR FAILS TO MAINTAIN SUCH MATERIALS IN ACCORDANCE WITH COMPANY'S THENEXISTING INSTRUCTIONS AND OPERATION OR MAINTENANCE MANUALS. In no event shall Company be liable or responsible for consequential, special, or punitive damages arising out of this Agreement.

4. **Permits; Junction Box.** Unless otherwise specified herein, Customer shall be responsible for obtaining any permits or other permissions (together, "Permits") required for installation or maintenance of Materials in connection with this Agreement. Further, prior to installation, Customer shall provide access to a junction box of suitable capacity and approved by the National Electric Code (a "Junction Box") to within 5 feet of the proposed display location. Customer shall be liable for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box. If Customer executes this Agreement without obtaining such Permits or providing such access, then it remains bound to the terms and conditions of this Agreement as if it had done so and agrees to relieve Company from any and all liability due to its failure to install said Materials within the timeframe agreed upon by the parties. Notwithstanding the foregoing, if Customer, rather than Company, makes the final connection to the Junction Box, Company shall not be liable for any damage resulting to the sign or related components due to any such connection.

5. **Drilling.** When any drilling is necessary, Company will contact the necessary authorities to locate public underground utilities, but Customer shall be solely responsible for identifying the location of private underground utilities or other underground items. Company shall not be liable for any damage to private underground utilities or other underground items that are not identified by Customer. If rock or other unforeseeable conditions are encountered in the drilling process, to the point where special equipment or alternate revisions are required, Harbinger may request additional payment from Customer.

6. **Ownership.** Company shall retain ownership of all right, title, and interest to the Materials until Harbinger receives payment in full. Notwithstanding the foregoing, after delivery to Customer, any damage from fire or other causes shall be assumed by Customer and will not affect Harbinger's rights to enforce the then unpaid purchase price.

7. **Assignment.** All terms and conditions of this Agreement shall be binding upon any successors, assignees, or representatives of the respective parties, but no assignment shall be made by Customer without Harbinger's prior written consent, which may be withheld by Harbinger in its sole and absolute discretion.

8. **Miscellaneous.** This Agreement contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and supersedes any and all prior or conflicting proposals, purchase orders, agreements, or understandings, and it may be altered or modified only by written agreement of the parties. If any court of competent jurisdiction determines that any provision of this Agreement is invalid, such determination shall not affect the validity of any of its other provisions, which shall remain in full force and effect and which shall be construed as to be valid under applicable law. This Agreement shall be governed by the laws of the State of Florida, without giving effect to the principles of conflicts of law. Any action relating to this Agreement must be instituted in federal or state court in Duval County, Florida, and the parties hereby irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which arises out of or relates to this Agreement, the prevailing party will be entitled to recover all costs therein incurred, including reasonable attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER THIS AGREEMENT.

CUSTOMER INITIALS



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

PH.904.268.4681

FX.904.268.4642

harbingersign.com

DEPOSIT INVOICE

Invoice #: DP73697

Inv Date: 03/14/19

Customer #: 6924

Page: 5 of 7

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ARCHITECTUAL VALUE	03/14/19	50.0% Due Upon Receipt	05/15/19

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	QUOTE #106996 DIRECT, SIGN TYPE A/S-1, 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	\$5,978.00	\$35,868.00
6	QUOTE #106997 INSTALL, SIGN TYPE A/S-1, 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	\$1,011.00	\$6,066.00
7	QUOTE #106998 DIRECT, SIGN TYPE B/S-2, 30" X 30" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	\$1,615.00	\$11,305.00
7	QUOTE #106999 INSTALL, SIGN TYPE B/S-2, 30" X 30" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	\$375.00	\$2,625.00
4	QUOTE #107000 DIRECT, SIGN TYPE C/S-2, 39" X 39" YIELD SIGN.	\$669.00	\$2,676.00
4	QUOTE #107001 INSTALL, SIGN TYPE C/S-2, 39" X 39" YIELD SIGN.	\$360.00	\$1,440.00
4	QUOTE #107002 DIRECT, SIGN TYPE OPTION D1/S-3, 15" X 39" ONE WAY SIGN.	\$485.00	\$1,940.00
4	QUOTE #107003 INSTALL, SIGN TYPE OPTION D1/S-3, 15" X 39" ONE WAY SIGN.	\$360.00	\$1,440.00
1	QUOTE #107004 DIRECT, SIGN TYPE OPTION D2/S-3, 27" X 21" SMALLER ONE WAY SIGN.	\$451.00	\$451.00
1	QUOTE #107005 INSTALL, SIGN TYPE OPTION D2/S-3, 27" X 21" SMALLER ONE WAY SIGN.	\$360.00	\$360.00
20	QUOTE #107006 DIRECT, SIGN TYPE E/S-3, 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL DOWNWARD ARROW.	\$740.00	\$14,800.00

PLEASE PAY THIS DEPOSIT AMOUNT:

Continued



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

PH.904.268.4681

FX.904.268.4642

harbingersign.com

DEPOSIT INVOICE

Invoice #: DP73697

Inv Date: 03/14/19

Customer #: 6924

Page: 6 of 7

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ARCHITECTUAL VALUE	03/14/19	50.0% Due Upon Receipt	05/15/19

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	QUOTE #107008 INSTALL, SIGN TYPE E/S-3, 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL DOWNWARD ARROW.	\$360.00	\$7,200.00
4	QUOTE #107012 DIRECT, SIGN TYPE F/S-3, 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	\$740.00	\$2,960.00
4	QUOTE #107013 INSTALL, SIGN TYPE F/S-3, 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	\$360.00	\$1,440.00
1	QUOTE #107014 DIRECT, SIGN TYPE G/S-4, 33" X 33" TRAFFIC CIRCLE SIGN.	\$740.00	\$740.00
1	QUOTE #107015 INSTALL, SIGN TYPE G/S-4, 33" X 33" TRAFFIC CIRCLE SIGN.	\$360.00	\$360.00
1	QUOTE #107016 DIRECT, SIGN TYPE H/S-4, 33" X 33" MERGE LEFT SIGN.	\$685.00	\$685.00
1	QUOTE #107017 INSTALL, SIGN TYPE H/S-4, 33" X 33" MERGE LEFT SIGN.	\$360.00	\$360.00
8	QUOTE #107018 DIRECT, SIGN TYPE I/S-4, 33" X 27" SPEED LIMIT SIGN.	\$685.00	\$5,480.00
8	QUOTE #107019 INSTALL, SIGN TYPE I/S-4, 33" X 27" SPEED LIMIT SIGN.	\$360.00	\$2,880.00
2	QUOTE #107020 DIRECT, SIGN TYPE J/S-4, 33" X 27" KEEP RIGHT SIGN.	\$680.00	\$1,360.00
2	QUOTE #107021 INSTALL, SIGN TYPE J/S-4, 33" X 27" KEEP RIGHT SIGN.	\$360.00	\$720.00
1	QUOTE #107022 DIRECT, SIGN TYPE K/S-5, 33" X 33" LEFT LANE MUST TURN LEFT SIGN.	\$685.00	\$685.00

PLEASE PAY THIS DEPOSIT AMOUNT:

Continued



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

PH.904.268.4681

FX.904.268.4642

harbingersign.com

DEPOSIT INVOICE

Invoice #: DP73697

Inv Date: 03/14/19

Customer #: 6924

Page: 7 of 7

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ARCHITECTUAL VALUE	03/14/19	50.0% Due Upon Receipt	05/15/19

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #107023 INSTALL, SIGN TYPE K/S-5, 33" X 33" LEFT LANE MUST TURN LEFT SIGN.	\$360.00	\$360.00
1	QUOTE #107024 DIRECT, SIGN TYPE L/S-5, 33" X 33" RIGHT LANE MUST TURN RIGHT SIGN.	\$685.00	\$685.00
1	QUOTE #107025 INSTALL, SIGN TYPE L/S-5, 33" X 33" RIGHT LANE MUST TURN RIGHT SIGN.	\$360.00	\$360.00
2	QUOTE #107026 DIRECT, SIGN TYPE M/S-5, 33" X 33" STOP HERE FOR PEDESTRIAN SIGN.	\$685.00	\$1,370.00
2	QUOTE #107027 INSTALL, SIGN TYPE M/S-5, 33" X 33" STOP HERE FOR PEDESTRIAN SIGN.	\$360.00	\$720.00
1	QUOTE #107028 SURVEY, TECHNICAL SITE SURVEY.	\$500.00	\$500.00
1	QUOTE #107030 PG, SAMPLES. HARBINGER TO PROVIDE: SUBMITTALS, PROTOTYPES AND MOCK-UPS.	\$2,500.00	\$2,500.00
		SUB TOTAL	\$110,336.00
		ESTIMATED SALES TAXES	\$0.00
		TOTAL PROPOSAL AMOUNT	\$110,336.00
		*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***	
PLEASE PAY THIS DEPOSIT AMOUNT:			\$55,168.00

SEVENTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District

Lawn Care Specifications

Maintenance:

General Requirements:

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for the lands owned by the Meadow View at Twin Creeks Community Development District.

Reporting:

The Contractor will notify the district representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative.

Schedule of Service:

The contractor will be on site weekly (**52 visits**) to complete the scope of work. Contractor will endeavor to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the Amenity Center Parking lot or in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged.

Mowing:

The Contractor shall mow within the Contract Areas 1 thru 3 as described below: (shown on the Maintenance Map):

- **Area # 1: (All Bermuda Turf not overseeded)** 1 time per week during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. Bermuda grass shall be maintained at a 2" height. **(For a total of 41 cuts).**
- **Area #2: (All Bermuda Turf with overseeding)** 1 time per week throughout the calendar year allowing 2 weeks of not mowing during the fall for the seed to germinate. **(For a total of 50 cuts).**

- **Area #3: (All St. Augustine Turf)** 1 time per week during the growing season and bi-weekly during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. **(For a total of 41 cuts).**
- **Area #4: (Ponds)** 1 time per week during the growing season and bi weekly during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. **(For a total of 41 cuts).**

String Trimming:

Trimming around obstacles will be performed at every mowing cycle. Care shall be taken so as not to damage fence posts, signs, up lights, light poles or any other property. Contractor shall be responsible for repairs to all surfaces in the event of damage by trimmers, mowers and weed eaters.

Edging:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the dormant season.

Trimming:

Shrubs, vines and ornamental trees shall be pruned to maintain their desired natural shape, and to maintain appropriate distances between pedestrian and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Palm trees shall be trimmed twice yearly.

1. Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
2. Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
3. Areas in the Median shall be clear of vegetation or obstruction to a height of 8 feet.

Pruning shall include removal of dead wood and up limbing of multi-stem tree wherever irrigation is blocked. Bike paths shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March and shall include removal of dead wood and sucker growth.

Weeding of Landscape Beds:

Plant beds, natural areas and hard-scape shall be kept free of noxious weed growth by utilizing chemical and or mechanical means. Post and Pre emergent herbicides can be

used to control weeds. Care shall be exercised so as not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractors' expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt and other foreign debris.

Turf, Shrub and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs and other grass and plant pest as well as plant and grass fungus. Top Choice shall be applied to all Bermuda Turf for Mole Crickets. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator.

Seasonal Color:

Annuals shall be changed out in 4 cycles yearly. Color and species shall be approved by the Owner prior to installation. Additional soil amendments, fungicides and insect applications will be performed to maintain vigorous growth and color. Change out schedule is as follows:

Spring - March
Summer – June
Fall – September
Winter -December

Mulching:

All beds, entry and common areas shall receive shredded cypress mulch twice yearly. Mulch shall be utilized in all bed areas and new mulch shall be applied at a 1" depth in all existing mulch areas. Mulch shall be evenly distributed and not piled around tree trunks. Pine Straw is to be applied to all natural bed areas twice yearly.

Winter- November
Summer- May

Irrigation Inspections:

Irrigation will be inspected twice monthly during the growing season (April 1- October 31) and once a month during the dormant season (November 1-March 31). Inspection will consist of a complete system evaluation. Head adjustment, minor repairs such as unclogging nozzles, raising heads and controller programming will be performed within the scope of service and without additional cost. Any repairs needed that are not covered

under this inspection process will be proposed and billed separately. Contractor must provide an on call 24 hour emergency service person that is familiar with the system. Any repairs not performed within 48 hours may be completed by outside service personnel at the discretion of the district manager and deducted from the monthly contract amount. **A report outlining the findings of each inspection shall be sent with monthly billing.**

Debris and Trash Removal:

Policing of grounds will be performed prior to each mowing service. Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale and for rent signage. A monthly trash pickup shall be done in all areas abutting common property. This includes the wood line adjacent to each common parcel.

Fertilization:

Soil Analysis:

Soils testing is to be performed one (1) time a year before the March fertilization. These test shall provide information on the level of PH and the supply of all nutrients before deciding which fertilizers to apply. This program is to ensure proper growth, color, and health of all sod and plant material.

Turf Areas:

Bermuda and St. Augustine Turf: Contractors to submit an outline of the agronomic program for both St. Augustine and Bermuda Turf. This shall be included in the proposal package.

All Bermuda and St. Augustine lawn areas shall be fertilized a minimum of five (5) time a year with granular slow release fertilizers using the contractor's agronomic program. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick, and one that does not promote surge growth or burning. Contractor is responsible for replacement of grass if damaged due to lack of maintenance.

One pound of total Nitrogen shall be applied per 1,000 S.F. per application. Nitrogen shall be in a slow release form.

Weed Control:

Pre-emergent and Post-emergent. A minimum of two (2) pre-emergent applications in fall and spring shall be performed on all irrigated Bermuda and St. Augustine turf areas. Post emergent controls shall also be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control." Contractors to submit an outline of the agronomic weed program along with fertilization program.

Shrubs and Trees:

Shrubs and trees shall be fertilized twice yearly with a balanced slow release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing additional fertilizers and/or minor elements shall be treated as necessary. Applications will be made using the following schedules:

Round 1 – March
Round 2 - September

Seasonal annuals will be fertilized on 30-day cycles utilizing water-soluble nitrogen. Palms shall be fertilized with palm fertilizer and treated with fungicide every 90 days.

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection.

A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention.

Attendance at Meetings:

Upon request of the District, the Contractor shall attend regularly scheduled District meetings.

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within St. Johns and Duval County and the State of Florida. This includes irrigation licensing, pest control business license and applicable business license. Sub-contracting of services under this scope is not allowed.

EIGHTH ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TENTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS CDD**2018 Bond Series****REQUISITION SUMMARY****March 21, 2019****REVISED****2018 SPECIAL ASSESSMENT BONDS (2018 PROJECT) REQUISITIONS**

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<u>TO BE APPROVED</u>				
3/21/2019	65	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 189887	\$6,359.57
3/21/2019	66	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 189889	\$8,316.50
3/21/2019	67	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 189759	\$52,831.06
3/21/2019	68	Hughes Brothers Construction, Inc.	Contractor Application for Payment #2 - Beacon Lake Townhomes	\$199,710.00
3/21/2019	69	Hughes Brothers Construction, Inc.	Contractor Application for Payment #2 - Beacon Lake Phase 2	\$180,863.78
3/21/2019	70	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lake Ph 3A - Invoice 35952	\$742.50
3/21/2019	71	Environmental Services, Inc.	Professional Services related to Beacon Lake Ph 3A - Credit Trees Invoice 97110	\$6,000.00
3/21/2019	72	West Orange Nurseries, Inc.	Beacon Lake Parkway & Frontage Application #10-Retainage	\$168,456.23
3/21/2019	73	Hughes Brothers Construction, Inc.	Contractor Application for Payment #27 - Beacon Lake Phase 1	\$120,420.27
3/21/2019	74	Hughes Brothers Construction, Inc.	Contractor Application for Payment #7 - Beacon Townhomes Mass Grading	\$11,018.52
3/21/2019	75	Hughes Brothers Construction, Inc.	Contractor Application for Payment #8 Retainage - Beacon Townhomes Mass Grading	\$155,407.94
3/21/2019	76	O.R. Dicky Smith & Co., Inc.	Beacon Lake Amenity Additional Scope - Invoice 030719-1714-3	\$7,666.00
3/21/2019	77	ETM	Twin Creeks Heartwood DRI Biennial Monitoring Report - Invoice 189901	\$6,111.50
3/21/2019	78	Basham Lucas	Beacon Lake Townhomes Site- Invoice 7744	\$7,580.00
Requisitions to be APPROVED-2018 Special Assessment Bonds (2018 Project)				\$931,483.87
TOTAL REQUISITIONS TO BE APPROVED March 21, 2019				\$931,483.87

2.

Certificate of Substantial Completion

PROJECT:
Beacon Lake
850 Beacon Lake Parkway
St Augustine, FL 32095

PROJECT NUMBER: 15-63
CONTRACT FOR: Beacon Lake Entry
CONTRACT DATE: 14-Aug-17

TO OWNER:
Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32902

TO CONTRACTOR:
O.R. Dicky Smith & Co., Inc.
12740 Atlantic Blvd
Suite 7
Jacksonville, FL 32225

OWNER ☐
ARCHITECT ☒
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

Date of Commencement

Basham & Lucas Design Group
ARCHITECT

Michael Lucas
BY

18-May-18
DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Ten (10) days from the above date of Substantial Completion.

O.R. Dicky Smith & Co., Inc.
CONTRACTOR


BY

18-May-18
DATE OF ISSUANCE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at (time) on (date).

Meadow View at Twin Creeks CDD
OWNER

BY

18-May-18
DATE OF ISSUANCE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



February 10, 2018

Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32902

Attn: Bruce Parker
Aaron Lyman

Re: **Beacon Lake Entrance – Letter of Warranty**

Mr. Parker:

Please accept this letter as our formal notice of warranty to commence on the Date of Substantial Completion 05/18/2018, for a period of one (1) year for the above referenced project in accordance to the terms of our contract, subsequent change orders, and project specifications.

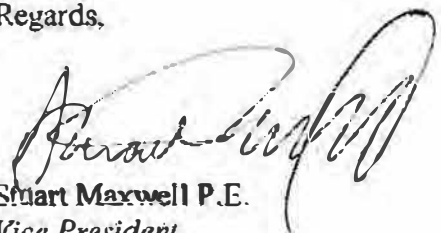
We encourage all management and maintenance staff to carefully review the contents of the Operation & Maintenance manuals and the recommendations contained therein. Proper care and maintenance will keep your new project looking and performing its best for years to come.

It is necessary that all components within the project are maintained in accordance to the manufacturers' recommendations and guidelines to ensure compliance with the warranty requirements. Please note this warranty does not cover defects arising from misuse, negligence, lack of maintenance, acts of God, normal wear and tear, failure to follow maintenance or operating instructions, as well as any modifications made to the project following the date of substantial completion.

Please address any claims for warranty as soon as they arise in writing to Mike Smith (msmith@dickysmithco.com), and by phone for emergency issues. DSC shall not be responsible for expenses arising from failure to initially contact our firm in regard to any warranty claim.

Mike Smith can be reached at our main office 904-220-7600. His emergency contact phone number is 904-200-5200.

Regards,



Stuart Maxwell P.E.
Vice President

**CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT**

AIA DOCUMENT G707

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER ☐

Bond #8633881

PROJECT: Meadow View Amenity Center
(name, address) St. Augustine, FL

TO (Owner)

☐ Meadow View at Twin Creeks CDD
475 West Town Place, Suite 114
St. Augustine, FL 32902

☐ **ARCHITECT'S PROJECT NO:**
CONTRACT FOR: Amenity Center

☐ **CONTRACT DATE:** November 16, 2017

CONTRACTOR: O.R. Dicky Smith & Co., Inc.
12740 Atlantic Blvd., Suite 7
Jacksonville, FL 32225

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety Company)

Westfield Insurance Company
P.O. Box 5001
Westfield Center, OH 44251

, SURETY COMPANY,

on bond of (here insert name and address of Contractor)

O.R. Dicky Smith & Co., Inc.
12740 Atlantic Blvd., Suite 7
Jacksonville, FL 32225

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve
the Surety Company of any of its obligations to (here insert name and address of Owner)

Meadow View at Twin Creeks CDD
475 West Town Place, Suite 114
St. Augustine, FL 32902

, OWNER,

as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,

the Surety Company has hereunto set its hand this 7th day of March, 2019.



Westfield Insurance Company
Surety Company

Tina Montanez
Signature of Authorized Representative

Tina Montanez, Attorney-In-Fact
Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT, G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT
OF DEBTS AND CLAIMS, Current Edition

Printed in cooperation with the American Institute of Architects (AIA). The language in this document conforms exactly to the language
used in AIA document G707, April 1970 Edition.

THIS POWER OF ATTORNEY SUPERCEDES ANY PREVIOUS POWER BEARING THIS SAME POWER # AND ISSUED PRIOR TO 01/05/17, FOR ANY PERSON OR PERSONS NAMED BELOW.

General
Power
of Attorney

POWER NO. 0994372 02

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

CERTIFIED COPY

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
BRADFORD W. BUSH, KYLE C. WHITMAN, CLARENCE F. GREENE, III, TINA MONTANEZ, JOINTLY OR SEVERALLY

of JACKSONVILLE and State of FL its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship.

LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact, may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary.

"Be it Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 05th day of JANUARY A.D. 2017

Corporate
Seals
Affixed



WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: *Dennis P. Baus*
Dennis P. Baus, National Surety Leader and
Senior Executive

State of Ohio
County of Medina ss:

On this 05th day of JANUARY A.D. 2017, before me personally came Dennis P. Baus to me known, who, being by me duly sworn, did depose and say, that he resides in Wooster, Ohio; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals, that they were so affixed by order of the Boards of Directors of said Companies, and that he signed his name thereto by like order.

Notarial
Seal
Affixed



David A. Kolnik

David A. Kolnik, Attorney at Law, Notary Public
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss:

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 7th day of March A.D. 2019.



Frank A. Carrino Secretary
Frank A. Carrino, Secretary

BPOAC2 (combined) (06-02)

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



January 31, 2019

Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32902

Attn: Bruce Parker
Aaron Lyman

Re: **Beacon Lake Amenity – Letter of Warranty**

Mr. Parker:

Please accept this letter as our formal notice of warranty to commence on the Date of Substantial Completion 01/10/2019, for a period of one (1) year for the above referenced project in accordance to the terms of our contract, subsequent change orders, and project specifications.

We encourage all management and maintenance staff to carefully review the contents of the Operation & Maintenance manuals and the recommendations contained therein. Proper care and maintenance will keep your new project looking and performing its best for years to come.

It is necessary that all components within the project are maintained in accordance to the manufacturers' recommendations and guidelines to ensure compliance with the warranty requirements. Please note this warranty does not cover defects arising from misuse, negligence, lack of maintenance, acts of God, normal wear and tear, failure to follow maintenance or operating instructions, as well as any modifications made to the project following the date of substantial completion.

Please address any claims for warranty as soon as they arise in writing to Mike Smith (msmith@dickysmithco.com), and by phone for emergency issues. DSC shall not be responsible for expenses arising from failure to initially contact our firm in regard to any warranty claim.

Mike Smith can be reached at our main office 904-220-7600. His emergency contact phone number is 904-200-5200.

Regards,

Stuart Maxwell P.E.
Vice President

3.

WORK AUTHORIZATION NO. 13
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE PHASE 2B – CIVIL DESIGN

SCOPE OF WORK

England-Thims & Miller, Inc., shall provide general engineering consultation services for the Meadow View at Twin Creeks Community Development District (CDD) for Civil Site Design Services for Phase 2B which includes 79 single family lots. Services shall include, but not be limited to:

I. TASK TWO – MASTER DEVELOPMENT PLAN

A Master Development Plan (MDP) will be prepared from the approved site layout, submitted and processed for Phase 2B. This task includes MDP map and text preparation, processing of the MDP application package, and attendance at any public hearings or meetings with staff.

LUMP SUM FEE \$4,000.00

II. TASK THREE – SJRWMD ENVIRONMENTAL RESOURCE PERMIT (Phase 2B only)

ETM will develop and submit Engineering plans and SJRWMD applications to the SJRWMD along with stormwater calculations for Phase 2B.

LUMP SUM FEE \$5,000.00

III. TASK FOUR - SUBDIVISION CIVIL ENGINEERING CONSTRUCTION PLANS (Phase 2B only)

This task shall include:

- a. Geometry Plans
- b. Roadway Design and Details
- c. Stormwater Collection System Design and Details
- d. Potable Water Distribution System and Details
- e. Sanitary Sewer Collection System and Details
- f. Neighborhood Grading Plan
- g. Erosion and Sediment Control Design
- h. Stormwater Pollution Prevention Plan

LUMP SUM FEE \$33,800.00

IV. TASK FIVE – LANDSCAPE AND TREE MITIGATION PLAN (Phase 2B only)

Provide landscape plan in accordance with the Twin Creeks PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

LUMP SUM FEE \$6,500.00

V. TASK SIX - PHASE 2B REGULATORY PERMITTING/APPROVALS

We shall prepare permit applications and coordinate the review process for to following:

1. St. Johns County DRC Submittal and Construction Plan Application along with addressing requests for additional information.
LUMP SUM FEE\$4,000.00
1. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coordination along with addressing requests for additional information.
LUMP SUM FEE\$3,250.00
2. Department of Environmental Protection Water Distribution System General Permit
LUMP SUM FEE.\$3,000.00
3. Department of Environmental Protection Sanitary Sewer Collection System General Permit
LUMP SUM FEE.\$3,000.00
4. Environmental Protection Agency National Pollutant Discharge Elimination System (NPDES) General Notice of Intent – Construction Permit
LUMP SUM FEE.\$1,500.00

REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus S15%.

FEE SUMMARY

TASK DESCRIPTION	FEE
Task I – Master Development Plan (Phase 2B)	\$4,000.00
Task II – SJRWMD Environmental Resource Permit (Phase 2B)	\$5,000.00
Task III – Subdivision Civil Engineering Construction Plans (Phase 2B)	\$33,800.00
Task IV – Landscape and Tree Mitigation Plan (Phase 2B)	\$6,500.00
Task V – Phase 2 Regulatory Permitting/Approvals (Phase 2B)	
1. SJCDRC Permit submittal review and coordination	\$4,000.00
2. SJUD Water, Sewer, Reuse Plan review and coordination	\$3,250.00
3. DEP Water Distribution System General Permit	\$3,000.00
4. DEP Sanitary Sewer Collection System General Permit	\$3,000.00
5. EPA NPDES General Notice of Intent-Construction Permit	\$1,500.00
TOTAL FEE SUMMARY	\$64,050.00

ITEMS NOT INCLUDED

1. Geotechnical Investigations
2. Soil Boring / Analysis
3. Material Testing
4. DRI, PUD or Re-Zoning (modifications)
5. Land use planning
6. Comprehensive plan
7. Concurrency
8. Groundwater Modeling/ testing
9. Groundwater / Dewatering Permitting
10. As-built Surveying
11. Surveying (Topo, Bound., Route, Tree, R/W)
12. Environmental Investigation
13. Wetland Flagging / Survey or Permitting
14. Wetland delineation
15. Wetland drawdown analysis
16. Wetland mitigation / Design / Permitting
17. ACOE Permitting / mitigation
18. Irrigation or Irrigation supply design
19. Electrical, Phone, Gas, Design / Permitting
20. Overhead Power line adjustments
21. Offsite drainage study
22. Signage Design / Permitting
23. Unified Sign Plan Design / Compliance
24. Street lighting design
25. FEMA Floodplain / Model / Analysis / Permitting
26. Hardscape/ Design / Permitting
27. Fire Hydrant Testing
28. Pressure testing (water, sewer, force, reuse, etc.)
29. ADA Compliance
30. Homeowners Association issues
31. Community Development District Issues (CDD)
32. CDD Improvement Plan / CDD Acquisitions
33. Notice to Owners issues
34. Covenant & Restrictions Review
35. Architectural Review Committee Process
36. Permit Compliance
37. NDPES compliance
38. Administrative Hearings
39. Payment & Performance or other bonding
40. Const. Stakeout / Locates / Verification
41. Utility Locations / Analysis / Design / Soft digs
42. Construction Supervision / Administration
43. Life Safety/Code compliance
44. Project Wide code compliance
45. Consumptive Use Permitting (CUP)
46. ACOE Permitting
47. Historical/ Archeological Issues
48. Endangered species
49. Traffic study
50. Application / Permit Fees
51. Septic Tank/ Well Permitting
52. Research/ consultation
53. Title research
(easements, dedications, conveyances, etc.)
54. Retaining wall or Structural design
55. Separate clearing / grading permit
56. Construction Observation/ Admin. (CEI)
57. Cost Estimates / Opinion of Probable Cost
58. OSHA or other safety issues
59. Bid Specifications/ Bid Documents / bidding
60. Streetscape Design (specialty paving)
61. Plat/ Easement processing/ permitting
62. Individual Lot Surveys
63. Easement Staking
64. Park Design
65. Collector Road design / permitting

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE – 2017

Principal – CEO/CSO/President	\$259.00/Hr.
Principal – Vice President	\$244.00/Hr.
Chief Engineer	\$244.00/Hr.
Senior Engineer	\$194.00/Hr.
Engineer	\$151.00/Hr.
Project Manager	\$178.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Chief Planner	\$244.00/Hr.
Senior Planner	\$178.00/Hr.
Planner	\$146.00/Hr.
CEI Senior Engineer	\$211.00/Hr.
Senior Inspector	\$146.00/Hr.
Inspector	\$118.00/Hr.
Senior Landscape Architect	\$163.00/Hr.
Landscape Architect	\$146.00/Hr.
Senior Graphics Technician	\$146.00/Hr.
GIS Programmer	\$156.00/Hr.
GIS Analyst	\$130.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$146.00/Hr.
Engineering/Landscape Designer	\$125.00/Hr.
CADD/GIS Technician	\$118.00/Hr.
Administrative Support	\$81.00/Hr.

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule.

APPROVAL

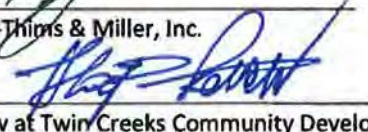
Submitted by:


 England-Thims & Miller, Inc.

Date:

3-1-2019

Approved by:


 Meadow View at Twin Creeks Community Development District

Date:

3/1/2019

D.

Meadow View at Twin Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: March 2019

To: Meadow View at Twin Creek Board of Supervisors
Jim Oliver, Richard Whetsel

From: Danielle Simpson, Leah Tincher & Brian Stephens
Facility Operations Manager, Facility Manager & Operations Manager

Re: Meadow View at Twin Creek CDD
Monthly Operations Report

The following is a summary of activities related to the Operations of the Meadow View at Twin Creek Community Development District.

Landscape/Irrigation:

- Riverside Management is performing bi-weekly landscape inspections with Yellowstone Landscaping.

Amenities:

- Continued to work with District Counsel and Management on policies, facility forms, safety plan and rates
- Continually worked with Mike Smith regarding issues when needed
- Assisted in Grand Opening preparation and staffing on February 23rd
- Access cards are being issued
- Management composed a list of events for the remainder of the fiscal year
- Prepped kitchen for DOH inspection
- Installed ice scoop holder, ice bucket holder, soap dispensers and paper towel dispensers in kitchen
- Set and scheduled lifeguards for March
- Ordered fitness center wipes, supplies and sanitizer stations
- Installed lock covers on thermostats
- RMS continues Pool Service three (3) days a week
- Janitorial by started at three (3) days per week
- Spray ground feature timers are set from 8:00 am – 6:00 pm as requested
- All timers have been adjusted for Daylight Savings
- Staff is signed up and ready for Manager Food Handler's course
- Continue working with Atlantic Security with any issues when needed

- Account established with Seabreeze and our first order was place and delivered
- Contact DOH for kitchen inspection
- Office furniture was delivered and set up
- Splashtacular to provide further direction on proper installation of slide covers
- Compac has installed larger exhaust fans for the splash pad controls

Other Projects:

- Blackcreek Outfitters to provide staffing proposals, classes, etc.
- Purchasing of fireplace screens; fireplace surrounding areas get extremely hot
- Securing kitchen doors for future rentals
- Staffing levels for tours
- Staffing levels for beach towel and fitness center towel dispersing
- Pick up, cleaning, folding and returning towel service for embroidered towels

Should you have any questions or comments regarding the above information, please feel free to contact me at (602) 373-7227 or Rich at (904) 759-8923.

ELEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements
as of
February 28, 2019

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$109,818	---	---	\$109,818
Investments:				
<u>Series 2016 A1</u>				
Reserve	---	\$133,419	---	\$133,419
Interest	---	\$0	---	\$0
Revenue	---	\$308,250	---	\$308,250
<u>Series 2016 A2</u>				
Reserve	---	\$68,870	---	\$68,870
Interest	---	---	---	\$0
Revenue	---	\$75,645	---	\$75,645
Prepayment	---	\$816,463	---	\$816,463
Construction	---	---	\$305	\$305
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$33,323	---	\$33,323
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,425,895	---	\$1,425,895
Construction	---	---	\$661	\$661
<u>Series 2018 A1</u>				
Reserve	---	\$183,877	---	\$183,877
Interest	---	\$458,708	---	\$458,708
Revenue	---	\$279	---	\$279
Construction	---	---	\$8,599,882	\$8,599,882
COI	---	---	\$15,510	\$15,510
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$400,862	---	\$400,862
Revenue	---	\$244	---	\$244
<u>Series 2019 A1</u>				
Reserve	---	\$77,208	---	\$77,208
Interest	---	\$141,436	---	\$141,436
Construction	---	---	\$7,309,498	\$7,309,498
Cost of Issuance	---	---	\$26,100	\$26,100
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$176,368	---	\$176,368
Due From Developer	\$95,826	---	---	\$95,826
Due From Other	\$3,330	---	---	\$3,330
Electric Deposits	\$1,530	---	---	\$1,530
Prepaid Expenses	\$2,493	---	---	\$2,493
Assessment Receivable	---	---	---	\$0
Total Assets	\$212,996	\$4,833,976	\$15,951,957	\$20,998,929
<u>Liabilities:</u>				
Accounts Payable	\$150	---	---	\$150
<u>Fund Balances:</u>				
Restricted for Capital Projects	---	---	\$15,951,957	\$15,951,957
Restricted for Debt Service	---	\$4,833,976	---	\$4,833,976
Unassigned	\$210,354	\$0	---	\$210,354
Total Liabilities & Fund Equity	\$212,996	\$4,833,976	\$15,951,957	\$20,998,929

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 2/28/19</i>	<i>Thru 2/28/19</i>	<i>Variance</i>

REVENUES:

Developer Contributions	\$639,014	\$237,832	\$237,832	\$0
Assessments - Direct	\$301,988	\$150,994	\$212,221	\$61,227

TOTAL REVENUES

\$941,002	\$388,826	\$450,053	\$61,227
------------------	------------------	------------------	-----------------

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$12,000	\$5,000	\$6,531	(\$1,531)
Attorney Fees	\$30,000	\$12,500	\$12,472	\$28
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$2,083	\$3,083	(\$1,000)
Trustee Fees	\$10,000	\$10,000	\$11,062	(\$1,062)
Management Fees	\$45,000	\$18,750	\$18,750	\$0
Information Technology	\$2,000	\$833	\$833	(\$0)
Telephone	\$250	\$104	\$124	(\$20)
Postage	\$1,000	\$417	\$87	\$330
Insurance	\$6,171	\$6,171	\$5,610	\$561
Printing and Binding	\$4,000	\$1,667	\$2,588	(\$921)
Legal Advertising	\$3,000	\$1,250	\$444	\$806
Other Current Charges	\$500	\$208	\$475	(\$267)
Office Supplies	\$500	\$208	\$110	\$99
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$124,796	\$59,367	\$62,344	(\$2,978)
------------------	-----------------	-----------------	------------------

AMENITY CENTER:

Utilities				
Telephone	\$6,000	\$2,500	\$0	\$2,500
Electric	\$55,000	\$22,917	\$5,581	\$17,336
Water/Irrigation	\$20,000	\$8,333	\$3,659	\$4,674
Cable	\$3,200	\$1,333	\$0	\$1,333
Gas	\$400	\$167	\$310	(\$144)
Trash Removal	\$6,000	\$2,500	\$225	\$2,275
Security				
Security Monitoring	\$1,200	\$500	\$0	\$500
Access Cards	\$1,000	\$417	\$0	\$417
Contracted Security	\$20,000	\$8,333	\$0	\$8,333
Management Contracts				
Facility Management	\$125,000	\$52,083	\$0	\$52,083
Pool Attendants	\$48,000	\$20,000	\$0	\$20,000
Canoe Launch Attendant	\$28,800	\$12,000	\$0	\$12,000
Snack Bar Attendant	\$16,640	\$6,933	\$0	\$6,933
Field Mgmt / Admin	\$25,000	\$10,417	\$6,667	\$3,750
Pool Maintenance	\$30,000	\$12,500	\$2,915	\$9,585
Pool Chemicals	\$15,000	\$6,250	\$1,650	\$4,600
Janitorial	\$12,000	\$5,000	\$0	\$5,000
Facility Maintenance	\$15,000	\$6,250	\$7,020	(\$770)

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 2/28/19</i>	<i>Actual</i> <i>Thru 2/28/19</i>	<i>Variance</i>
<i>AMENITY CENTER CONTINUED</i>				
Repairs & Maintenance	\$10,000	\$4,167	\$0	\$4,167
Capital Projects	\$0	\$0	\$4,728	(\$4,728)
Food Service License	\$250	\$175	\$175	\$0
Rental and Leases	\$0	\$0	\$2,308	(\$2,308)
Subscriptions	\$0	\$0	\$2,988	(\$2,988)
Special Events	\$30,000	\$12,500	\$150	\$12,350
Holiday Decorations	\$9,000	\$3,750	\$0	\$3,750
Office Supplies	\$500	\$208	\$618	(\$410)
ASCAP/BMI Licenses	\$1,000	\$417	\$0	\$417
Property Insurance	\$40,000	\$24,223	\$24,223	\$0
<i>AMENITY CENTER EXPENDITURES</i>	\$518,990	\$223,873	\$63,216	\$160,657
<i>GROUND MAINTENANCE EXPENDITURES</i>				
Hydrology Quality/Mitigation	\$6,400	\$2,667	\$0	\$2,667
Electric	\$2,200	\$917	\$2,250	(\$1,333)
Landscape Maintenance	\$125,000	\$52,083	\$119,750	(\$67,666)
Landscape Contingency	\$5,000	\$2,083	\$0	\$2,083
Lake Maintenance	\$12,000	\$5,000	\$0	\$5,000
Grounds Maintenance	\$12,000	\$5,000	\$0	\$5,000
Pump Repairs	\$2,500	\$1,042	\$0	\$1,042
Streetlighting	\$20,000	\$8,333	\$8,122	\$211
Streetlight Repairs	\$5,000	\$2,083	\$0	\$2,083
Irrigation Repairs	\$7,500	\$3,125	\$0	\$3,125
Miscellaneous	\$5,000	\$2,083	\$0	\$2,083
Contingency	\$94,616	\$39,423	\$5,395	\$34,028
<i>GROUNDS MAINTENANCE EXPENDITURES</i>	\$297,216	\$123,840	\$135,517	(\$11,677)
<i>TOTAL EXPENDITURES</i>	\$941,002	\$407,080	\$261,077	\$146,003
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$188,976	
<i>FUND BALANCE - Beginning</i>	\$0		\$23,871	
<i>FUND BALANCE - Ending</i>	\$0		\$212,847	

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$65,879	\$95,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,832
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$56,676	\$23,585	\$40,828	\$91,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,221
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$72,219	\$52,426	\$72,571	\$157,011	\$95,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,053
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,531
Attorney Fees	\$4,217	\$8,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,472
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$417	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,083
Trustee Fees	\$1,580	\$0	\$9,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,062
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,750
Information Technology	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Telephone	\$20	\$53	\$16	\$15	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Postage	\$24	\$54	\$5	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$1,654	\$191	\$351	\$262	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,588
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expenditures	\$21,284	\$14,126	\$16,031	\$5,887	\$5,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,344
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,340	\$406	\$0	\$3,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,581
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,659
Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas	\$102	\$82	\$83	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$0	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,667
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,915
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650
Janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,020

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Continued</i>													
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$4,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,728
Food Service License	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Rental and Leases	\$0	\$0	\$0	\$0	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,308
Subscriptions	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Special Events	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$618
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$3,378	\$0	\$0	\$20,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,223
Total Amenity Center Expenditures	\$4,820	\$2,154	\$1,891	\$35,491	\$18,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,216
<i>Ground Maintenance Expenditures</i>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$267	\$760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,750
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$1,545	\$1,545	\$1,545	\$1,739	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,122
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$5,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,395
Total Administrative	\$18,915	\$22,674	\$29,160	\$34,831	\$29,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,517
Total Expenses	\$45,019	\$38,954	\$47,082	\$76,209	\$53,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,077
Excess Revenues (Expenditures)	\$27,199	\$13,472	\$25,489	\$80,803	\$42,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,976

*Meadow View at Twin Creeks
Community Development District
Funding Requests*

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer</i>
30	9/11/18	1/23/19	\$34,148.68	\$25,160.68	\$8,988.00	\$0.00
31	10/10/18	1/23/19	\$14,973.18	\$8,417.99	\$6,555.19	\$0.00
32	11/7/18	12/21/18	\$31,919.36	\$3,078.35	\$28,841.01	\$0.00
33	12/12/18	1/2/19	\$35,012.39	\$3,269.35	\$31,743.04	\$0.00
34	1/10/19	2/4/19	\$69,696.10	\$3,817.06	\$65,879.04	\$0.00
35	2/12/19			\$0.00	\$95,825.53	\$95,825.53
TOTAL			\$185,749.71	\$43,743.43	\$237,831.81	\$95,825.53

*County Materials Corp Dep

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures For The Period Ending February 28, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 2/28/19</i>	<i>Actual Thru 2/28/19</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$366,116	\$366,116	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$59,194	\$59,194	\$0
<i>Prepayments A2</i>	\$0	\$0	\$1,572,565	\$1,572,565
<i>Interest Income</i>	\$600	\$250	\$1,688	\$1,438

TOTAL REVENUES

\$673,326	\$425,560	\$1,999,563	\$1,574,003
-----------	-----------	-------------	-------------

EXPENDITURES:

Series 2016 A1

<i>Interest Expense - 11/01</i>	\$169,125	\$169,125	\$169,125	\$0
<i>Interest Expense - 05/01</i>	\$169,125	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$105,000	\$0	\$0	\$0

Series 2016 A2

<i>Interest Expense - 11/01</i>	\$92,510	\$92,510	\$92,510	\$0
<i>Principal - Prepayment 11/1</i>	\$0	\$0	\$1,475,000	(\$1,475,000)
<i>Interest Expense - 2/1</i>	\$0	\$0	\$11,600	(\$11,600)
<i>Principal - Prepayment 2/1</i>	\$0	\$0	\$800,000	(\$800,000)
<i>Interest Expense - 05/01</i>	\$92,510	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$45,000	\$0	\$0	\$0

TOTAL EXPENDITURES

\$673,270	\$261,635	\$2,548,235	(\$2,286,600)
-----------	-----------	-------------	---------------

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$9,231)	(\$9,231)
------------------------------------	-----	-----	-----------	-----------

TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$9,231)	(\$9,231)
-----	-----	-----------	-----------

EXCESS REVENUES (EXPENDITURES)

\$56	(\$557,902)
------	-------------

FUND BALANCE - Beginning

\$322,305	\$1,960,548
-----------	-------------

FUND BALANCE - Ending

\$322,361	\$1,402,646
-----------	-------------

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures For The Period Ending February 28, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 2/28/19</i>	<i>Actual Thru 2/28/19</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Special Assessments - 2016 B</i>	\$564,300	\$58,578	\$58,578	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,825,000	\$4,825,000
<i>Interest Income</i>	\$600	\$250	\$1,326	\$1,076

TOTAL REVENUES

\$564,900	\$58,828	\$4,884,904	\$4,826,076
-----------	----------	-------------	-------------

EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 11/01 (Prepayment)</i>	\$0	\$0	\$3,400,000	(\$3,400,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$26,067	
<i>Interest Expense - 05/01</i>	\$282,150	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$564,300	\$282,150	\$3,708,217	(\$3,400,000)
-----------	-----------	-------------	---------------

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$355)	(\$355)
------------------------------------	-----	-----	---------	---------

TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$355)	(\$355)
-----	-----	---------	---------

EXCESS REVENUES (EXPENDITURES)

\$600	\$1,176,332
-------	-------------

FUND BALANCE - Beginning

\$0	\$565,039
-----	-----------

FUND BALANCE - Ending

\$600	\$1,741,371
-------	-------------

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 2/28/19</i>	<i>Actual Thru 2/28/19</i>	<i>Variance</i>
----------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Special Assessments - 2016 B</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$730	\$730

TOTAL REVENUES

\$0	\$0	\$730	\$730
-----	-----	-------	-------

EXPENDITURES:

2018 A1

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

2018 A2

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$95)	(\$95)
<i>Bonds Proceeds</i>	\$0	\$0	\$1,199,623	\$1,199,623

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$1,199,527	\$1,199,527
-----	-----	-------------	-------------

EXCESS REVENUES (EXPENDITURES)

\$0	\$1,200,257
-----	-------------

FUND BALANCE - Beginning

\$0	\$0
-----	-----

FUND BALANCE - Ending

\$0	\$1,200,257
-----	-------------

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 2/28/19</i>	<i>Actual Thru 2/28/19</i>	<i>Variance</i>
----------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Special Assessments</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$0	\$0

TOTAL REVENUES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXPENDITURES:

2018 A1

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

2018 A2

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>Bonds Proceeds</i>	\$0	\$0	\$489,702	\$489,702

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$489,702	\$489,702
-----	-----	-----------	-----------

EXCESS REVENUES (EXPENDITURES)

\$0	\$489,702
-----	-----------

FUND BALANCE - Beginning

\$0	\$0
-----	-----

FUND BALANCE - Ending

\$0	\$489,702
-----	-----------

Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$69	\$6,274	\$0
TOTAL REVENUES	\$0	\$69	\$6,274	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$218,576	\$3,315,986	\$0
Cost of Issuance	\$0	\$0	\$335,575	\$284,700
TOTAL EXPENDITURES	\$0	\$218,576	\$3,651,561	\$284,700
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$109	\$355	\$95	\$0
Bond Proceeds	\$0	\$0	\$12,260,585	\$7,620,298
TOTAL OTHER SOURCES/(USES)	\$109	\$355	\$12,260,680	\$7,620,298
EXCESS REVENUES (EXPENDITURES)	\$110	(\$218,152)	\$8,615,393	\$7,335,598
FUND BALANCE - Beginning	\$195	\$218,813	\$0	\$0
FUND BALANCE - Ending	\$305	\$661	\$8,615,393	\$7,335,598

Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,418.88
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,540,000

Series 2016 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$68,870.00
Bonds outstanding - 10/26/2016	\$5,390,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$70,000)
Less: May 1, 2018 (Prepayment)	(\$1,075,000)
Less: August 1, 2018 (Prepayment)	(\$1,055,000)
Less: November 1, 2018 (Prepayment)	(\$1,475,000)
Less: February 1, 2019 (Prepayment)	(\$800,000)
Current Bonds Outstanding	\$915,000

Series 2016 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$282,150.00
Reserve Balance:	\$282,150.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: November 1, 2018 (Prepayment)	(\$3,400,000)
Current Bonds Outstanding	\$6,005,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$183,876.79
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

Series 2018 A2 Special Assessment Bonds	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$156,288.00
Reserve Balance:	\$156,288.00
Bonds outstanding - 11/19/2018	\$7,535,000
Current Bonds Outstanding	\$7,535,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$0.00
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

Series 2019 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$94,689.00
Reserve Balance:	\$0.00
Bonds outstanding - 2/25/2019	\$4,450,000
Current Bonds Outstanding	\$4,450,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016A-2 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	FY19 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	727	140,085.67	120,570.83	564,300.00	163,313.64	988,270.14
MATTAMY JACKSONVILLE, LLC	91	138,636.33	-	-	63,389.23	202,025.56
DREAM FINDERS HOMES, LLC	114	164,653.53	-	-	75,285.00	239,938.53
SUBTOTAL SERIES 2016 LOTS	932	443,375.53	120,570.83	564,300.00	301,987.87	1,430,234.23
TAX ROLL ASSESSED	0	-	-	-	-	-
TOTAL ASSESSED	932	443,375.53	120,570.83	564,300.00	301,987.87	1,430,234.23

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	606,069.33	140,085.67	120,570.83	-	121,544.31	382,200.81
MATTAMY JACKSONVILLE, LLC	170,330.94	-	-	-	31,694.62	31,694.62
DREAM FINDERS HOMES, LLC	-	164,653.53	-	-	75,285.00	239,938.53
DIRECT RECEIPTS	776,400.27	304,739.20	120,570.83	-	228,523.93	653,833.96
TAX ROLL RECEIPTS	-	-	-	-	-	-
TOTAL RECEIPTS	776,400.27	304,739.20	120,570.83	-	228,523.93	653,833.96

NO LOTS PLATTED IN TIME TO BE PLACED ON 2018 PROPERTY TAX BILLS. ASSESSMENTS INVOICED

DIRECTLY WITH PAYMENTS DUE IN INSTALLMENTS DUE 10/1/18, 1/1/19, 4/1/19, 7/1/19 FOR O&M AND 4/15/19, 10/15/19 FOR D/S

THERE IS AN ADDITIONAL \$639,014.06 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	69%	100%	0%	75.7%	45.7%
--------------------------	-----	------	----	-------	-------