

***MEADOW VIEW  
AT TWIN CREEKS***

*Community Development District*

*OCTOBER 17, 2019*

## *AGENDA*

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

Thursday  
October 17, 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](http://www.meadowviewattwincreeks added cdd.com)

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the September 19, 2019 Meeting
- IV. Consideration of Proposal from Gemini Engineering & Sciences, Inc. for Phase 3B FEMA Analysis and Permitting
- V. Consideration of Updates to Amenity Policies
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Ratification of Requisition Nos. 61-65
    - 2. Consideration of Requisition Nos. 66-85
    - 3. Consideration of Change Order No. 1 – Beacon Lake Phase 2B
    - 4. Consideration of Change Order No. 1 – Beacon Lake Phase 3A Parkway
    - 5. Consideration of Change Order No. 1 – Beacon Lake Phase 3A Subdivision
  - C. District Manager
  - D. Amenity Manager – Report
  - E. Operations Manager

VII. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Funding Request No. 40

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – November 21, 2019 at 10:00 a.m. at the offices of GMS

X. 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, September 19, 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
Daniel Blanchard	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Richard McGovern	Riverside Management Services
Danielle Simpson	Riverside Management Services
Ernesto Torres	GMS

The following is a summary of the discussions and actions taken at the September 19, 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 and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Affidavits of Publication**

Copies of the affidavits of the notices of the public hearing published in the St. Augustine Record were enclosed in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 15, 2019 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Blanchard seconded by Mr. Lyman with all in favor the minutes of the August 15, 2019 meeting were approved.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearing to Adopt Rules Relating to Overnight Parking and Parking Enforcement**

Mr. Earlywine stated in our last meeting we looked at this same set of rules. With Florida Law we have this rulemaking hearing and that allows the District to tow on its own roadways. The towing zones need to be fleshed out but otherwise I think the rules are pretty standard for a CDD rulemaking. The only other thing needed is signage to announce that your car can be towed within the community.

Mr. Oliver stated ASAP Towing is the major towing company covering this region and they will provide signage.

Mr. Parker stated I think we need to adopt these and the hope is people will do what they are supposed to do and we don't have to start towing people. Do we have an exhibit A?

Mr. Oliver stated if we can adopt something subject to preparing the exhibit we could work with you and other staff to determine the roadways and other common areas that are tow away zones.

Mr. Parker stated it's fairly simple. We just don't want people parking on the street so we can attach the site map and then as the future phases come on I guess we would have to amend it.

Mr. Oliver stated this is for overnight parking, correct? It would be difficult to enforce during the day.

Mr. Parker stated maybe it should be from 6:00 p.m. to 6:00 a.m.

Mr. Lyman asked do we need an exhibit?

Mr. Earlywine stated you don't, you could just say no street parking. What about the amenity center?

Mr. Parker stated I'd be okay with guests parking at the amenity center. There's plenty of parking there. I wouldn't want campers or recreational vehicles parking.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the public hearing was opened.

There were no members of the public in attendance.

On MOTION by Mr. Lyman seconded by Mr. Blanchard with all in favor the public hearing was closed.

**A. Consideration of Resolution 2019-14**

Mr. Earlywine stated this resolution effectively adopts your parking policy. The policy being that there is no street parking from 6:00 p.m. to 6:00 a.m. with enforcement to be placement of a notice and contacting the homeowner to the extent that we can before we proceed with towing.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor Resolution 2019-14 adopting the parking policy was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Engagement Letters from  
Grau & Associates for Arbitrage Rebate  
Services**

Mr. Oliver stated these calculations document the CDD is not responsible for arbitrage rebate payments for interest earning on its tax-exempt bonds. For other CDDs in the past, the arbitrage rebates reports have been helpful during IRS audits.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the engagement letters from Grau & Associates for arbitrage rebate services were approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Contract with Environmental  
Resource Solutions for Environmental  
Permitting Services Related to Phase 3B**

Mr. Parker stated Supervisor Kovacic has reviewed this.



On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the contract with Environmental Resource Solutions for permitting services related to phase 3B was ratified.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Earlywine stated we have our West Orange contract out and we're working to get that signed and the agreement with Dream Finders is more or less wrapped up so I think everything is on track.

#### **B. District Engineer**

##### **1. Requisition Summary**

A copy of the requisition summary was enclosed in the agenda package.

Mr. Lockwood stated item number 59 is the close out of phase one and we are waiting for as-builts.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the requisition summary was approved.

##### **2. Ratification of Work Authorization No. 19**

Mr. Lockwood stated this is the work authorization for ETM to do the roadway for the Dream Finders parcel in phase four. Dream Finders excluded the entrance roadway and asked that we do it.

Mr. Parker stated it's an extension of the spine road and there are no residential lots that front it so to me it's a CDD expense, not a builder expense.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor ETM work authorization number 19 was approved.

##### **3. Hughes Brothers Change Order No. 5**

Mr. Lockwood stated this change order is for phase two adding a bunch of drains for the berms and some extra sodding.

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

Mr. Lockwood stated we also have a change order that will be submitted that will include phase 2B, phase 3A and the Boulevard that extends to 3A. Hughes Brothers have given us a schedule of values with unit prices for those and there were some changes in the unit prices. There are a couple items we need clarification on but we'd like to get the change order approve because work is either getting ready to start or has already started. The unit prices are I believe in range.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the Hughes Brothers change order related to phases 2B and 3A was approved in substantial form subject to Supervisor Lyman and District Engineer's review.

**C. District Manager**

There being none, the next item followed.

**D. Amenity Manager – Report**

Mr. McGovern stated every Friday we still have food trucks going on. Our Labor Day pool party got canceled due to the hurricane. I had it planned for another weekend and then it got canceled again due to another possible hurricane so we have it rescheduled for the 29<sup>th</sup>. We have yoga, Pilates and spin classes every Saturday. We have a health seminar scheduled with a registered dietician on the 25<sup>th</sup> at 11:00 a.m. that is free to the residents. We have the final stages of a Halloween event going on, which is our Trunk or Treat, and we are in the mid-stages of a Fall Festival that is going to happen in November. We have a lot of good comments coming in from residents on what we've got going on and how pleased the residents are.

**E. Operations Manager**

Mr. Stephens stated we've had Atlantic Security and Dicky Smith out multiple times to work on the men's restroom door in the fitness center and that is now working properly and open during office hours. Both the amenity center and all of the park sites were secure prior to hurricane Dorian and restored to their normal state as soon as we could. Multiple paver steps have been repaired on the pool deck. The crew house women's restroom door has been repaired. The lock on the west entry gate has been adjusted so that gate is closing and locking properly now. The lock on the pool chemical room for the lap pool has been replaced. All of the netting under the spray feature has been re-secured. We've also repaired a leak on the ADA lift chair in the lap pool.

Mr. Parker requested that the front door of the amenity center be repainted.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

Mr. Oliver stated you are fully collected with the on-roll assessments.

**C. Check Register**

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the check register was approved.
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**D. Funding Request No. 39**

Mr. Oliver stated the biggest expense is the property insurance premium for FY20.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor funding request number 39 was approved.
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**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 17, 2019  
at 10:00 a.m. at the Offices of GMS**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Blanchard seconded by Mr. Parker with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

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



September 20, 2019

**Subject: Follow-up Letter of Map Revision Submittal for Beacon Lake Phase 3B  
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, Phase 3B, 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, and work is underway for a LOMR application for Phases 2 (with Phase 3A to follow). For this specific proposal, Gemini Engineering & Sciences, Inc. will be providing services related to a revised analysis and possible additional LOMR application based on as-built surveys for Phase 3B. Note that the site layout for Phase 3B has been modified since the CLOMR effort, however, at this time, we believe a second CLOMR will not be necessary. A detailed description of our services is provided below.

Requirements and Scope of Services

1. We will need the following items:
  - a. Full PDF and CAD file of the revised Phase 4 site plans. Please include a CAD layer of the revised on-site drainage divides.
  - b. PDF of the revised Phase 4 stormwater calculations.
  - c. ICPR model of the revised Phase 4 stormwater ponds.
  - d. 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.
  - e. 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).
  - f. Proof of a stormwater maintenance plan, which is typically found in the recorded covenants and restrictions for the development.
2. Using the previously approved CLOMR and Phase 1 LOMR modeling, we will use the revised site plans and revised stormwater calculations provided to us to develop a model to reflect the revised Phase 3B design. We will modify the GIS files and affected hydrologic and hydraulic parameterization, as necessary, and develop the back-up documentation to support the revisions. We will update the floodplain mapping and ensure appropriate mapping tie-ins, as required by FEMA.

3. Based on the revised Phase 3B calculations from Task 2, we will develop documentation to address County requirements regarding the floodplain. The documentation will explain the technical aspects of developing the modeling, and will include the necessary figures, GIS files, and copies of all the final modeling. We will answer questions raised by the County regarding the data provided.
4. Once as-built surveys of the grading and stormwater system are provided to us, we will update the modeling from Task 2 with the as-built information. Our updates will also include the updating of the terrain to reflect post-fill conditions. We will recalculate the 100-year 24-hour flood elevations, and we will update the floodplain mapping, as necessary. This task will develop the final modeling and mapping.
5. Using the final 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.

Please note the following:

- With any LOMR submittal, due process requirements will be necessary. This mainly involves the notification to property owners that portions of their land have been affected by the pending LOMR. Gemini will be handling the notifications with the assistance from your engineer in obtaining the contact information for the affected property owners.
- As noted above, the Phase 3B site layout has been revised since the approval of the overall Beacon Lake CLOMR. Major changes to the site plans typically require a revised CLOMR application. We believe a revised CLOMR may not be necessary, therefore this proposal only covers the follow-up LOMR submittal. If we encounter issues that would necessitate a revised CLOMR application, we will notify you immediately.

#### Fee Schedule and Timeline

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

Tasks 1-2 (Model Updates) -----3-4 weeks  
Task 3 (County Memorandum) ----- 1 week  
Task 4 (Final Modeling) ----- 2 weeks  
Task 5 (LOMR) ----- 2 weeks to prepare and submit  
Task 6 (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 Updates) -----	\$6,600
Task 3 (County Memorandum) -----	\$1,600
Task 4 (Final Modeling) -----	\$1,500
Task 5 (LOMR) -----	\$6,500
Task 6 (LOMR Review) -----	\$2,500

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**



## *FIFTH ORDER OF BUSINESS*

# **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

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## **AMENITIES RULES & POLICIES**

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Leah Tinchler, Amenity Center Manager  
Beacon Lake Amenity Center  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095  
P: (904) 217-3052  
E-mail: [beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

Adopted April 18, 2019

## **PART 1: Meadow View at Twin Creeks Community Development District**

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**In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.**

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### **DEFINITIONS**

The following definitions shall apply to these policies in their entirety:

**"Access Card"** – shall mean the identification card issued to Patrons.

**"Amenities"** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**"Amenities Policies" or "Policies"** – shall mean all Amenities Policies of the District, as amended from time to time.

**"Amenity Manager"** – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

**"Annual User Fee"** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

**"Board of Supervisors" or "Board"** – shall mean the Board of Supervisors of the District.

**"District"** – shall mean the Meadow View at Twin Creeks Community Development District.

**"District Manager"** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**"Family"** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of



majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

**“Guest Access Card”** – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

**“Non-Resident”** – shall mean any person that does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Patrons, and Renters.

**“Person”** – shall mean an individual, or legal entity recognized under Florida law.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or Family owning property within the District.

**“Weekly Guest”** – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card.

## **AUTHORIZED USERS**

***Generally.*** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

***Residents.*** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

***Non-Residents.*** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which

year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

***Guests.*** Except as otherwise provided for herein, each Patron household may bring a maximum of six Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to six Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities.

***Registration / Disclaimer.*** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or**

**negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

## **ACCESS CARDS**

***Use of Access Cards.*** Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

***Issuance of Access Cards.*** Each Patron family will receive two Access Cards per household upon registration with the District.

***Non-Transferable.*** Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

- ***Lost or Stolen Cards.*** All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. [Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.](#)

## **COMMUNITY PROGRAMMING**

***Resources.*** The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager  
The Clubhouse at Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095

***Patrons and Guests Only.*** Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

**Registration.** Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

**Programs and Activities.** All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

**Athletic Teams.** The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

**Cancellation by the District.** The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

**Refunds.** Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

## **GENERAL PROVISIONS**

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

**Emergencies:** After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at [beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com) and to the office of the District Manager at [joliver@gmsnf.com](mailto:joliver@gmsnf.com).

**Hours of Operation.** All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance,

or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. **Registration and Access Cards.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.

8. ***Pets.*** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.
13. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. ***Profanity.*** Loud, profane or abusive language is prohibited.
15. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
16. ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. ***Firearms.*** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. ***Grills.*** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.

24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

## **FITNESS CENTER**

The following policies apply to the District's fitness center:

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Operating Hours.** The fitness room hours will be from 6:00 a.m. to 10:00 p.m. daily.
3. **Usage Restrictions.** For safety purposes, only patrons and Guests ages 15 and older may use the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
7. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. **Hand Chalk.** Hand chalk is not permitted.
10. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

## SWIMMING POOLS

The following policies apply to the District's pools:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. ***Operating Hours.*** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. ***Slides.*** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. ***Food and Drink; Alcohol & Smoking.*** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions. – Is there a limit to how close they can be to the pools edge with food and drink?
6. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. ***Diving.*** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pools.
13. ***Chemicals.*** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.



14. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. ***Pollution.*** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. ***Pool Closure.*** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***ADA Compliant Chair Lift.*** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

**BATHING LOAD/MAXIMUM CAPACITY:** Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to

access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

## **TENNIS COURTS**

The following policies apply to the tennis courts:

1. ***First Come Basis.*** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. ***Attire.*** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. ***Use.*** Tennis courts are for tennis only.
4. ***Pets.*** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. ***Food and Drinks.*** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. ***Operating Hours.*** The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
9. ***Furniture.*** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. ***Equipment.*** Patrons are responsible for bringing their own equipment.
11. ***Tennis Instruction.*** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

## **MULTI-PURPOSE FIELD**

Our community offers a multi-purpose field. The following policies apply:

1. ***First Come Basis.*** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Chalking.*** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the field.

5. ***Pets.*** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. ***Equipment.*** Patrons are responsible for bringing their own equipment.
7. ***Golfing.*** Golfing is not permitted on the field.
8. ***Sports Instruction.*** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

## **EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS**

The following policies apply to the event lawn, patio, and other outdoor areas:

1. ***First Come Basis.*** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
4. ***Skateboards, Etc.*** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
6. ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. ***Pets.*** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. ***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

## **OFF LEASH DOG PARK FACILITY**

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.

- (2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.
- (3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
- a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
  - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
  - c. Dogs shall be supervised and in view at all times and never left unattended.
  - d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
  - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
  - f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
  - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
  - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
  - i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
  - j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
  - k. No food is permitted at the Bark Park, except food/treats for dogs.

## **KAYAK LAUNCH**

- (1) The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft.
- (2) No diving or swimming
- (3) No roughhousing or horseplay
- (4) Unattended watercraft are private property and are not to be disturbed
- (5) Do not feed the wildlife.
- (6) No Fishing

Use of Equipment:

- 1) Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
- 2) Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3) Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4) Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5) Patrons and Guests are responsible for lost or damaged equipment.
- 6) Amenity staff has the right to refuse service based on safety concerns.
- 7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8) All rentals are due in 30 minutes prior to close.
- 9) Hours of operation are subject to change without notice.
- 10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

## **LAKE OR POND AREAS**

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.

10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

### PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.
3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

### FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location

and date. To receive the full refund of the deposit within 10 days after the party, the renter must:

- i. Remove all garbage, place in dumpster and replace garbage liners;
- ii. Take down all decorations or event displays; and
- iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Rentals.*** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than six hours. Additional fees may be charged for rentals that extend beyond the reserved hours. See exhibit B, rental form.
7. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. ***Capacity.*** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. ***Noise.*** The volume of live or recorded music must not violate applicable Manatee County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. ***Cancellation.*** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

## **PROPERTY DAMAGE**

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be

responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

### **USE AT OWN RISK; INDEMNIFICATION**

**Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.**

**Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.**

**The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

### **SOVEREIGN IMMUNITY**

**Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.**

### **SEVERABILITY**

**The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.**



## **AMENDMENTS / WAIVERS**

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

**ATTACHMENT A:            Consent and Waiver Agreement**

**ATTACHMENT A**  
**Consent and Waiver Agreement**

**CONSENT AND WAIVER AGREEMENT**  
**- Meadow View at Twin Creeks Community Development District -**

The Meadow View at Twin Creeks Community Development District (“**District**”) owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beacon Lake Community Association, Inc., Governmental Management Services, Riverside Management Services, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name: \_\_\_\_\_

Participant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if Participant is 18 years of age or older)

Parent/Guardian Name: \_\_\_\_\_  
(if Participant is a minor child)

Parent/Guardian Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if Participant is a minor child)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

<b>NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.</b>
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<b>PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain</b>
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circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

**PART 2: Meadow View at Twin Creeks**  
**Community Development District**  
*Rule for Amenities Rates*

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules to govern rates for the District's Amenities.**

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1.     **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2.     **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Policies of the Meadow View at Twin Creeks Community Development District, as amended from time to time.

3.     **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4.     **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron, the Patron must be in attendance at the event, and deposit must be made by the Patron.)

<b>Room / Area</b>	<b>Rental Fee</b>	<b>Deposit</b>
To be determined*	\$0 - \$500	\$250 - \$1,000

\* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

Item	Fee
Weekly guest access card (intended for out of town visitors)	\$25.00/guest
Replacement of Damaged, Lost, or Stolen Access Card	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. **Special Provisions.**

- a. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
  - b. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)

Effective Date:

### **PART 3: Meadow View at Twin Creeks**

#### **Community Development District**

#### ***Disciplinary & Enforcement Rule***

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

**2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

**3. Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

**4. Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but

not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)  
Effective Date: February 21, 2019



## *SIXTH ORDER OF BUSINESS*

*B.*

## **Meadow View at Twin Creeks Community Development District**

**October 17, 2019**

1. Ratification of Requisitions #61 – #65 (2019 Special Assessment Bonds)
2. Consideration of Requisitions #66 – #85 (2019 Special Assessment Bonds)
3. Consideration of Change Order No. 1 – Beacon Lake Phase 2B
4. Consideration of Change Order No. 1 – Beacon Lake Phase 3A Parkway
5. Consideration of Change Order No. 1 - Beacon Lake Phase 3A Subdivision

**Scott Jordan Lockwood  
District Engineer  
England-Thims & Miller, Inc.**

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

**2019 Bond Series**

**REQUISITION SUMMARY**  
**October 17, 2019**

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS TO BE RATIFIED**

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
9/24/2019	61	Ferguson Water Works	Beacon Lake Phase 2 - Direct Purchase (August 2019)	\$ 328,459.16
9/24/2019	62	Ferguson Water Works	Beacon Lake Townhomes - Direct Purchase (August 2019)	\$ 3,255.00
9/24/2019	63	County Materials Corporation	Beacon Lake Phase 2 - Direct Purchase (August 2019)	\$ 14,458.22
9/26/2019	64	Lima Stoneworks	Paving Services - Invoice 1104	\$ 10,830.00
<b>Requisitions to be RATIFIED - 2019 Special Assessment Bonds</b>				<b>\$357,002.38</b>

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
10/17/2019	65	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 192010	\$ 3,434.58
10/17/2019	66	ETM	Beacon Lake Phase 2B WA#18 - Invoice 192009	\$ 5,794.00
10/17/2019	67	ETM	Beacon Lakes Phase 2 Modifications (266 Lots Only) WA#16 - Invoice 192008	\$ 1,060.89
10/17/2019	68	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 192007	\$ 36,400.00
10/17/2019	69	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 192001	\$ 6,582.50
10/17/2019	70	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 192002	\$ 4,031.03
10/17/2019	71	ECS	Beacon Lake Townhomes - Engineering and Reporting Services - Invoice 760978	\$ 2,211.00
10/17/2019	72	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 760393	\$ 1,815.00
10/17/2019	73	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 760385	\$ 2,953.50
10/17/2019	74	ECS	Beacon Lake Phase 3B - Engineering and Reporting Services - Invoice 760971	\$ 900.00
10/17/2019	75	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3B - Invoice 36436	\$ 390.00
10/17/2019	76	Clary & Associates, Inc.	Beacon Lake Unit 2 TH - Plat Preparation - Invoice 2019-724-3	\$ 1,500.00
10/17/2019	77	Gemini Engineering & Sciences, Inc.	Beacon Lake Phase 2 and 3A-LOMR - Invoice 1	\$ 3,825.00
10/17/2019	78	Clary & Associates, Inc.	Beacon Lake Unit 2 TH - Survey Plat Revisions - Invoice 2019-724-6	\$ 60.00
10/17/2019	79	Clary & Associates, Inc.	Beacon Lake Unit 3A - Survey Plat Revisions - Invoice 2019-89	\$ 8,070.00
10/17/2019	80	ECS	Beacon Lake Phase 3B - Engineering and Reporting Services - Invoice 754942	\$ 7,400.00
10/17/2019	81	ECS	Beacon Lake Townhomes - Engineering and Reporting Services - Invoice 754489	\$ 1,768.25
10/17/2019	82	Quantum Electrical Contractors, Inc.	Install FPL as shown on drawings - Beacon Townhomes - Invoice BeaconTH	\$ 65,870.00
10/17/2019	83	Basham Lucas	Beacon Lake Townhomes-Invoice 7986	\$ 8,525.00
10/17/2019	84	Hughes Brothers Construction, Inc.	Contractor Application for Payment #10 - Beacon Lake Phase 2	\$ 582,495.12
10/17/2019	85	Hughes Brothers Construction, Inc.	Contractor Application for Payment #10 - Beacon Lake Townhomes	\$ 361,290.22
<b>Requisitions to be APPROVED - 2019 Special Assessment Bonds</b>				<b>\$1,106,376.09</b>

**TOTAL REQUISITIONS TO BE APPROVED OCTOBER 17, 2019    \$1,463,378.47**

3.

# CHANGE ORDER

No. 2B-#1DATE OF ISSUANCE: October 15, 2019EFFECTIVE DATE: October 22, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2BProject: Beacon Lake Phase 2BOWNER's Contract No. N.A.

ENGINEER's Contract No. \_\_\_\_\_

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

**Description:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ _____
Net Increase/ <del>Decrease</del> from previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0.00</u>
Contract Price prior to this Change Order: \$ <u>0.00</u>
Net Increase/ <del>Decrease</del> of this Change Order: \$ <u>1,249,787.25</u>
Contract Price with all approved Change Orders: \$ _____

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-0-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)By: \_\_\_\_\_  
OWNER (Authorized Signature)By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

# Beacon Lake Phase 2B



## Hughes Brothers Construction, Inc.

948 Walker Road

Wildwood, FL 34785

Contact: Brent Rossman

Phone: 352-399-6829

Fax: 352-399-6830

Quote To:

BBX

Attn: Aaron Lyman

Job Name:

Beacon Lake Phase 2B

Date of Plans:

4/22/19

Phone:

Fax:

Date:

9/30/19

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	LS	18,500.00	18,500.00
30	Project Management & Project Supervision	1.00	LS	45,050.00	45,050.00
60	Surveying and Stakeout	1.00	LS	30,076.45	30,076.45
70	<b>MOBILIZATION TOTAL</b>				<b>\$93,626.45</b>
90	Construction Entrance & Maintainance	1.00	LS	3,306.00	3,306.00
100	<b>MAINTENANCE OF TRAFFIC TOTAL</b>				<b>\$3,306.00</b>
110	Prevention, Control, and Abatement of Erosion & Wa	1.00	LS	8,700.00	8,700.00
150	Floating Turbidity Barrier	185.00	LF	11.50	2,127.50
160	Filter Barrier	3,155.00	LF	1.90	5,994.50
170	<b>PREVENTION OF EROSION AND WATER POLLUTION TOTAL</b>				<b>\$16,822.00</b>
180	Storm Water Pollution Prevention Plan	1.00	LS	1,856.00	1,856.00
190	Npdes Monitoring	1.00	LS	6,960.00	6,960.00
200	<b>STORM WATER POLLUTION PREVENTION PLAN TOTAL</b>				<b>\$8,816.00</b>
210	Payment & Performance Bond	1.00	EA	20,450.00	20,450.00
220	<b>PAYMENT AND PERFORMANCE BONDS TOTAL</b>				<b>\$20,450.00</b>
290	Site Cut, Fill, Balance & Stripped Material	477.00	CY	2.80	1,335.60
300	Fine Grade Lots	65,235.00	SY	0.45	29,355.75
310	Fine Grade R/W	10,905.00	SY	0.60	6,543.00
320	Finish Grade Smfs Slopes	8,405.00	SY	0.55	4,622.75
400	<b>EARTHWORKS TOTAL</b>				<b>\$41,857.10</b>
410	Neighborhood Grading Asbuilts	1.00	EA	4,330.65	4,330.65
420	<b>NEIGHBORHOOD GRADING AS-BUILTS TOTAL</b>				<b>\$4,330.65</b>
430	12" Stabilized Subgrade LBR 40	6,860.00	SY	9.50	65,170.00
450	6" Limerock Base LBR 100 - 98% Max Density Mod Pro	5,275.00	SY	12.60	66,465.00
470	Asphaltic Concrete Paving (1" 12.5 1st Lift)	5,275.00	SY	7.45	39,298.75
500	Miami Curb And Gutter	4,750.00	LF	14.79	70,252.50



ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
550	<b>PAVING CURB &amp; GUTTER TOTAL</b>				<b>\$241,186.25</b>
630	Speed Limit Sign R2-1	2.00	EA	290.00	580.00
660	Reuse Warning Signs (locations to be determined)	10.00	EA	300.00	3,000.00
730	<b>SIGNAGE AND MARKINGS TOTAL</b>				<b>\$3,580.00</b>
780	15" RCP	35.00	LF	45.55	1,594.25
790	18" RCP	405.00	LF	48.80	19,764.00
850	18" Mes	2.00	EA	1,500.00	3,000.00
990	Single Curb Inlet 4' ID - Type A	1.00	EA	4,605.45	4,605.45
1020	Double Curb Inlet 5' ID - Type B	5.00	EA	6,379.35	31,896.75
1120	Storm Sewer Testing (Video)	1.00	LS	3,500.00	3,500.00
1130	<b>STORM DRAINAGE COLLECTION TOTAL</b>				<b>\$64,360.45</b>
1140	Type A Underdrain	5,000.00	LF	22.00	110,000.00
1160	Underdrain Clean-Out	15.00	EA	620.00	9,300.00
1170	<b>ROADWAY UNDERDRAIN TYPES A &amp; B</b>				<b>\$119,300.00</b>
1180	Paving & Drainage Asbuilts	1.00	EA	3,299.55	3,299.55
1190	<b>PAVING &amp; DRAINAGE AS-BUILTS TOTAL</b>				<b>\$3,299.55</b>
1195	Connect to Existing	2.00	EA	605.00	1,210.00
1250	8" Pvc (Dr18)	2,415.00	LF	20.50	49,507.50
1340	8" Gate Valve	3.00	EA	1,405.00	4,215.00
1590	Fire Hydrant Assembly	4.00	EA	4,430.55	17,722.20
1600	Single Water Service	47.00	EA	880.00	41,360.00
1610	Double Water Service	16.00	EA	1,180.00	18,880.00
1650	Bacteriological Sample Point	3.00	EA	545.00	1,635.00
1660	Misc Fittings Potable Water	1.00	LS	13,500.00	13,500.00
1670	Testing Potable Water	1.00	LS	6,150.00	6,150.00
1680	Locate Wire Potable Water	2,415.00	LF	0.75	1,811.25
1690	<b>WATER TRANSMISSION &amp; DISTRIBUTION SYSTEM (SJCUD) T</b>				<b>\$155,990.95</b>
1700	0/6 8" Pvc (Sdr 26) San	475.00	LF	35.70	16,957.50
1710	6/8 8" Pvc (Sdr 26) San	1,155.00	LF	37.50	43,312.50
1720	8/10 8" Pvc (Sdr 26) San	340.00	LF	40.00	13,600.00
1730	10/12 8" Pvc (Sdr 26) San	280.00	LF	43.50	12,180.00
1780	0/6 San Mh - Type A	2.00	EA	3,280.00	6,560.00
1790	0/6 San Mh - Type A W/ Liner	1.00	EA	7,592.65	7,592.65
1800	6/8 San Manhole	7.00	EA	3,790.00	26,530.00
1810	6/8 San Mh Type A W/ Liner	1.00	EA	8,543.80	8,543.80
1820	8/10 San Mh Type A	2.00	EA	4,615.00	9,230.00
1840	10/12 San Mh Type A	1.00	EA	5,280.00	5,280.00
1920	Single Service San	77.00	EA	1,155.00	88,935.00
1930	Testing (Video, Lamping) San	1.00	LS	10,150.00	10,150.00
1940	<b>GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD) T</b>				<b>\$248,871.45</b>
1945	Connect to Existing	2.00	EA	605.00	1,210.00
2000	8" Pvc (Dr18)	2,320.00	LF	20.70	48,024.00
2080	8" Gate Valve	3.00	EA	1,400.00	4,200.00
2370	Single Reuse Service	34.00	EA	880.00	29,920.00
2380	Double Reuse Service	21.00	EA	1,170.00	24,570.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2400	Misc. Reuse Fittings	1.00	LS	14,987.00	14,987.00
2410	Locate Wire - Reuse	2,320.00	LF	1.10	2,552.00
2420	Testing Reuse Water	1.00	LS	6,087.25	6,087.25
2430	<b>REUSE DISTRIBUTION SYSTEM (SJCUD) TOTAL</b>				<b>\$131,550.25</b>
2650	Water, Sewer & Reuse Asbuilts	1.00	EA	2,707.45	2,707.45
2660	<b>WATER, SEWER &amp; REUSE AS-BUILTS (SJCUD) TOTAL</b>				<b>\$2,707.45</b>
2670	Sod 2' Back Of Curb	1,055.00	SY	2.50	2,637.50
2680	Sod Smfs Slopes / Top / Backslope	256.00	SY	2.50	640.00
2690	Sod Slopes steeper than 4:1	8,150.00	SY	2.50	20,375.00
2700	Sod (General Areas)	50.00	SY	2.50	125.00
2710	<b>SODDING TOTAL</b>				<b>\$23,777.50</b>
2720	Seed & Mulch Disturbed Areas	1,146.00	SY	0.25	286.50
2730	Seed & Mulch Lots	65,235.00	SY	0.25	16,308.75
2740	Seed & Mulch R/W	10,905.00	SY	0.25	2,726.25
2750	<b>SEEDING AND MULCHING TOTAL</b>				<b>\$19,321.50</b>
2760	2" SCH 40 Pvc materials and installation	500.00	LF	7.20	3,600.00
2770	3" SCH 40 Pvc materials and installation	500.00	LF	8.50	4,250.00
2780	4" SCH 40 Pvc materials and installation	500.00	LF	9.20	4,600.00
2790	6" SCH 40 Pvc materials and installation	500.00	LF	12.50	6,250.00
2800	8" SCH 40 Pvc materials and installation	500.00	LF	15.00	7,500.00
2830	3" SCH 40 Pvc installation only	500.00	LF	7.00	3,500.00
2840	4" SCH 40 Pvc installation only	500.00	LF	7.00	3,500.00
2850	6" SCH 40 Pvc installation only	500.00	LF	8.00	4,000.00
2860	8" SCH 40 Pvc installation only	500.00	LF	9.00	4,500.00
2870	2" SCH 40 Pvc installation only	500.00	LF	6.00	3,000.00
2880	Sleeving Asbuilts	1.00	LS	1,933.70	1,933.70
2890	<b>IRRIGATION SLEEVES, CATV CONDUIT &amp; AS-BUILTS TOTA</b>				<b>\$46,633.70</b>
<b>GRAND TOTAL</b>					<b>\$1,249,787.25</b>

#### **NOTES:**

##### **Bid Qualifications:**

1. This proposal is based on engineered plans provided by ETM dated 4/22/2019.
2. Proposal includes one mobilization. If any additional mobilizations are required outside of Hughes Brothers Construction, Inc. control, additional costs may occur.
3. Permits and Fees are not included.
4. Construction Layout & As-Built's are included.
5. Certified As-Builts included for Hughes Brothers Construction, Inc. scope of work only. Record Drawings by others.
6. Unsuitable, contaminated or hazardous material removal and/or replacement are not included.
7. Proposal is based on all on-site excavating materials being suitable for use in site fills.
8. Proposal for clearing is based on burning on-site.
9. Irrigation and landscaping are excluded.
10. Unit pricing for conduit crossings has been established and actual quantities will be determined based upon field installed quantities.

11. Topo is to be field verified before breaking ground.
12. Density testing is not included.
13. Sidewalk quantity is for common areas only.
14. Vertical conflicts not included.
15. This proposal is good for thirty day's from the date referenced above.
16. This proposal is furnished as a complete scope of work as defined above and shall be contracted to Hughes Brothers Construction, Inc. in its entirety. Individual line items cannot be removed unless approved by Hughes Brothers Construction, Inc. Items not defined in this proposal shall be considered not included.
17. Payment terms shall be as the Contract Agreement, but payment no later than 30 days after Hughes Brothers Construction, Inc. invoice.
18. Hughes Brothers Construction, Inc. is not responsible for the clean up and/or disposal generated by any subcontractor not contracted by Hughes Brothers Construction Inc.
19. Proposal includes fine grading ROW one time only.
20. Hughes Brothers Construction, Inc. warrants all labor performed and material installed at the above mentioned job site, in accordance with the drawings, specifications, alterations and additions thereto, for a period of (1) one year from date of St. Johns County acceptance. This warranty does not include normal wear and tear, and/or product abuse.

4.

# CHANGE ORDER

No. 3A P #1DATE OF ISSUANCE: October 15, 2019EFFECTIVE DATE: October 22, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 3A - ParkwayProject: Beacon Lake Phase 3A - ParkwayOWNER's Contract No. N.A.

ENGINEER's Contract No. \_\_\_\_\_

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

**Description:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ _____
Net Increase/ <del>Decrease</del> from previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0.00</u>
Contract Price prior to this Change Order: \$ <u>0.00</u>
Net Increase/ <del>Decrease</del> of this Change Order: \$ <u>1,731,441.68</u>
Contract Price with all approved Change Orders: \$ _____

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-0-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)By: \_\_\_\_\_  
OWNER (Authorized Signature)By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

# Beacon Lake Phase 3A Blvd



## Hughes Brothers Construction, Inc.

948 Walker Road

Wildwood, FL 34785

Contact: Brent Rossman

Phone: 352-399-6829

Fax: 352-399-6830

Quote To:

BBX

Attn: Aaron Lyman

Job Name:

Beacon Lake Phase 3A Blvd

Date of Plans:

2/15/19

Revision Date:

4/5/19

Phone:

Fax:

Date:

9/30/19

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	LS	11,690.00	11,690.00
30	Project Management & Project Supervision	1.00	LS	42,032.00	42,032.00
50	Surveying and Stakeout	1.00	LS	27,547.00	27,547.00
70	<b>MOBILIZATION TOTAL</b>				<b>\$81,269.00</b>
90	Construction Entrance & Maintainance	1.00	LS	1,091.00	1,091.00
100	<b>MAINTENANCE OF TRAFFIC TOTAL</b>				<b>\$1,091.00</b>
110	Prevention, Control, and Abatement of Erosion & Wa	1.00	LS	2,871.00	2,871.00
160	Filter Barrier	3,835.00	LF	1.90	7,286.50
170	<b>PREVENTION OF EROSION AND WATER POLLUTION TOTAL</b>				<b>\$10,157.50</b>
180	Storm Water Pollution Prevention Plan	1.00	LS	612.00	612.00
190	Npdes Monitoring	1.00	LS	2,296.00	2,296.00
200	<b>STORM WATER POLLUTION PREVENTION PLAN TOTAL</b>				<b>\$2,908.00</b>
210	Payment & Performance Bond	1.00	EA	23,585.00	23,585.00
220	<b>PAYMENT AND PERFORMANCE BONDS TOTAL</b>				<b>\$23,585.00</b>
310	Fine Grade R/W	10,020.00	SY	0.60	6,012.00
330	Fine Grade Dist. Areas	6,570.00	SY	0.45	2,956.50
400	<b>EARTHWORKS TOTAL</b>				<b>\$8,968.50</b>
430	12" Stabilized Subgrade LBR 40	8,715.00	SY	9.50	82,792.50
440	8" Limerock Base LBR 100 - 98% Max Density Mod Pro	6,585.00	SY	18.35	120,834.75
450	6" Limerock Base LBR 100 - 98% Max Density Mod Pro	120.00	SY	12.60	1,512.00
460	Asphaltic Concrete Paving (1" 12.5 Super Pave 1st	120.00	SY	7.05	846.00
470	Asphaltic Concrete Paving (1-1/2" 12.5 Super Pave	6,585.00	SY	9.30	61,240.50
480	Asphaltic Concrete Paving Section - Multi-Path (1-	3,345.00	SY	7.60	25,422.00
490	4" Crushed Conc Base LBR 120 100 Max Density Mod P	3,345.00	SY	13.96	46,696.20
500	Miami Curb And Gutter	95.00	LF	14.79	1,405.05

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
510	Standard Curb And Gutter	4,940.00	LF	15.95	78,793.00
550	<b>PAVING CURB &amp; GUTTER TOTAL</b>				<b>\$419,542.00</b>
560	Common Area Sidewalk	12,270.00	SY	39.15	480,370.50
570	ADA Curb Ramps with Detectable Warnings	4.00	EA	1,220.00	4,880.00
580	<b>COMMON AREA SIDEWALKS TOTAL</b>				<b>\$485,250.50</b>
600	Pedestrian Crossing Ahead Sign W11-2 & W16-9P	4.00	EA	377.00	1,508.00
630	Speed Limit Sign R2-1	2.00	EA	290.00	580.00
720	Special Emphasis Pedestrian Crosswalk (per interse	1.00	EA	675.00	675.00
730	<b>SIGNAGE AND MARKINGS TOTAL</b>				<b>\$2,763.00</b>
740	12" HP N12 Pipe	165.00	LF	38.25	6,311.25
780	15" RCP	1,085.00	LF	45.55	49,421.75
800	24" RCP	270.00	LF	61.00	16,470.00
845	15" Mes	2.00	EA	642.24	1,284.48
900	Type E Inlet	1.00	EA	3,900.50	3,900.50
980	Type J-1 Mh	2.00	EA	3,625.00	7,250.00
990	Single Curb Inlet 4' ID - Type A	12.00	EA	4,605.45	55,265.40
1110	Concrete Yard Drain	3.00	EA	1,735.00	5,205.00
1120	Storm Sewer Testing (Video)	1.00	LS	11,458.00	11,458.00
1130	<b>STORM DRAINAGE COLLECTION TOTAL</b>				<b>\$156,566.38</b>
1195	Connect to Existing	2.00	EA	798.85	1,597.70
1290	12" Pvc (Dr18)	2,600.00	LF	35.25	91,650.00
1360	12" Gate Valve	3.00	EA	2,485.00	7,455.00
1365	12" 22.5 Bend	2.00	EA	577.00	1,154.00
1505	12" X 10" Wet Tap	1.00	EA	5,607.80	5,607.80
1590	Fire Hydrant Assembly	3.00	EA	4,430.55	13,291.65
1620	Lift Station Water Service	1.00	EA	1,780.00	1,780.00
1650	Bacteriological Sample Point	5.00	EA	545.00	2,725.00
1660	Misc Fittings Potable Water	1.00	LS	4,455.00	4,455.00
1670	Testing Potable Water	1.00	LS	11,108.50	11,108.50
1680	Locate Wire Potable Water	2,600.00	LF	0.75	1,950.00
1690	<b>WATER TRANSMISSION &amp; DISTRIBUTION SYSTEM (SJCUD)</b>				<b>\$142,774.65</b>
2440	Lift Station SJCUD Standard	1.00	LS	275,799.00	275,799.00
2450	<b>LIFT STATION (SJCUD) TOTAL</b>				<b>\$275,799.00</b>
2455	Connect to Existing	2.00	EA	735.50	1,471.00
2460	4" Pvc (Dr18)	1,595.00	LF	10.00	15,950.00
2470	6" Pvc (Dr18)	2,420.00	LF	14.90	36,058.00
2480	6" Hdpe (Sdr 11)	440.00	LF	27.28	12,003.20
2510	4" Gate Valve	1.00	EA	850.00	850.00
2520	6" Gate Valve	3.00	EA	990.00	2,970.00
2530	6" X 4" Wet Tap	1.00	EA	2,732.60	2,732.60
2550	4" 22.5 Bend	6.00	EA	386.35	2,318.10
2570	4" 90 Bend	2.00	EA	398.25	796.50
2580	6" 22.5 Bend	2.00	EA	482.65	965.30
2590	6" 45 Bend	2.00	EA	511.20	1,022.40
2610	Misc Fittings Force Main	1.00	LS	3,898.20	3,898.20
2620	Testing Force Main	1.00	LS	6,392.85	6,392.85

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2630	Locate Wire Force Main	4,455.00	LF	1.30	5,791.50
2640	<b>FORCE MAIN (SJCUD) TOTAL</b>				<b>\$93,219.65</b>
2670	Sod 2' Back Of Curb	1,120.00	SY	2.50	2,800.00
2690	Sod Slopes steeper than 4:1	8,190.00	SY	2.50	20,475.00
2700	Sod (General Areas)	50.00	SY	2.50	125.00
2710	<b>SODDING TOTAL</b>				<b>\$23,400.00</b>
2720	Seed & Mulch Disturbed Areas	6,570.00	SY	0.25	1,642.50
2740	Seed & Mulch R/W	10,020.00	SY	0.25	2,505.00
2750	<b>SEEDING AND MULCHING TOTAL</b>				<b>\$4,147.50</b>
<b>GRAND TOTAL</b>					<b>\$1,731,441.68</b>

**NOTES:**

Bid Qualifications:

1. This proposal is based on engineered plans provided by ETM dated 4/5/2019.
2. Proposal includes one mobilization. If any additional mobilizations are required outside of Hughes Brothers Construction, Inc. control, additional costs may occur.
3. Permits and Fees are not included.
4. Construction Layout & As-Built's are included.
5. Certified As-Built's included for Hughes Brothers Construction, Inc. scope of work only. Record Drawings by others.
6. Unsuitable, contaminated or hazardous material removal and/or replacement are not included.
7. Proposal is based on all on-site excavating materials being suitable for use in site fills.
8. Proposal for clearing is based on burning on-site.
9. Irrigation and landscaping are excluded.
10. Conduit crossings are not included.
11. Topo is to be field verified before breaking ground.
12. Density testing is not included.
13. Sidewalk quantity is for open tract areas only.
14. Vertical conflicts not included.
15. This proposal is good for thirty day's from the date referenced above.
16. This proposal is furnished as a complete scope of work as defined above and shall be contracted to Hughes Brothers Construction, Inc. in its entirety. Individual line items cannot be removed unless approved by Hughes Brothers Construction, Inc. Items not defined in this proposal shall be considered not included.
17. Payment terms shall be as the Contract Agreement, but payment no later than 30 days after Hughes Brothers Construction, Inc. invoice.
18. Hughes Brothers Construction, Inc. is not responsible for the clean up and/or disposal generated by any subcontractor not contracted by Hughes Brothers Construction Inc.
19. Proposal includes fine grading ROW one time only.
20. Hughes Brothers Construction, Inc. warrants all labor performed and material installed at the above mentioned job site, in accordance with the drawings, specifications, alterations and additions there to, for a period of (1) one year from date of St. Johns County acceptance. This warranty does not include normal wear and tear, and/or product abuse.



5.

# CHANGE ORDER

No. 3A-#1DATE OF ISSUANCE: October 15, 2019EFFECTIVE DATE: October 22, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 3A - SubdivisionProject: Beacon Lake Phase 3A - SubdivisionOWNER's Contract No. N.A.

ENGINEER's Contract No. \_\_\_\_\_

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

**Description:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 9/30/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ _____
Net Increase/ <del>Decrease</del> from previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0.00</u>
Contract Price prior to this Change Order: \$ <u>0.00</u>
Net Increase/ <del>Decrease</del> of this Change Order: \$ <u>3,615,729.07</u>
Contract Price with all approved Change Orders: \$ _____

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-0-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)By: \_\_\_\_\_  
OWNER (Authorized Signature)By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

KEEP TRACK OF CO \$ ONLY

# Beacon Lake Phase 3A



## Hughes Brothers Construction, Inc.

948 Walker Road

Wildwood, FL 34785

Contact: Brent Rossman

Phone: 352-399-6829

Fax: 352-399-6830

Quote To:

BBX

Attn: Aaron Lyman

Job Name:

Beacon Lake Phase 3A

Date of Plans:

2/15/19

Revision Date:

4/5/19

Phone:

Fax:

Date:

9/30/19

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	LS	23,350.00	23,350.00
30	Project Management & Project Supervision	1.00	LS	85,336.00	85,336.00
60	Surveying and Stakeout	1.00	LS	55,914.05	55,914.05
70	<b>MOBILIZATION TOTAL</b>				<b>\$164,600.05</b>
90	Construction Entrance & Maintainance	1.00	LS	2,215.00	2,215.00
100	<b>MAINTENANCE OF TRAFFIC TOTAL</b>				<b>\$2,215.00</b>
110	Prevention, Control, and Abatement of Erosion & Wa	1.00	LS	5,829.00	5,829.00
160	Filter Barrier	12,985.00	LF	1.90	24,671.50
170	<b>PREVENTION OF EROSION AND WATER POLLUTION TOTAL</b>				<b>\$30,500.50</b>
180	Storm Water Pollution Prevention Plan	1.00	LS	1,244.00	1,244.00
190	Npdes Monitoring	1.00	LS	4,664.00	4,664.00
200	<b>STORM WATER POLLUTION PREVENTION PLAN TOTAL</b>				<b>\$5,908.00</b>
210	Payment & Performance Bond	1.00	EA	46,020.00	46,020.00
220	<b>PAYMENT AND PERFORMANCE BONDS TOTAL</b>				<b>\$46,020.00</b>
300	Fine Grade Lots	157,980.00	SY	0.45	71,091.00
310	Fine Grade R/W	24,540.00	SY	0.60	14,724.00
330	Fine Grade Dist. Areas	32,580.00	SY	0.45	14,661.00
400	<b>EARTHWORKS TOTAL</b>				<b>\$100,476.00</b>
410	Neighborhood Grading Asbuilts	1.00	EA	6,934.25	6,934.25
420	<b>NEIGHBORHOOD GRADING AS-BUILTS TOTAL</b>				<b>\$6,934.25</b>
430	12" Stabilized Subgrade LBR 40	21,095.00	SY	9.50	200,402.50
450	6" Limerock Base LBR 100 - 98% Max Density Mod Pro	16,225.00	SY	12.60	204,435.00
460	Asphaltic Concrete Paving (1" 12.5 Super Pave 1st	16,225.00	SY	7.05	114,386.25
500	Miami Curb And Gutter	11,985.00	LF	14.79	177,258.15
510	Standard Curb And Gutter	350.00	LF	15.95	5,582.50
550	<b>PAVING CURB &amp; GUTTER TOTAL</b>				<b>\$702,064.40</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
560	Common Area Sidewalk	8,710.00	SY	39.15	340,996.50
570	ADA Curb Ramps with Detectable Warnings	8.00	EA	1,220.00	9,760.00
580	<b>COMMON AREA SIDEWALKS TOTAL</b>				<b>\$350,756.50</b>
600	Pedestrian Crossing Ahead Sign W11-2 & W16-9P	4.00	EA	377.00	1,508.00
620	Stop / Street Name Combo Sign	5.00	EA	800.40	4,002.00
630	Speed Limit Sign R2-1	2.00	EA	290.00	580.00
660	Reuse Warning Signs (locations to be determined)	10.00	EA	300.00	3,000.00
670	24" White Stop Bar	6.00	EA	675.00	4,050.00
720	Special Emphasis Pedestrian Crosswalk (per interse	6.00	EA	675.00	4,050.00
730	<b>SIGNAGE AND MARKINGS TOTAL</b>				<b>\$17,190.00</b>
735	10" N12 Pipe	660.00	LF	31.15	20,559.00
740	12" HP N12 Pipe	520.00	LF	38.25	19,890.00
750	18" HP N12 Pipe	300.00	LF	40.80	12,240.00
760	24" HP N12 Pipe	245.00	LF	52.80	12,936.00
770	36" HP N12 Pipe	355.00	LF	79.35	28,169.25
780	15" RCP	535.00	LF	45.55	24,369.25
790	18" RCP	1,195.00	LF	48.80	58,316.00
800	24" RCP	595.00	LF	61.00	36,295.00
810	30" RCP	40.00	LF	76.00	3,040.00
845	15" Mes	1.00	EA	642.24	642.24
850	18" Mes	6.00	EA	1,500.00	9,000.00
860	24" Mes	2.00	EA	1,725.00	3,450.00
870	36" Mes	1.00	EA	2,495.00	2,495.00
900	Type E Inlet	4.00	EA	3,900.50	15,602.00
980	Type J-1 Mh	4.00	EA	3,625.00	14,500.00
990	Single Curb Inlet 4' ID - Type A	15.00	EA	4,605.45	69,081.75
1020	Double Curb Inlet 5' ID - Type B	6.00	EA	6,879.35	41,276.10
1110	Concrete Yard Drain	22.00	EA	1,735.00	38,170.00
1120	Storm Sewer Testing (Video)	1.00	LS	23,263.00	23,263.00
1130	<b>STORM DRAINAGE COLLECTION TOTAL</b>				<b>\$433,294.59</b>
1140	Type A Underdrain	7,000.00	LF	22.00	154,000.00
1150	Type B Underdrain	1,000.00	LF	38.50	38,500.00
1160	Underdrain Clean-Out	20.00	EA	620.00	12,400.00
1170	<b>ROADWAY UNDERDRAIN TYPES A &amp; B</b>				<b>\$204,900.00</b>
1180	Paving & Drainage Asbuilts	1.00	EA	13,224.00	13,224.00
1190	<b>PAVING &amp; DRAINAGE AS-BUILTS TOTAL</b>				<b>\$13,224.00</b>
1200	2" Hpde Cts (Sdr 9)	945.00	LF	9.78	9,242.10
1210	4" Pvc (Dr18)	1,290.00	LF	11.00	14,190.00
1220	4" Hdpe (Sdr 11)	200.00	LF	19.40	3,880.00
1250	8" Pvc (Dr18)	1,610.00	LF	20.50	33,005.00
1270	10" Pvc (Dr18)	2,230.00	LF	28.75	64,112.50
1300	12" Hdpe (Sdr 11)	320.00	LF	73.15	23,408.00
1320	4" Gate Valve	2.00	EA	850.00	1,700.00
1340	8" Gate Valve	3.00	EA	1,405.00	4,215.00
1350	10" Gate Valve	4.00	EA	2,070.00	8,280.00
1365	10" X 8" Cross	2.00	EA	675.00	1,350.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1390	4" 11.25 Bend	2.00	EA	250.00	500.00
1400	4" 22.5 Bend	1.00	EA	255.00	255.00
1410	4" 45 Bend	1.00	EA	255.00	255.00
1430	8" 11.25 Bend	18.00	EA	358.85	6,459.30
1450	8" 45 Bend	6.00	EA	370.25	2,221.50
1460	10" 11.25 Bend	20.00	EA	515.00	10,300.00
1480	10" 45 Bend	4.00	EA	515.00	2,060.00
1510	4" Cap Tapped 2"	5.00	EA	353.85	1,769.25
1540	8" x 4" Reducer	4.00	EA	310.00	1,240.00
1550	10" x 8" Reducer	2.00	EA	425.00	850.00
1590	Fire Hydrant Assembly	9.00	EA	4,430.55	39,874.95
1600	Single Water Service	67.00	EA	880.00	58,960.00
1610	Double Water Service	35.00	EA	1,180.00	41,300.00
1640	2" Flushing Hydrant Assy.	5.00	EA	1,770.00	8,850.00
1650	Bacteriological Sample Point	12.00	EA	545.00	6,540.00
1660	Misc Fittings Potable Water	1.00	LS	9,045.00	9,045.00
1670	Testing Potable Water	1.00	LS	22,560.00	22,560.00
1680	Locate Wire Potable Water	6,695.00	LF	0.75	5,021.25
1690	<b>WATER TRANSMISSION &amp; DISTRIBUTION SYSTEM (SJCUD) T</b>				<b>\$381,443.85</b>
1700	0/6 8" Pvc (Sdr 26) San	2,170.00	LF	35.70	77,469.00
1710	6/8 8" Pvc (Sdr 26) San	1,140.00	LF	37.50	42,750.00
1720	8/10 8" Pvc (Sdr 26) San	710.00	LF	40.00	28,400.00
1730	10/12 8" Pvc (Sdr 26) San	810.00	LF	43.50	35,235.00
1750	10/12 10" Pvc (Sdr 26) San	235.00	LF	47.00	11,045.00
1760	12/14 10" Pvc (Sdr 26) San	460.00	LF	52.00	23,920.00
1770	14/16 10" Pvc (Sdr 26) San	125.00	LF	61.00	7,625.00
1780	0/6 San Mh - Type A	10.00	EA	3,280.00	32,800.00
1790	0/6 San Mh - Type A W/ Liner	5.00	EA	7,592.65	37,963.25
1800	6/8 San Manhole	7.00	EA	3,790.00	26,530.00
1820	8/10 San Mh Type A	3.00	EA	4,615.00	13,845.00
1830	8/10 San Mh Type B W/ Liner	1.00	EA	12,589.75	12,589.75
1840	10/12 San Mh Type A	4.00	EA	5,280.00	21,120.00
1850	10/12 San Mh Type B W/ Liner	1.00	EA	13,662.00	13,662.00
1870	12/14 San Mh Type A	3.00	EA	6,315.00	18,945.00
1880	12/14 San Mh Type B W/ Liner	1.00	EA	14,845.50	14,845.50
1900	14/16 San Mh Type A	1.00	EA	7,690.00	7,690.00
1910	14/16 Sewer Mh Type B W/ Liner (Drop Mh Type B)	1.00	EA	16,889.65	16,889.65
1920	Single Service San	135.00	EA	1,155.00	155,925.00
1930	Testing (Video, Lamping) San	1.00	LS	20,820.00	20,820.00
1940	<b>GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD) T</b>				<b>\$620,069.15</b>
1945	Connect to Existing	2.00	EA	798.85	1,597.70
1960	4" Pvc (Dr18)	2,030.00	LF	10.40	21,112.00
1970	4" Hdpe (Sdr 11)	850.00	LF	19.30	16,405.00
1980	6" Pvc (Dr18)	1,060.00	LF	15.00	15,900.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1990	6" Hdpe (Sdr 11)	65.00	LF	32.50	2,112.50
2000	8" Pvc (Dr18)	2,000.00	LF	20.70	41,400.00
2010	8" Hdpe (Sdr 11)	50.00	LF	41.70	2,085.00
2020	10" Pvc (Dr18)	195.00	LF	31.60	6,162.00
2030	10" Hdpe (Sdr 11)	280.00	LF	58.00	16,240.00
2040	12" Pvc (Dr18)	2,395.00	LF	35.00	83,825.00
2060	4" Gate Valve	6.00	EA	850.00	5,100.00
2070	6" Gate Valve	1.00	EA	990.00	990.00
2080	8" Gate Valve	4.00	EA	1,400.00	5,600.00
2090	12" Gate Valve	3.00	EA	2,530.00	7,590.00
2120	6" Tee	1.00	EA	385.00	385.00
2140	8" x 4" Tee	2.00	EA	446.00	892.00
2170	4" 11.25 Bend	8.00	EA	252.00	2,016.00
2190	4" 45 Bend	4.00	EA	256.00	1,024.00
2200	6" 11.25 Bend	5.00	EA	286.00	1,430.00
2230	8" 11.25 Bend	20.00	EA	355.00	7,100.00
2250	8" 45 Bend	2.00	EA	371.00	742.00
2280	12" 11.25 Bend	4.00	EA	560.00	2,240.00
2295	12" X 10" Wet Tap	1.00	EA	5,608.00	5,608.00
2300	4" Cap Tapped 2"	5.00	EA	355.00	1,775.00
2310	6" x 4" Reducer	3.00	EA	265.00	795.00
2320	8" x 6" Reducer	2.00	EA	315.00	630.00
2340	10" x 8" Reducer	2.00	EA	423.00	846.00
2370	Single Reuse Service	7.00	EA	880.00	6,160.00
2380	Double Reuse Service	66.00	EA	1,170.00	77,220.00
2385	2" Service	2.00	EA	1,218.35	2,436.70
2390	2" Flushing Hydrant Assy.	5.00	EA	1,500.00	7,500.00
2400	Misc. Reuse Fittings	1.00	LS	5,554.90	5,554.90
2410	Locate Wire - Reuse	8,925.00	LF	1.10	9,817.50
2420	Testing Reuse Water	1.00	LS	11,546.48	11,546.48
2430	<b>REUSE DISTRIBUTION SYSTEM (SJCUD) TOTAL</b>				<b>\$371,837.78</b>
2650	Water, Sewer & Reuse Asbuilts	1.00	EA	10,150.00	10,150.00
2660	<b>WATER, SEWER &amp; REUSE AS-BUILTS (SJCUD) TOTAL</b>				<b>\$10,150.00</b>
2670	Sod 2' Back Of Curb	2,740.00	SY	2.50	6,850.00
2700	Sod (General Areas)	100.00	SY	2.50	250.00
2710	<b>SODDING TOTAL</b>				<b>\$7,100.00</b>
2720	Seed & Mulch Disturbed Areas	32,580.00	SY	0.25	8,145.00
2730	Seed & Mulch Lots	157,980.00	SY	0.25	39,495.00
2740	Seed & Mulch R/W	24,540.00	SY	0.25	6,135.00
2750	<b>SEEDING AND MULCHING TOTAL</b>				<b>\$53,775.00</b>
2760	2" SCH 40 Pvc materials and installation	1,000.00	LF	7.20	7,200.00
2770	3" SCH 40 Pvc materials and installation	1,000.00	LF	8.50	8,500.00
2780	4" SCH 40 Pvc materials and installation	1,000.00	LF	9.20	9,200.00
2790	6" SCH 40 Pvc materials and installation	1,000.00	LF	12.50	12,500.00
2800	8" SCH 40 Pvc materials and installation	1,000.00	LF	15.00	15,000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2830	3" SCH 40 Pvc installation only	1,000.00	LF	7.00	7,000.00
2840	4" SCH 40 Pvc installation only	1,000.00	LF	7.00	7,000.00
2850	6" SCH 40 Pvc installation only	1,000.00	LF	8.00	8,000.00
2860	8" SCH 40 Pvc installation only	1,000.00	LF	9.00	9,000.00
2870	2" SCH 40 Pvc installation only	1,000.00	LF	6.00	6,000.00
2880	Sleeving Asbuilts	1.00	LS	3,870.00	3,870.00
2890	<b>IRRIGATION SLEEVES, CATV CONDUIT &amp; AS-BUILTS TOTA</b>				<b>\$93,270.00</b>
<b>GRAND TOTAL</b>					<b>\$3,615,729.07</b>

#### **NOTES:**

##### **Bid Qualifications:**

1. This proposal is based on engineered plans provided by ETM dated 4/5/2019.
2. Proposal includes one mobilization. If any additional mobilizations are required outside of Hughes Brothers Construction, Inc. control, additional costs may occur.
3. Permits and Fees are not included.
4. Construction Layout & As-Built's are included.
5. Certified As-Builts included for Hughes Brothers Construction, Inc. scope of work only. Record Drawings by others.
6. Unsuitable, contaminated or hazardous material removal and/or replacement are not included.
7. Proposal is based on all on-site excavating materials being suitable for use in site fills.
8. Proposal for clearing is based on burning on-site.
9. Irrigation and landscaping are excluded.
10. Unit pricing for conduit crossings has been established and actual quantities will be determined based upon field installed quantities.
11. Topo is to be field verified before breaking ground.
12. Density testing is not included.
13. Sidewalk quantity is for common areas only.
14. Vertical conflicts not included.
15. This proposal is good for thirty day's from the date referenced above.
16. This proposal is furnished as a complete scope of work as defined above and shall be contracted to Hughes Brothers Construction, Inc. in its entirety. Individual line items cannot be removed unless approved by Hughes Brothers Construction, Inc. Items not defined in this proposal shall be considered not included.
17. Payment terms shall be as the Contract Agreement, but payment no later than 30 days after Hughes Brothers Construction, Inc. invoice.
18. Hughes Brothers Construction, Inc. is not responsible for the clean up and/or disposal generated by any subcontractor not contracted by Hughes Brothers Construction Inc.
19. Proposal includes fine grading ROW one time only.
20. Hughes Brothers Construction, Inc. warrants all labor performed and material installed at the above mentioned job site, in accordance with the drawings, specifications, alterations and additions there to, for a period of (1) one year from date of St. Johns County acceptance. This warranty does not include normal wear and tear, and/or product abuse.

*D.*



***Meadow View at Twin Creeks Community Development District***  
***9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257***

**Memorandum**

**Date:**           **October 17, 2019**

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

**From:**       **Brian Stephens, Field Operations Manager**  
                  **Richard McGeveran Facility Manager**

**Re:**           **Meadow View at Twin Creeks CDD**  
                  **Monthly Operations Report**

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

**Landscape/Irrigation:**

- Yellowstone has started the overseeding process for the front entrance.
- New annual flowers have been installed.
- One (1) irrigation leak has been repaired.
- Multiple trees have been replanted that blew over during storms.

**Amenities:**

- RMS continues Pool and Janitorial Service three (3) days a week.
- All of the netting under the spray feature has been secured.
- The water feature has been pressure washed.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Fitness Center and pool towels are available to residents during office hours.
- We continue with a laundry service for the used pool and fitness center towels.
- Weekly emails continue go out to residents to remind them of upcoming events, helpful reminders, etc.
- The Labor Day Bash was well attended and successful.
- The Wellness Seminar was a success and will continue monthly.
- Atlantic Security Repaired connection with the Sonos Speakers at Pool Deck.
- Dicky Smith was contacted about the front door paint and will be correcting the issue.

- The Salad Chiller in the kitchen has been repaired.
- The tennis wind screens have been re secured.

### **Upcoming Events:**

- Food Truck Friday's have been planned through November.
- On Saturday's in October we will be having fitness classes in the Yoga Room starting at 9:30 AM & 11:00am. Wednesday and Thursday we have 1 evening class. We are rotating between Yoga Pilates and Strength and Cardio.
- Trunk or Treat 2019 will be on October 27<sup>th</sup> at the Lake House.
- The Fall Festival will be held on November 23rd and will benefit Feeding North East Florida.

### **Community:**

- The entrance banners are being installed on Thursday's and removed on Monday's.
- All of the District lighting has been inspected. The installer was contacted to make the needed repairs.
- All of the storm drains have been cleaned.
- All of the lakes are being cleaned monthly.

Should you have any questions or comments regarding the above information, please feel free to contact Brian Stephens at (904) 627-927.

## *SEVENTH ORDER OF BUSINESS*

*A.*

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

*Unaudited Financial Statements*

*as of*

*September 30, 2019*

*Meadow View at Twin Creeks*

Community Development District

*Combined Balance Sheet*

September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$47,672	---	---	\$47,672
Investments:				
Custody - US Bank	\$16,328	---	---	\$16,328
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,635	---	\$133,635
Interest	---	\$0	---	\$0
Revenue	---	\$124,562	---	\$124,562
<b><u>Series 2016 A2</u></b>				
Revenue	---	\$28,958	---	\$28,958
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b><u>Series 2016 B</u></b>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$95	---	\$95
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,248	---	\$1,248
Construction	---	---	\$1,118	\$1,118
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,174	---	\$184,174
Interest	---	\$241,425	---	\$241,425
Revenue	---	\$829	---	\$829
Construction	---	---	\$276	\$276
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$210,980	---	\$210,980
Revenue	---	\$724	---	\$724
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,318	---	\$77,318
Interest	---	\$103,490	---	\$103,490
Revenue	---	\$167	---	\$167
Construction	---	---	\$1,604,236	\$1,604,236
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$129,050	---	\$129,050
Revenue	---	\$208	---	\$208
Due From Developer	\$61,896	---	---	\$61,896
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$39,076	---	---	\$39,076
<b>Total Assets</b>	<b>\$168,356</b>	<b>\$1,770,197</b>	<b>\$1,605,986</b>	<b>\$3,544,540</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$119,678	---	---	\$119,678
Retainage Payable	---	---	\$204,759	\$204,759
<b><u>Fund Balances:</u></b>				
Nonspendable	\$42,461	\$0	\$0	\$42,461
Restricted for Capital Projects	---	---	\$1,401,227	\$1,401,227
Restricted for Debt Service	---	\$1,770,197	---	\$1,770,197
Unassigned	\$6,217	---	---	\$6,217
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$168,356</b>	<b>\$1,770,197</b>	<b>\$1,605,986</b>	<b>\$3,544,540</b>

***Meadow View at Twin Creeks***  
***Community Development District***  
***GENERAL FUND***

*Statement of Revenues & Expenditures*  
*For the Period ending September 30, 2019*

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Developer Contributions</i>	\$639,014	\$639,014	\$485,532	(\$153,482)
<i>Assessments - Direct</i>	\$301,988	\$301,988	\$301,988	\$0
<i>Interest/Miscellaneous Income</i>	\$0	\$0	\$28	\$28
<i>Facility Revenue</i>	\$0	\$0	\$1,075	\$1,075
<b><i>TOTAL REVENUES</i></b>	<b>\$941,002</b>	<b>\$941,002</b>	<b>\$788,624</b>	<b>(\$152,378)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
<i>Engineering</i>	\$12,000	\$12,000	\$37,474	(\$25,474)
<i>Attorney Fees</i>	\$30,000	\$30,000	\$39,604	(\$9,604)
<i>Annual Audit</i>	\$4,000	\$4,000	\$2,380	\$1,620
<i>Arbitrage</i>	\$1,200	\$1,200	\$0	\$1,200
<i>Dissemination</i>	\$5,000	\$5,000	\$6,000	(\$1,000)
<i>Trustee Fees</i>	\$10,000	\$10,000	\$11,062	(\$1,062)
<i>Management Fees</i>	\$45,000	\$45,000	\$45,000	\$0
<i>Information Technology</i>	\$2,000	\$2,000	\$2,000	(\$0)
<i>Telephone</i>	\$250	\$250	\$355	(\$105)
<i>Postage</i>	\$1,000	\$1,000	\$309	\$691
<i>Insurance</i>	\$6,171	\$6,171	\$8,988	(\$2,817)
<i>Printing and Binding</i>	\$4,000	\$4,000	\$5,570	(\$1,570)
<i>Legal Advertising</i>	\$3,000	\$3,000	\$2,437	\$563
<i>Other Current Charges</i>	\$500	\$500	\$537	(\$37)
<i>Office Supplies</i>	\$500	\$500	\$254	\$246
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$0
<b><i>ADMINISTRATIVE EXPENDITURES</i></b>	<b>\$124,796</b>	<b>\$124,796</b>	<b>\$162,145</b>	<b>(\$37,349)</b>
<b><u>AMENITY CENTER:</u></b>				
<i>Utilities</i>				
<i>Telephone/Cable/Internet</i>	\$9,200	\$9,200	\$5,766	\$3,434
<i>Electric</i>	\$55,000	\$55,000	\$27,964	\$27,036
<i>Water/Irrigation</i>	\$20,000	\$20,000	\$8,185	\$11,815
<i>Gas</i>	\$400	\$400	\$1,270	(\$870)
<i>Trash Removal</i>	\$6,000	\$6,000	\$1,787	\$4,213
<i>Security</i>				
<i>Security Monitoring</i>	\$1,200	\$1,200	\$888	\$312
<i>Access Cards</i>	\$1,000	\$1,000	\$2,350	(\$1,350)
<i>Contracted Security</i>	\$20,000	\$20,000	\$0	\$20,000
<i>Management Contracts</i>				
<i>Facility Management</i>	\$125,000	\$125,000	\$35,000	\$90,000
<i>Pool Attendants</i>	\$48,000	\$48,000	\$21,117	\$26,883
<i>Canoe Launch Attendant</i>	\$28,800	\$28,800	\$190	\$28,610
<i>Snack Bar Attendant</i>	\$16,640	\$16,640	\$0	\$16,640
<i>Field Mgmt / Admin</i>	\$25,000	\$25,000	\$18,333	\$6,667
<i>Pool Maintenance</i>	\$30,000	\$30,000	\$12,705	\$17,295
<i>Pool Chemicals</i>	\$15,000	\$15,000	\$8,451	\$6,549
<i>Janitorial</i>	\$12,000	\$12,000	\$9,089	\$2,911
<i>Facility Maintenance</i>	\$15,000	\$15,000	\$19,056	(\$4,056)

***Meadow View at Twin Creeks***  
***Community Development District***  
***GENERAL FUND***

*Statement of Revenues & Expenditures*  
*For the Period ending September 30, 2019*

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
<b><i>AMENITY CENTER CONTINUED</i></b>				
<i>Repairs &amp; Maintenance</i>	\$10,000	\$10,000	\$8,637	\$1,363
<i>Maintenance Reserves</i>	\$0	\$0	\$0	\$0
<i>Capital Projects</i>	\$0	\$0	\$7,071	(\$7,071)
<i>Snack Bar Inventory- CGS</i>	\$0	\$0	\$2,243	(\$2,243)
<i>Food Service License</i>	\$250	\$250	\$697	(\$447)
<i>Rental and Leases</i>	\$0	\$0	\$20,499	(\$20,499)
<i>Subscriptions</i>	\$0	\$0	\$2,988	(\$2,988)
<i>Towel/Linen Service</i>	\$0	\$0	\$144	(\$144)
<i>Special Events</i>	\$30,000	\$30,000	\$9,438	\$20,562
<i>Holiday Decorations</i>	\$9,000	\$9,000	\$0	\$9,000
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$1,230	(\$1,230)
<i>Office Supplies</i>	\$500	\$500	\$1,847	(\$1,347)
<i>ASCAP/BMI Licenses</i>	\$1,000	\$1,000	\$0	\$1,000
<i>Property Insurance</i>	\$40,000	\$40,000	\$21,396	\$18,604
<b><i>AMENITY CENTER EXPENDITURES</i></b>	<b>\$518,990</b>	<b>\$518,990</b>	<b>\$248,338</b>	<b>\$270,652</b>
<b><i>GROUND MAINTENANCE EXPENDITURES</i></b>				
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$6,400	\$0	\$6,400
<i>Electric</i>	\$2,200	\$2,200	\$8,656	(\$6,456)
<i>Landscape Maintenance</i>	\$125,000	\$125,000	\$258,766	(\$133,766)
<i>Landscape Contingency</i>	\$5,000	\$5,000	\$0	\$5,000
<i>Lake Maintenance</i>	\$12,000	\$12,000	\$2,700	\$9,300
<i>Grounds Maintenance</i>	\$12,000	\$12,000	\$338	\$11,662
<i>Pump Repairs</i>	\$2,500	\$2,500	\$0	\$2,500
<i>Streetlighting</i>	\$20,000	\$20,000	\$16,388	\$3,612
<i>Streetlight Repairs</i>	\$5,000	\$5,000	\$0	\$5,000
<i>Irrigation Repairs</i>	\$7,500	\$7,500	\$2,650	\$4,850
<i>Miscellaneous</i>	\$5,000	\$5,000	\$775	\$4,225
<i>Contingency</i>	\$94,616	\$94,616	\$15,597	\$79,019
<b><i>GROUNDS MAINTENACE EXPENDITURES</i></b>	<b>\$297,216</b>	<b>\$297,216</b>	<b>\$305,869</b>	<b>(\$8,653)</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$941,002</b>	<b>\$716,352</b>	<b>\$224,650</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$0</b>		<b>\$72,271</b>	
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$0</b>		<b>(\$23,593)</b>	
<b><i>FUND BALANCE - Ending</i></b>	<b>\$0</b>		<b>\$48,679</b>	



**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
<b><u>Revenues:</u></b>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$109,622	\$95,826	\$0	\$0	\$19,859	\$0	\$51,289	\$70,914	\$61,896	\$485,532
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	\$16,303	\$15,847	\$941	\$0	\$15,847	\$40,828	\$0	\$0	\$301,988
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$2	\$4	\$4	\$8	\$4	\$3	\$3	\$28
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$275	\$0	\$1,075
<b>Total Revenues</b>	<b>\$72,219</b>	<b>\$52,426</b>	<b>\$72,571</b>	<b>\$200,755</b>	<b>\$112,128</b>	<b>\$15,849</b>	<b>\$945</b>	<b>\$19,863</b>	<b>\$15,855</b>	<b>\$92,921</b>	<b>\$71,192</b>	<b>\$61,898</b>	<b>\$788,624</b>

**Expenditures:**

**Administrative**

Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$4,343	\$4,025	\$8,352	\$2,134	\$7,518	\$2,063	\$0	\$37,474
Attorney Fees	\$4,217	\$8,255	\$6,157	\$1,825	\$2,578	\$1,735	\$3,220	\$456	\$2,219	\$4,424	\$4,519	\$0	\$39,604
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	\$0	\$0	\$0	\$2,380
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$417	\$917	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$6,000
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	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$2,000
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$57	\$40	\$24	\$20	\$20	\$355
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$14	\$51	\$5	\$7	\$50	\$309
Insurance	\$8,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,988
Printing and Binding	\$1,654	\$191	\$351	\$262	\$130	\$830	\$327	\$399	\$530	\$354	\$260	\$282	\$5,570
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$99	\$94	\$81	\$1,373	\$184	\$0	\$2,437
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$6	\$18	\$18	\$19	\$537
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$18	\$33	\$18	\$18	\$24	\$15	\$254
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
<b>Total Administrative Expenditures</b>	<b>\$24,662</b>	<b>\$14,126</b>	<b>\$22,188</b>	<b>\$7,713</b>	<b>\$10,100</b>	<b>\$11,503</b>	<b>\$12,107</b>	<b>\$13,740</b>	<b>\$11,792</b>	<b>\$18,067</b>	<b>\$11,429</b>	<b>\$4,719</b>	<b>\$162,145</b>

**Amenity Center**

Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$693	\$714	\$694	\$705	\$705	\$5,766
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$2,682	\$0	\$5,305	\$3,307	\$3,148	\$3,012	\$27,964
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$597	\$831	\$786	\$736	\$626	\$380	\$8,185
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$270	\$163	\$0	\$124	\$132	\$0	\$1,270
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$203	\$103	\$114	\$114	\$276	\$1,787
Security Monitoring	\$0	\$0	\$0	\$0	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$888
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$2,350	\$0	\$0	\$0	\$0	\$0	\$2,350
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$35,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$1,115	\$1,530	\$731	\$7,444	\$7,923	\$2,374	\$0	\$21,117
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$190
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	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$18,333
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$1,365	\$1,445	\$1,520	\$1,445	\$1,365	\$12,705
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$980	\$1,335	\$1,380	\$750	\$931	\$840	\$585	\$8,451
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$1,295	\$1,295	\$1,295	\$1,319	\$1,295	\$1,295	\$9,089
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$815	\$3,153	\$1,682	\$2,632	\$316	\$2,135	\$0	\$19,056

**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
<b><i>Amenity Center Continued</i></b>													
Repairs & Maintenance	\$0	\$0	\$0	\$2,027	\$501	\$571	\$177	\$1,409	\$476	\$3,476	\$0	\$0	\$8,637
Maintenance Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$4,728	\$1,763	\$580	\$0	\$0	\$0	\$0	\$0	\$7,071
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$2,017	\$0	\$0	\$2,243
Food Service License	\$0	\$0	\$0	\$0	\$175	\$230	\$292	\$0	\$0	\$0	\$0	\$0	\$697
Rental and Leases	\$0	\$0	\$0	\$0	\$2,308	\$4,615	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,038	\$20,499
Subscriptions	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Towel/Linen Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144	\$0	\$144
Special Events	\$0	\$0	\$0	\$0	\$150	\$470	\$2,732	\$1,833	\$0	\$63	\$3,740	\$450	\$9,438
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$987	\$0	\$130	\$63	\$0	\$49	\$0	\$0	\$1,230
Office Supplies	\$0	\$0	\$0	\$618	\$13	\$138	\$204	\$0	\$809	\$0	\$66	\$0	\$1,847
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$0	\$0	\$0	\$20,845	\$0	\$0	\$551	\$0	\$0	\$0	\$0	\$0	\$21,396
<b><i>Total Amenity Center Expenditures</i></b>	<b>\$1,442</b>	<b>\$2,154</b>	<b>\$1,891</b>	<b>\$37,517</b>	<b>\$24,221</b>	<b>\$25,431</b>	<b>\$29,599</b>	<b>\$20,735</b>	<b>\$30,763</b>	<b>\$31,854</b>	<b>\$25,848</b>	<b>\$16,883</b>	<b>\$248,338</b>
<b><i>Ground Maintenance Expenditures</i></b>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$267	\$760	\$840	\$1,015	\$788	\$833	\$972	\$997	\$962	\$8,656
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$27,430	\$21,542	\$15,654	\$15,654	\$15,654	\$15,654	\$258,766
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	\$900	\$900	\$900	\$2,700
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$338	\$0	\$338
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	\$1,747	\$1,780	\$1,780	\$0	\$0	\$1,302	\$1,656	\$16,388
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	\$1,438	\$0	\$1,212	\$0	\$2,650
Miscellaneous	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Contingency	\$0	\$0	\$0	\$5,395	\$443	\$0	\$0	\$8,606	\$950	\$0	\$0	\$203	\$15,597
<b><i>Total Administrative</i></b>	<b>\$18,915</b>	<b>\$22,674</b>	<b>\$29,160</b>	<b>\$34,831</b>	<b>\$31,154</b>	<b>\$30,017</b>	<b>\$30,225</b>	<b>\$32,715</b>	<b>\$18,875</b>	<b>\$17,525</b>	<b>\$20,403</b>	<b>\$19,375</b>	<b>\$305,869</b>
<b><i>Total Expenses</i></b>	<b>\$45,019</b>	<b>\$38,954</b>	<b>\$53,239</b>	<b>\$80,061</b>	<b>\$65,475</b>	<b>\$66,950</b>	<b>\$71,930</b>	<b>\$67,190</b>	<b>\$61,430</b>	<b>\$67,447</b>	<b>\$57,680</b>	<b>\$40,977</b>	<b>\$716,352</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$27,199</b>	<b>\$13,472</b>	<b>\$19,332</b>	<b>\$120,694</b>	<b>\$46,653</b>	<b>(\$51,101)</b>	<b>(\$70,985)</b>	<b>(\$47,327)</b>	<b>(\$45,575)</b>	<b>\$25,475</b>	<b>\$13,512</b>	<b>\$20,922</b>	<b>\$72,271</b>

*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 2019</i>	<i>Requested Funding Amount FY 2020</i>	<i>Balance Due From Developer</i>
30	9/11/18	1/23/19	\$34,148.68	\$34,148.68	\$0.00	\$0.00
31	10/10/18	1/23/19	\$14,973.18	\$14,973.18	\$0.00	\$0.00
32	11/7/18	12/21/18	\$31,919.36	\$31,919.36	\$0.00	\$0.00
33	12/12/18	1/2/19	\$35,012.39	\$35,012.39	\$0.00	\$0.00
34	1/10/19	2/4/19	\$69,696.10	\$69,696.10	\$0.00	\$0.00
35	2/12/19	3/19/19	\$95,825.53	\$95,825.53	\$0.00	\$0.00
36	6/10/19	7/10/19	\$19,859.03	\$19,859.03	\$0.00	\$0.00
37	7/10/19	8/14/19	\$51,288.97	\$51,288.97	\$0.00	\$0.00
38	8/6/19	8/29/19	\$70,913.54	\$70,913.54	\$0.00	\$0.00
39	9/9/19			\$61,895.69	\$38,962.00	\$100,857.69
TOTAL			\$423,636.78	\$485,532.47	\$139,819.69	\$100,857.69

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2016 A1 & A2*

#### *Statement of Revenues & Expenditures*

*For the Period ending September 30, 2019*

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Special Assessments - 2016 A1</i>	\$443,376	\$443,376	\$394,853	(\$48,523)
<i>Special Assessments - 2016 A2</i>	\$229,350	\$229,350	\$120,571	(\$108,779)
<i>Prepayments A2</i>	\$0	\$0	\$1,572,565	\$1,572,565
<i>Interest Income</i>	\$600	\$600	\$2,877	\$2,277
<b><i>TOTAL REVENUES</i></b>	<b>\$673,326</b>	<b>\$673,326</b>	<b>\$2,090,866</b>	<b>\$1,417,540</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
<i>Interest Expense - 11/01</i>	\$169,125	\$169,125	\$169,125	\$0
<i>Interest Expense - 05/01</i>	\$169,125	\$169,125	\$169,125	\$0
<i>Principal Expense - 05/01</i>	\$105,000	\$105,000	\$105,000	\$0
<b><u>Series 2016 A2</u></b>				
<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	\$92,510	\$26,535	\$65,975
<i>Principal Expense - 05/01</i>	\$45,000	\$45,000	\$25,000	\$20,000
<i>Principal - Prepayment 5/1</i>	\$0	\$0	\$890,000	(\$890,000)
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$673,270</b>	<b>\$673,270</b>	<b>\$3,763,895</b>	<b>(\$3,090,625)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$160)	(\$160)
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>(\$160)</b>	<b>(\$160)</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$56</b>		<b>(\$1,673,189)</b>	
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$322,305</b>		<b>\$1,960,548</b>	
<b><i>FUND BALANCE - Ending</i></b>	<b>\$322,361</b>		<b>\$287,359</b>	

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2016 B*

#### *Statement of Revenues & Expenditures*

*For the Period ending September 30, 2019*

<i>Adopted Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
---------------------------	-----------------------------------	---------------------------------	-----------------

#### **REVENUES:**

<i>Special Assessments - 2016 B</i>	\$564,300	\$282,150	\$137,400	(\$144,750)
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,883,578	\$4,883,578
<i>Interest Income</i>	\$600	\$600	\$2,157	\$1,557

#### ***TOTAL REVENUES***

\$564,900	\$282,750	\$5,023,135	\$4,740,385
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#### **EXPENDITURES:**

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 12/15 (Prepayment)</i>	\$0	\$0	\$3,400,000	(\$3,400,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$26,067	(\$26,067)
<i>Principal Expense - 3/21 (Prepayment)</i>	\$0	\$0	\$1,425,000	(\$1,425,000)
<i>Interest Expense - 3/21</i>	\$0	\$0	\$33,250	(\$33,250)
<i>Interest Expense - 05/01</i>	\$282,150	\$282,150	\$137,400	\$144,750

#### ***TOTAL EXPENDITURES***

\$564,300	\$564,300	\$5,303,867	(\$4,739,567)
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#### **OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$811)	(\$811)
------------------------------------	-----	-----	---------	---------

#### ***TOTAL OTHER SOURCES AND USES***

\$0	\$0	(\$811)	(\$811)
-----	-----	---------	---------

#### ***EXCESS REVENUES (EXPENDITURES)***

\$600	(\$281,542)
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#### ***FUND BALANCE - Beginning***

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

#### ***FUND BALANCE - Ending***

\$600	\$283,496
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# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending September 30, 2019

	<i>Proposed Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$2,310	\$2,310
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,310</b>	<b>\$2,310</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2018 A1</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$217,283	\$217,283	\$217,283	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b><u>2018 A2</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$189,882	\$189,882	\$189,882	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$407,165</b>	<b>\$407,165</b>	<b>\$407,165</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$347)	(\$347)
Bonds Proceeds	\$1,199,623	\$1,199,623	\$1,199,623	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$1,199,623</b>	<b>\$1,199,623</b>	<b>\$1,199,275</b>	<b>(\$347)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$792,458</b>		<b>\$794,420</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$792,458</b>		<b>\$794,420</b>	

# Meadow View at Twin Creeks

## Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending September 30, 2019

	<i>Proposed Budget</i>	<i>Prorated Thru 09/30/19</i>	<i>Actual Thru 09/30/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Special Assessments	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$619	\$619
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$619</b>	<b>\$619</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2018 A1</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$37,946	\$37,946	\$37,946	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b><u>2018 A2</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$47,318	\$47,318	\$47,318	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$85,265</b>	<b>\$85,265</b>	<b>\$85,265</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$134)	(\$134)
Bonds Proceeds	\$489,702	\$489,702	\$489,702	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$489,702</b>	<b>\$489,702</b>	<b>\$489,567</b>	<b>(\$134)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$404,437</b>		<b>\$404,922</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$404,437</b>		<b>\$404,922</b>	

*Meadow View at Twin Creeks*  
Community Development District  
*Capital Projects Fund Series 2016*  
*Statement of Revenues & Expenditures*  
*For the Period ending September 30, 2019*

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<b><u>REVENUES:</u></b>				
Interest Income	\$1	\$70	\$14,445	\$10,044
<b>TOTAL REVENUES</b>	<b>\$1</b>	<b>\$70</b>	<b>\$14,445</b>	<b>\$10,044</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$34,000	\$12,284,494	\$5,937,199
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$34,000</b>	<b>\$12,763,069</b>	<b>\$6,230,999</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In (Out)	\$160	\$2,542,558	(\$2,541,478)	\$134
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$160</b>	<b>\$2,542,558</b>	<b>\$12,748,900</b>	<b>\$7,620,433</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$161</b>	<b>\$2,508,628</b>	<b>\$276</b>	<b>\$1,399,477</b>
<b>FUND BALANCE - Beginning</b>	<b>\$195</b>	<b>(\$2,507,510)</b>	<b>\$0</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$1,118</b>	<b>\$276</b>	<b>\$1,399,477</b>



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

<b>Series 2016 A1 Special Assessment Bonds</b>	
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:	\$133,634.50
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Current Bonds Outstanding	\$6,435,000

<b>Series 2016 A2 Special Assessment Bonds</b>	
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:	---
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)
Less: May 1, 2019	(\$25,000)
Less: May 1, 2019 (Prepayment)	(\$890,000)
Current Bonds Outstanding	\$0

<b>Series 2016 B Special Assessment Bonds</b>	
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: December 15, 2018 (Prepayment)	(\$3,400,000)
Less: March 21, 2019 (Prepayment)	(\$1,425,000)
Current Bonds Outstanding	\$4,580,000

<b>Series 2018 A1 Special Assessment Bonds</b>	
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:	\$184,173.96
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

<b>Series 2018 A2 Special Assessment Bonds</b>	
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

<b>Series 2019 A1 Special Assessment Bonds</b>	
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:	\$77,317.52
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

<b>Series 2019 A2 Special Assessment Bonds</b>	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$94,689.00
Reserve Balance:	\$94,689.00
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	274,800.00	163,313.64	698,770.14
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
<b>SUBTOTAL SERIES 2016 LOTS</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>274,800.00</b>	<b>301,987.87</b>	<b>1,140,734.23</b>
<b>TAX ROLL ASSESSED</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>274,800.00</b>	<b>301,987.87</b>	<b>1,140,734.23</b>

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	137,400.00	140,085.67	120,570.83	137,400.00	163,313.64	561,370.14
MATTAMY JACKSONVILLE, LLC	48,522.72	90,113.61	-	-	63,389.23	153,502.84
DREAM FINDERS HOMES, LLC	-	164,653.53	-	-	75,285.00	239,938.53
<b>DIRECT RECEIPTS</b>	<b>185,922.72</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>301,987.87</b>	<b>954,811.51</b>
<b>TAX ROLL RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL RECEIPTS</b>	<b>185,922.72</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>301,987.87</b>	<b>954,811.51</b>

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	89%	100%	50%	100.0%	83.7%
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*C.*

*Meadow View at Twin Creeks  
Community Development District*

*Check Run Summary*

9/1/19 - 9/30/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
9/18/19	345-350	\$656.96	
	<i>Total Checks</i>		<u>\$656.96</u>
9/9/19	St Johns County Utility Dept	\$380.12	
9/16/19	Comcast	\$704.61	
9/18/19	FPL	\$5,629.76	
	<i>Total Paid Electronically</i>		<u>\$6,714.49</u>
<i>Total General Fund</i>			<u>\$7,371.45</u>

\* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/18/19	00038	5/07/19 124303	201905 320-57200-45400	MAY SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000345
9/18/19	00038	6/12/19 126079	201906 320-57200-45400	JUN SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000346
9/18/19	00038	7/10/19 127521	201907 320-57200-45400	JUL SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000347
9/18/19	00038	8/12/19 129378	201908 320-57200-45400	AUG SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000348
9/18/19	00021	9/10/19 302859ES	201908 320-57200-45913	AUG GAS	*	29.17	
				FLORIDA NATURAL GAS			29.17 000349
9/18/19	00002	8/16/19 I0320575	201908 310-51300-48000	NOTICE OF RULE DEVELOPMNT	*	53.85	
		8/19/19 I0320576	201908 310-51300-48000	NOTICE OF RULE MAKING	*	130.14	
				ST AUGUSTINE RECORD			183.99 000350
TOTAL FOR BANK A						656.96	
TOTAL FOR REGISTER						656.96	



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

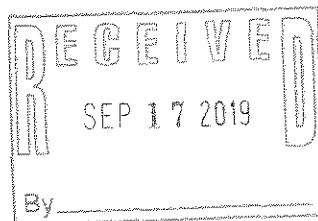
Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Meadow View at Twin Creeks CCD  
475 West Town Place  
Suite #114  
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/07/2019	\$110.95	05/07/2019

## INVOICE NO. 124303

Site: Beacon Lakes Amenities  
Center(Meadow View @ Twin  
Creeks)  
Site Address: 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
Period: 05/01/2019 to 05/31/2019  
Recurring No.: 170  
Job Name:  
Order No.:



Description  
Meadow View @ Twin Creeks

### Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$7.21
Total			\$118.16

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Credit	\$7.21
Amount Applied	\$0.00
Balance Due	\$110.95

320-57200-45400 Richard M. Jones

Approval

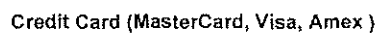


Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/07/2019	\$110.95	05/07/2019

**INVOICE NO. 124303**

## How To Pay



Detach this section and mail check to:

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD DUE DATE: 05/07/2019 AMOUNT DUE: \$110.95

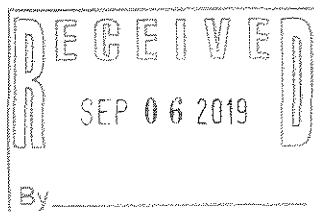
Please Reference: 124303





Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

Meadow View at Twin Creeks CCD  
 475 West Town Place  
 Suite #114  
 St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
06/12/2019	\$118.16	06/12/2019

## INVOICE NO. 126079

**Site:** Beacon Lakes Amenities  
 Center(Meadow View @ Twin  
 Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 06/01/2019 to 06/30/2019  
**Recurring No.:** 170  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

1-32-572-454  
 38

### Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total</b>	<b>\$118.16</b>

*"Thank you--we really appreciate your business! Please send payment within 21 days of receiving this invoice.*

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

*There will be a 1.5% interest charge per month on late invoices.*

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total inc Tax</b>	<b>\$118.16</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$118.16</b>



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/12/2019	\$118.16	06/12/2019

**INVOICE NO. 126079**

## How To Pay



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**

**INVOICE NO. 126079**

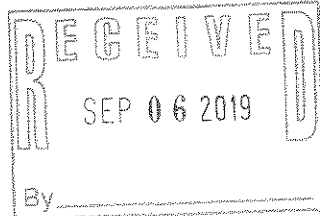
**NAME:** Meadow View at Twin Creeks CCD **DUE DATE:** 06/12/2019 **AMOUNT DUE:** \$118.16

**Please Reference: 126079**



Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

Meadow View at Twin Creeks CCD  
 475 West Town Place  
 Suite #114  
 St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2019	\$118.16	07/10/2019

## INVOICE NO. 127521

**Site:** Beacon Lakes Amenities  
 Center(Meadow View @ Twin  
 Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 07/01/2019 to 07/31/2019  
**Recurring No.:** 170  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

### Security Monitoring

1-32-572-454  
 38

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total</b>	<b>\$118.16</b>

"Thank you--we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total inc Tax</b>	<b>\$118.16</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$118.16</b>



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2019	\$118.16	07/10/2019

**INVOICE NO. 127521**

## How To Pay

**INVOICE NO. 127521**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

**Atlantic Security**  
1714 Cesery Blvd  
Jacksonville, FL 32211

**NAME:** Meadow View at Twin Creeks CCD

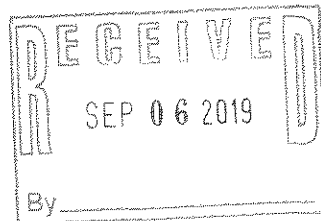
**DUE DATE:** 07/10/2019 **AMOUNT DUE:** \$118.16

**Please Reference: 127521**



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Meadow View at Twin Creeks CCD  
475 West Town Place  
Suite #114  
St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
08/12/2019	\$118.16	08/12/2019

## INVOICE NO. 129378

**Site:** Beacon Lakes Amenities  
Center(Meadow View @ Twin  
Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 08/01/2019 to 08/31/2019  
**Recurring No.:** 170  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

1-32-572-454  
38

### Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total	\$118.16

*"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice."*

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

*There will be a 1.5% interest charge per month on late invoices.*

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Amount Applied	\$0.00
Balance Due	\$118.16



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/12/2019	\$118.16	08/12/2019

**INVOICE NO. 129378**

## How To Pay

**INVOICE NO. 129378**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 08/12/2019 **AMOUNT DUE:** \$118.16

**Please Reference: 129378**



**Florida Natural Gas**

P.O. Box 934726  
Atlanta, GA 31193-4726

Phone: 877-436-4427 Fax: 844-393-9006

Email: customerservice@onlyfng.com

## Invoice

MDG2019 00000113 01



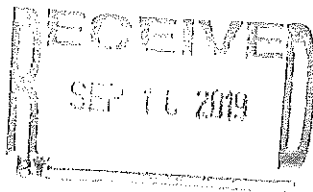
Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center  
Accounts Payable  
475 W. Town Place #114  
St Augustine, FL 32092-0000

Billing Group #:	39005
Invoice Date:	September 10, 2019
Invoice #:	302859ES
Due Date:	October 03, 2019
Current Charges:	\$29.17
Last Payment:	\$15.64
Payment Date:	August 30, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$29.17



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	08/01/19 - 09/03/19	56.00	\$18.20
Fuel	08/01/19 - 09/03/19	1.81	\$0.59
<b>Commodity Charges Sub Total:</b>		<b>57.81</b>	<b>\$18.79</b>
Transportation			\$4.43
<b>Transportation Charges Sub Total:</b>			<b>\$4.43</b>
Customer Charge			\$5.95
<b>Miscellaneous Charges Sub Total:</b>			<b>\$5.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$29.17</b>
Sales Taxes			\$0.00
<b>Taxes Sub Total:</b>			<b>\$0.00</b>
<b>Total Current Charges:</b>			<b>\$29.17</b>

Thank you for your business.



1-32-572-45913  
21

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	September 10, 2019	Accounts Payable
Invoice #:	302859ES	475 W. Town Place #114
Due Date:	October 03, 2019	St Augustine, FL 32092-0000
Current Charges:	\$29.17	
Last Payment:	\$15.64	
Payment Date:	August 30, 2019	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$29.17	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas  
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA  
ABA #: 121000248  
Acct Name: Florida Natural Gas  
Account #: 2000036933330

Mall Payment To:  
Florida Natural Gas  
P.O. Box 934726  
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006  
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 302859ES

### Account Detail

Service Address:	850 Beacon Lakes Pkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004398311

### Current Charges

#### Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	08/01/19 - 09/03/19	56.00	\$0.3250	\$18.20
Fuel	08/01/19 - 09/03/19	1.81	\$0.3250	\$0.59
Totals:		57.81		\$18.79

#### Transportation Charges

Description	Units	Price	Cost
Transportation	56.00	\$0.0791	\$4.43
Totals:			\$4.43

#### Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

#### Taxes

Description	Cost
Florida State Tax 100% Exempt	\$0.00
St. Johns County Tax 100% Exempt	\$0.00
Totals:	\$0.00

Total Account Charges: \$29.17





Questions on this invoice call:

(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
08/04		Balance Forward						\$1,453.97	
08/07	P96799	Payment - Lockbox 313						\$-80.78	
08/23	P99433	Payment - Lockbox 315						\$-1,373.19	
08/16 08/16	I03205750-08162019	RULE DEVELOPMENT	SA St Augustine Record	1.00 x 3.0000	3	1	\$8.98	\$26.94	
08/16 08/16	I03205750-08162019	RULE DEVELOPMENT	SA St Aug Record Online	1.00 x 3.0000	3	1	\$8.97	\$26.91	
08/19 08/19	I03205762-08192019	PUB HEARING BOS 9/19/19	SA St Augustine Record	1.00 x 7.2500	7.25	1	\$8.98	\$65.11	
08/19 08/19	I03205762-08192019	PUB HEARING BOS 9/19/19	SA St Aug Record Online	1.00 x 7.2500	7.25	1	\$8.97	\$65.03	

PREVIOUS AMOUNT OWED: \$1,453.97

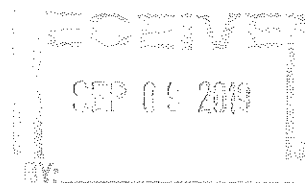
NEW CHARGES THIS PERIOD: \$183.99

CASH THIS PERIOD: (\$1,453.97)

DEBIT ADJUSTMENTS THIS PERIOD: \$0.00

CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.



1-31-513-48  
2

# INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$183.99		\$0.00	\$0.00	\$0.00	\$0.00		\$183.99
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		08/05/2019 - 09/01/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

## MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

## ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		08/05/2019 - 09/01/2019				MEADOW VIEW AT TWIN CREEKS CDD													
COMPANY		23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT											
SA 7		\$183.99		\$0.00		NET 15 DAYS													
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$183.99				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						09/01/2019				15651				15651				0000053537	

8	BILLING ACCOUNT NAME AND ADDRESS
---	----------------------------------

9	REMITTANCE ADDRESS
---	--------------------



8 - 2626

MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Fri, Aug 16, 2019  
8:02:04AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**Acct:** 15651  
**Phone:** 9049405850

**Name:** MEADOW VIEW AT TWIN CREEKS CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**E-Mail:**

**Client:** MEADOW VIEW AT TWIN CREEKS ( **City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003205750-01

**Caller:** COURTNEY HOGG

**Paytype:** BILL

**Start:** 08/16/2019

**Issues:** 1

**Stop:** 08/16/2019

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

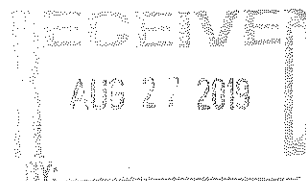
**Copy Line:** NOTICE OF RULE DEVELOPMENT BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 1r

Lines 36  
Depth 3.00  
Columns 1  
Price \$53.85

**NOTICE OF RULE DEVELOPMENT  
BY MEADOW VIEW AT TWIN  
CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(4), 190.011(5) and 120.54, *Florida Statutes*. A public hearing will be conducted by the District on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver  
District Manager  
0003205750 August 16, 2019



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003205750-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF INTENT** in the matter of **RULE DEVELOPMENT** was published in said newspaper on **08/16/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_ day of **AUG 16 2019**

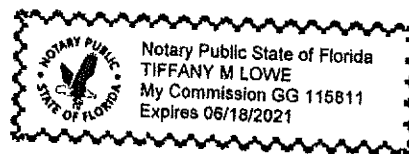
by Julia Kerti who is personally known to me  
or who has produced as identification

Tiffany M. Lowe  
(Signature of Notary Public)

NOTICE OF RULE DEVELOPMENT  
BY MEADOW VIEW AT TWIN  
CREEKS COMMUNITY  
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. A public hearing will be conducted by the District on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver  
District Manager  
0003205750 August 16, 2019



Mon, Aug 19, 2019  
7:54:06AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Acct: 15651  
Phone: 9049405850

E-Mail:

Name: MEADOW VIEW AT TWIN CREEKS CDD  
Address: 475 WEST TOWN PLACE, SUITE 114

Client: MEADOW VIEW AT TWIN CREEKS ( City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003205762-01

Start: 08/19/2019

Placement: SA Legals

Copy Line: NOTICE OF RULEMAKING FOR OVERNIGHT PARKING AND PARKING ENFORCEMENT BY MEADOW VIEW AT TWIN (

Caller: COURTNEY HOGG

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/19/2019

Lines 85  
Depth 7.25  
Columns 1  
  
Price \$130.14

**NOTICE OF RULEMAKING FOR  
OVERNIGHT PARKING AND  
PARKING ENFORCEMENT BY  
MEADOW VIEW AT TWIN  
CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed Rules *Relating to Overnight Parking and Parking Enforcement* ("Rule.") The public hearing will provide an opportunity for the public to address proposed rules for overnight parking and parking enforcement.

The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in *The St. Augustine Record* on Friday, August 16, 2019.

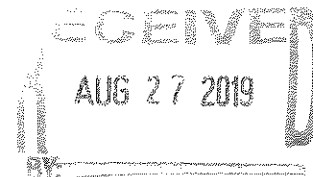
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

A copy of the proposed rule may be obtained by contacting the District Manager's Office.

0003205762 August 19, 2019



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003205762-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PUB HEARING BOS 9/19/19** was published in said newspaper on **08/19/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of **AUG 19 2019**

by *Julia Kerti* who is personally known to me  
or who has produced as identification

*Tiffany M. Lowe*  
(Signature of Notary Public)

**NOTICE OF RULEMAKING FOR  
OVERNIGHT PARKING AND  
PARKING ENFORCEMENT BY  
MEADOW VIEW AT TWIN  
CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in *The St. Augustine Record* on Friday, August 16, 2019.

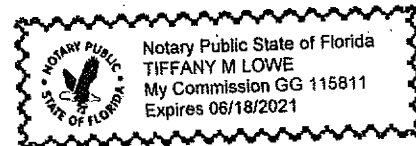
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

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A copy of the proposed rule may be obtained by contacting the District Manager's Office.

0003205762 August 19, 2019



*D.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #40

October 10, 2019

PAYEE	GENERAL FUND	
	FY 2019	FY 2020
<b>1 Atlantic Security</b> September Security Monitoring Inv #131245 9/06/19	\$ 110.95	
<b>2 Comcast</b> October Internet, TV and Telephone 9/27/19		\$ 726.58
<b>3 England Thims &amp; Miller</b> August Professional Services Inv #191703 9/10/19	\$ 2,062.97	
<b>4 Future Horizons, Inc</b> September Aquatic Weed Control Inv #60213 9/30/19	\$ 900.00	
<b>5 Governmental Management Services, LLC</b> Assessment Roll Certification FY20 Inv #49 9/15/19 October Management Fees Inv #50 10/1/19		\$ 5,000.00
		\$ 4,985.97
<b>6 Grau and Associates</b> Audit FYE 9/30/19 Inv #18636 9/1/19		\$ 500.00
<b>7 Hopping Green &amp; Sams</b> August General Counsel Inv #110139 8/31/19	\$ 4,519.43	
<b>8 Municipal Asset Management Inc</b> October Lease Payment Invoice #0617451 10/1/19		\$ 2,307.62
<b>9 Poolsure</b> September Pool Chemical Inv #1312955889 9/23/19 September Acitivity Pool Chemical Inv #131295588967 9/23/19	\$ 450.00	
	\$ 135.00	
<b>10 Republic Servcies</b> October Service Inv #0687-0013996 9/16/19		\$ 178.75
<b>11 Riverside Management Services Inc</b> Facility and Management Services September 2019 Inv #36 9/1/19 Facility maintenance & Supplies August 2019 Inv #38 9/18/19 Facility and Management Services October 2019 Inv #39 10/1/19	\$ 9,326.67	
	\$ 2,473.13	
		\$ 9,326.67
<b>12 Simply Linen Solutions</b> Laundry Service for Towels Inv #162958	\$ 86.56	
<b>13 The St Augustine Record</b> Notice of Annual Meetings 9/18/19 IO3214015-09182019	\$ 103.22	
<b>14 Turner Pest Control</b> Pest Control Inv #6128567 9/20/19	\$ 203.30	
<b>15 Yellowstone Landscape</b> September Monthly Lawn Maintenance Inv #53850 9/15/19	\$ 15,653.85	
	<u>\$ 36,025.08</u>	<u>\$ 23,025.59</u>
<b>Total Funding Request</b>	<b>\$ 59,050.67</b>	

Please make check payable to:

**Meadow View at Twin Creeks CDD**  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

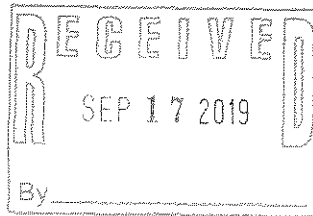
Signature: \_\_\_\_\_  
Secretary/Asst. Secretary



**SMARTHOMES.BIZ**  
SMART HOME SPECIALISTS

Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Meadow View at Twin Creeks CCD  
475 West Town Place  
Suite #114  
St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
09/06/2019	\$118.16	09/06/2019

## INVOICE NO. 131245

**Site:** Beacon Lakes Amenities  
Center(Meadow View @ Twin  
Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 09/01/2019 to 09/30/2019  
**Recurring No.:** 170  
**Job Name:**  
**Order No.:**

**Description**  
Meadow View @ Twin Creeks

V-38 (A)

**Security Monitoring**

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total</b>	<b>\$118.16</b>

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice."

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$7.21
<b>Total inc Tax</b>	<b>\$118.16</b>
Amount Applied	\$0.00
<b>Balance Due</b>	<b>\$118.16</b>

320-57200-45400 Richard M. Jones

Tax exempt  
form





**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/06/2019	\$118.16	09/06/2019

**INVOICE NO. 131245**

## How To Pay

**INVOICE NO. 131245**



Credit Card (MasterCard, Visa, Amex )



Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

NAME: Meadow View at Twin Creeks CCD DUE DATE: 09/06/2019 AMOUNT DUE: \$118.16

Please Reference: 131245

# Hello,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 850 BEACON LAKE PKWY, SAINT AUGUSTINE, FL,  
32095-7499

Previous balance		\$704.61
One-time EFT Payment - thank you	Sep 12	-\$704.61
<b>Balance forward</b>		<b>\$0.00</b>
Partial charges	Page 3	\$4.36
Regular monthly charges	Page 3	\$679.58
One-time charges	Page 4	\$0.00
Taxes, fees and other charges	Page 4	\$42.64
<b>New charges</b>		<b>\$726.58</b>

**Amount due Oct 18, 2019** **\$726.58**

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Your regular monthly charges have changed because a change was made to your Comcast Business services. See Regular monthly charges for details.
- Any payments received or account activity after Sep 27, 2019 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

## Need help?

- Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

MEADOW VIEW AT TWIN CREEK  
ATTN ERNESTO TORRES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649

Account number

**8495 74 140 1436385**

Payment due

**Oct 18, 2019**

**Please pay**

**\$726.58**

**Amount enclosed**

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574140143638500726588

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Did you know?

No more mailing monthly checks!  
With Auto Pay, it's easy to save time, energy and stamps. Enroll today at **[business.comcast.com/myaccount](https://business.comcast.com/myaccount)**



## Need help? We're here for you



### Visit us online

Get help and support at  
**[business.comcast.com/help](https://business.comcast.com/help)**



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.  
Visit **[business.comcast.com/learn/moving](https://business.comcast.com/learn/moving)** to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **[support.xfinity.com/accessibility](https://support.xfinity.com/accessibility)**, email **[accessibility@comcast.com](mailto:accessibility@comcast.com)**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **[business.comcast.com/myaccount](https://business.comcast.com/myaccount)**



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **[business.comcast.com/myaccount](https://business.comcast.com/myaccount)** to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at **[business.comcast.com/myaccount](https://business.comcast.com/myaccount)**



#### By App

Download the Comcast Business App



#### In-Store

Visit **[business.comcast.com/servicecenter](https://business.comcast.com/servicecenter)** to find a store near you

## Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:

■ Regular monthly charges ■ Partial charges  
\$664.03

**Last month**  
(Sep 01 - Sep 30)

**This month**  
(Oct 01 - Oct 31)

Your regular monthly charges have increased by \$15.55. Plus, a partial charge of \$4.36 has been applied due to changes made on Sep 20 and Sep 26.

\$679.58

\$4.36

**Next month**  
(Nov 01 - Nov 30)

Your new regular monthly charges with no partial charges or credits.

\$679.58

Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

## Partial charges

\$4.36

### Services removed

Sep 26 - Sep 30

-\$3.84

Service To Additional TV

### Services added

Sep 20 - Sep 30

\$8.20

Service To Additional TV and Sports Pack

**Please note:** Credits for service you were billed for in advance last month.

**Please note:** Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

On your last bill you were billed in advance for services between Sep 01 - Sep 30. We've applied a charge of \$4.36 as a result of your change(s) on Sep 20 and Sep 26. For more details about the change to your service please go to [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

## Regular monthly charges

\$679.58

### Comcast Business services

\$498.55

TV Preferred Business Video	\$74.95
Sports Pack	\$8.95
HD Technology Fee	\$9.95
Business Internet 1g <i>Includes \$210.00 Service Discount</i>	\$289.95
Wifi Pro Expanded Coverage	\$29.90
Static IP - 1	\$19.95
Mobility Voice Line Business Voice Qty 2 @ \$29.95 each <i>Includes \$30.00 Service Discount</i>	\$59.90
Voice Mail Service	\$5.00

## What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)217-3052, (904)342-0678

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

*You've saved \$240.00 this month with your service discounts.*

You may notice some taxes & fees look different. We changed this section so it's easier to understand. See [business.comcast.com/billinginfo](https://business.comcast.com/billinginfo) for more information.

Equipment & services		\$156.05
TV Adapter		\$0.50
Service To Additional TV With TV Box And Remote Qty 3 @ \$9.95 each		\$29.85
Service To Additional TV With TV Adapter Qty 13 @ \$7.75 each		\$100.75
Equipment Fee Access Point Qty 2 @ \$5.00 each		\$10.00
Equipment Fee Voice		\$14.95

Service fees		\$24.98
Broadcast TV Fee		\$10.00
Federal Universal Service Fund		\$2.46
Regulatory Cost Recovery		\$0.92
Directory Listing Management Fee		\$2.00
Regional Sports Fee		\$7.60
Voice Network Investment		\$2.00

One-time charges		\$0.00
Installation fees		\$0.00
Install Fee	Sep 20	\$0.00
Install Fee-add'l Outlet	Sep 26	\$0.00

Taxes, fees and other charges		\$42.64
Taxes & government fees		\$42.64
Sales Tax		\$2.62
State Communications Services Tax		\$22.52
Local Communications Services Tax		\$16.70
911 Fees		\$0.80

## Additional information

Effective November 21, 2019, CMT, Comedy Central, Outdoor and Sportsman will no longer be available with any of the following Comcast Business services: Variety, Standard, Digital Standard, Preferred, Digital Deluxe or Sports Pack. These channels will be available with the Extra Channels Pack for \$1.00 per month, plus applicable fees and taxes.

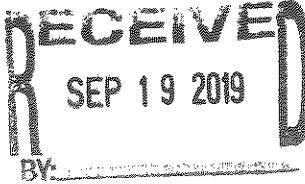
Effective October 29, 2019, Comcast is realigning the programming offered in the 1150 to 1199 channel range. At such time, check the program guide to locate the new channel positions for any impacted programming.

Good News! Effective September 10, 2019, Hallmark Drama will now be available in SD and HD in our Preferred & Digital Deluxe tiers.

The regulatory cost recovery is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 866.216.8634

Meadow View at Twin Creeks Community  
Development District  
475 W Town Place  
Suite 114  
St. Augustine, FL 32092



September 10, 2019  
Project No: 17348.00000  
Invoice No: 0191703

Project 17348.00000 Meadow View at Twin Creek CDD - 2019/2020 General Consulting Services (WA#8)

**Professional Services rendered through August 31, 2019**

**Professional Personnel**

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	8/10/2019	3.25	178.00	578.50	
Lockwood, Scott	8/17/2019	5.25	178.00	934.50	
Lockwood, Scott	8/24/2019	1.25	178.00	222.50	
Administrative Support					
Blair, Shelley	8/3/2019	1.00	81.00	81.00	
Blair, Shelley	8/10/2019	.50	81.00	40.50	
Blair, Shelley	8/17/2019	2.50	81.00	202.50	
Totals		13.75		2,059.50	
<b>Total Labor</b>					<b>2,059.50</b>

**Expenses**

Reproductions			3.02	
<b>Total Expenses</b>		<b>1.15 times</b>	<b>3.02</b>	<b>3.47</b>

**Invoice Total this Period \$2,062.97**

**Outstanding Invoices**

Number	Date	Balance
0191035	7/11/2019	2,134.40
0191391	8/8/2019	7,517.79
<b>Total</b>		<b>9,652.19</b>

**Total Now Due \$11,715.16**

(A) V-5  
1,310,573.311

**England-Thimys & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485  
CA-00002584 LC-0000316

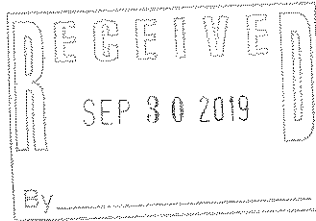
CP

**Future Horizons, Inc.**

403 North First Street  
P O Box 1115  
Hastings, FL 32145-1115

Voice: 800-682-1187

Fax: 904-692-1193

**INVOICE**

Invoice Number: 60213

Invoice Date: Sep 30, 2019

Page: 1

**Bill To:**

Meadow View at Twin Creeks CDD  
c/o GMS  
475 West Town Place, Ste 114  
St. Augustine, FL 32092

**Ship to:**

Meadow View at Twin Creeks CDD  
c/o GMS  
475 West Town Place, Ste 114  
St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/30/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September, 2019  <i>B. Hupk 9-30-19 LAKE MAINT 001, 320, 53800, 45005</i>	900.00	900.00
				<i>V-45 (A)</i>
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>900.00</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 49

Invoice Date: 9/15/19

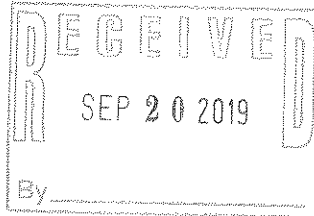
Due Date: 9/15/19

Case:

P.O. Number:

**Bill To:**

Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2020		5,000.00	5,000.00
1,310,513.310			
V-1 (A)			

Total	\$5,000.00
-------	------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$5,000.00
-------------	------------



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 50**Invoice Date:** 10/1/19**Due Date:** 10/1/19**Case:****P.O. Number:****Bill To:**

Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - October 2019		3,937.50	3,937.50
Information Technology - October 2019		166.67	166.67
Dissemination Agent Services - October 2019		625.00	625.00
Office Supplies		12.80	12.80
Postage		5.15	5.15
Copies		211.95	211.95
Telephone		26.90	26.90
<b>Total</b>			<b>\$4,985.97</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,985.97</b>

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meadow View at Twin Creeks Community Development District  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

Invoice No. 18636  
Date 09/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ 500.00
Current Amount Due	\$ 500.00

V-47

(A)

001,810,513,352

REC'D SEP 09 2019

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

V-3 (A)  
1,310, 573. 315

## STATEMENT

September 25, 2019

Meadow View at Twin Creeks Community Development  
District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 110139  
Billed through 08/31/2019

General Counsel

MVTCDD 00001 JLE



### FOR PROFESSIONAL SERVICES RENDERED

07/30/19	LMG	Research and revise rules of procedure; prepare memorandum to district regarding same.	0.30 hrs
08/02/19	JLE	Email correspondence regarding hardscape/landscape proposals.	0.20 hrs
08/06/19	JLE	Confer with Perry regarding contribution agreement; revise the same; email regarding the same.	0.80 hrs
08/08/19	JLE	Analyze contribution item, including review of prior bond issuances and assessment amounts; email Perry regarding the same.	0.90 hrs
08/09/19	JLE	Confer with Perry regarding contribution agreement; email regarding the same.	0.50 hrs
08/11/19	JLE	Email correspondence regarding Clary invoices.	0.20 hrs
08/12/19	JLE	Confer with Board Supervisor regarding platting invoices; email regarding the same; conference call regarding contribution agreement; revise agreement; email regarding the same.	1.20 hrs
08/12/19	KEM	Prepare notice of rule development and notice of rulemaking.	0.40 hrs
08/13/19	JLE	Follow-up on alcohol license.	0.20 hrs
08/13/19	KEM	Prepare application for alcohol license.	1.20 hrs
08/15/19	JLE	Prepare for, travel to and from, and attend CDD Board meeting; email correspondence regarding bid awards; follow-up regarding the same.	2.60 hrs
08/15/19	KEM	Prepare notices of intent to award contract.	0.50 hrs
08/16/19	KEM	Prepare application for alcohol license.	0.40 hrs
08/19/19	KEM	Prepare application for alcohol license.	1.00 hrs
08/20/19	JLE	Review alcohol license application; follow-up regarding the same; conference call regarding Phase 4.	1.10 hrs

08/22/19	KEM	Prepare application for alcohol license.	0.50 hrs
08/28/19	KEM	Prepare application for alcohol license.	0.30 hrs
08/29/19	JLE	Continue to review and revise Development and Contribution Agreement; prepare revisions to purchase and sale agreement; email regarding the same; confer with Bulleit regarding amenity center; follow-up regarding the same.	3.80 hrs
08/29/19	MKR	Research FHA's applicability to age-restricted communities.	0.80 hrs
08/30/19	JLE	Review and revise development and contribution agreement based on comments from client; email to working group.	0.20 hrs
08/30/19	KEM	Prepare application for alcohol license.	0.30 hrs
Total fees for this matter			\$4,121.00

**DISBURSEMENTS**

Travel	230.00
Conference Calls	8.45
License Fee	159.98
Total disbursements for this matter	\$398.43

**MATTER SUMMARY**

Earlywine, Jere L.	11.70 hrs	275 /hr	\$3,217.50
Ibarra, Katherine E. - Paralegal	4.60 hrs	145 /hr	\$667.00
Gentry, Lauren M.	0.30 hrs	215 /hr	\$64.50
Rigoni, Michelle K.	0.80 hrs	215 /hr	\$172.00

TOTAL FEES	\$4,121.00
TOTAL DISBURSEMENTS	\$398.43

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$4,519.43</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Earlywine, Jere L.	11.70 hrs	275 /hr	\$3,217.50
Ibarra, Katherine E. - Paralegal	4.60 hrs	145 /hr	\$667.00
Gentry, Lauren M.	0.30 hrs	215 /hr	\$64.50
Rigoni, Michelle K.	0.80 hrs	215 /hr	\$172.00

TOTAL FEES	\$4,121.00
TOTAL DISBURSEMENTS	\$398.43

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$4,519.43</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

## Municipal Asset Management, Inc.

25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

**INVOICE NO:** 0617451  
**DATE:** 10/1/2019

**To:** Meadow View at Twin Creeks CDD  
Ernesto J Torres  
475 West Town Place, Suite 114  
St. Augustine, FL 32902



DUE DATE	RENTAL PERIOD
11/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
10	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment	2,307.62

**TOTAL DUE**

**\$2,307.62**

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617451	11/7/2019	\$2,307.62	

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

Municipal Asset Management, Inc.  
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401



## Invoice

Date  
Invoice #9/23/2019  
131295588963

1707 Townhurst Dr  
Houston TX 77043  
ar@poolsure.com  
800-858-POOL (7665)  
www.poolsure.com

Terms	Net 20
Due Date	10/13/2019
PO #	
Delivery Ticket #	Sales Order #1328321
Delivery Date	9/20/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

Bill To  
Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Ship To  
Meadow View at Twin Creeks CDD  
755 Cr-210 W  
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00
<div style="text-align: center;"> Handwritten: V-22 (circled) and B (circled)</div>					

Total 450.00  
Amount Due \$450.00

3205720045506 *Richard M. Jr*

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295588963

Amount Due \$450.00

Amount Paid \_\_\_\_\_

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295588963



## Invoice

Date  
Invoice #9/23/2019  
131295588967

1707 Townhurst Dr  
Houston TX 77043  
ar@poolsure.com  
800-858-POOL (7665)  
www.poolsure.com

Terms	Net 20
Due Date	10/13/2019
PO #	
Delivery Ticket #	Sales Order #1328322
Delivery Date	9/20/2019
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

## Bill To

Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

## Ship To

Meadow View at Twin Creeks CDD  
755 Cr-210 W  
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	60	gal	1.50	90.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00

RECEIVED  
SEP 27 2019  
By \_\_\_\_\_

V-22 (A)

Total 135.00  
Amount Due \$135.00

3205720045506 Richard M. [Signature]

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295588967

Amount Due \$135.00

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295588967



**REPUBLIC**  
SERVICES

8619 Western Way  
Jacksonville FL 32256-036060

**Customer Service** (904) 731-2456  
RepublicServices.com/Support

**Account Number** 3-0687-0013996  
**Invoice Number** 0687-001006319  
**Invoice Date** September 16, 2019  
**Previous Balance** \$390.03  
**Payments/Adjustments** -\$504.27  
**Current Invoice Charges** \$178.75

<b>Total Amount Due</b> <b>\$64.51</b>	<b>Payment Due Date</b> <b>October 06, 2019</b>
---	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 08/28	5555555	-\$390.03
Payment - Thank You 08/31	322	-\$114.24

**CURRENT INVOICE CHARGES**

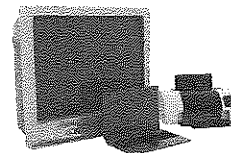
Description	Reference	Quantity	Unit Price	Amount
<b>Meadowview At Twin Creeks Cdd 850 Beacon Lake Pkwy PO 9687022-51</b>				
<b>St. Augustine, FL Contract: 9687022 (C51)</b>				
<b>1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 10/01-10/31			\$114.00	\$114.00
Container Refresh 10/01-10/31		1.0000	\$9.00	\$9.00
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$41.67
<b>Total Franchise - Local</b>				\$8.13
<b>CURRENT INVOICE CHARGES</b>				<b>\$178.75</b>



V-28 (A) 1,320,572.45914

**Electronics Recycling with BlueGuard™**

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



L2RCACDTCQ 013301 1NNNNNNNN NNN NNN 001 001 026805 21362565.1



8619 Western Way  
Jacksonville FL 32256-036060

Please Return This  
Portion With Payment

**Total Enclosed**

Return Service Requested

L2RCACDTCQ 013301



MEADOWVIEW AT TWIN CREEKS CDD  
BRIAN STEPHENS  
475 W TOWN PL  
STE 114  
ST AUGUSTINE FL 32092-3648



<b>Total Amount Due</b>	<b>\$64.51</b>
<b>Payment Due Date</b>	<b>October 06, 2019</b>
<b>Account Number</b>	<b>3-0687-0013996</b>
<b>Invoice Number</b>	<b>0687-001006319</b>



For Billing Address Changes,  
Check Box and Complete Revision

Make Checks Payable To:



REPUBLIC SERVICES #687  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30687001399600000010063190000178750000064510



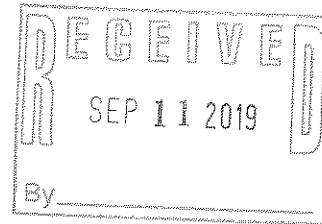
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
9/1/2019	36

Bill To
Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - September 2019 320, 572, 45507	1,295.00	1,295.00✓
	Pool Maintenance Services - September 2019 320, 572, 45505	1,365.00	1,365.00✓
	Operations Management Services - September 2019 320, 572, 45504	1,666.67	1,666.67
	Facility Management - Meadow View - September 2019 320, 572, 4550	5,000.00	5,000.00
	V-20 (A)		
Total			\$9,326.67

RMW  
9,3,19

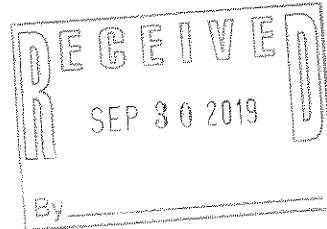
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
9/18/2019	38

Bill To
Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance August 1 - August 31, 2019	2,279.91	2,279.91
	Maintenance Supplies	193.22	193.22
	<i>B. Stephens 9.27.19</i> <i>Grounds Maint. - \$338.28</i> <i>001.320.53800.45006</i> <i>Amenity Maint. - \$2134.85</i> <i>001.320.57200.45508</i> <i>V-20 (P)</i>		
		<b>Total</b>	\$2,473.13

*244W*  
*9.27.19*

RMS

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
 MAINTENANCE BILLABLE HOURS  
 FOR THE MONTH OF AUGUST 2019

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/19	2.5	K.B.	Raked beach area ruts, sanded front door and wiped smudges off all doors, dusted front of building for spider webs and eggs
8/5/19	8	K.B.	Pressure washed furniture, dusted for spider webs and eggs, cleaned smudges from doors, fixed tennis court wind screen, pressure washed front of building, blew off leaves and debris from tennis courts
8/13/19	8	K.B.	Pressure washed furniture and front of building, fixed paver that was loose, checked and changed trash receptacles at dog park, fixed tennis court wind screen, blew leaves and debris off tennis courts
8/16/19	3	R.M.	Assembled 4 new flag poles for banner flags, installed 4 banners and poles at 210 entrance, repaired pocket door for office closet
8/20/19	8	K.B.	Pressure washed front entrance and back of building and furniture, fixed tennis court wind screen, blew leaves and debris off tennis court, raked beach to smooth out sand and filled in divots
8/26/19	1	C.P.	Raked beach front and de-cluttered storage closet
8/26/19	1	F.S.	Raked beach area
8/27/19	3	C.P.	Removed debris around lakes
8/27/19	3	B.M.	Removed debris around lakes
8/27/19	8	K.B.	Fixed tennis court wind screens, wiped down doors and used maglo eraser, pressure washed front of building and chairs, pressure washed feature and fixed nets underneath
8/28/19	5	F.S.	Secured windscreens on tennis court in preparation for Hurricane Dorian
8/28/19	5	C.P.	Pulled and tied up windscreen and picked up zip-ties, removed debris in tennis court area to prepared for Hurricane Dorian
8/30/19	4	L.F.	Prepared for Hurricane Dorian
8/30/19	4	B.M.	Prepared for Hurricane Dorian

TOTAL 83.5

MILES 129

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

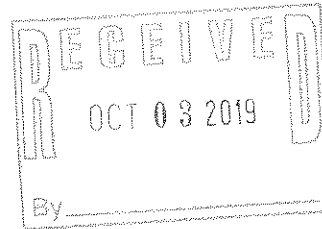
Period Ending 09/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	8/6/19	4D Nails	2.93	B.S.
	8/13/19	Sikaflex Construction Sealant	8.31	K.B.
	8/16/19	Hand Soap	7.99	B.S.
	8/16/19	Silicone Caulk	7.56	B.S.
	8/16/19	Caulk Gun	6.87	B.S.
	8/23/19	Wire Hamper for Outside Towels	21.84	D.S.
	8/23/19	Basket for Fitness Center	4.90	D.S.
	8/28/19	5 Copies of Amenity Keys	36.74	B.S.
	8/28/19	14" Cable Ties 500 pk	40.97	B.S.
	8/29/19	1/4"x100' Rope (3)	41.33	B.S.
	8/29/19	Nylon Rope	13.78	B.S.
		TOTAL	<u>\$193.22</u>	

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

Date	Invoice #
10/1/2019	39

Bill To
Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - October 2019 320,572,45507	1,295.00	1,295.00
	Pool Maintenance Services - October 2019 320,572,45505	1,365.00	1,365.00
	Operations Management Services - October 2019 320,572,45504	1,666.67	1,666.67
	Facility Management - Meadow View - October 2019 320,572,4550	5,000.00	5,000.00
	V20 (A)		
		<b>Total</b>	\$9,326.67

RMW  
10, 2, 19

V-43 (A)

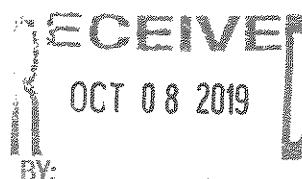
10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
09/01		Balance Forward						\$183.99	
09/25	P104297	Payment - Lockbox 350						\$-183.99	
09/18 09/18	I03214015-09182019	Annual Schedule	SA St Augustine Record	1.00 x 5.7500	5.75	1	\$8.98	\$51.64	
09/18 09/18	I03214015-09182019	Annual Schedule	SA St Aug Record Online	1.00 x 5.7500	5.75	1	\$8.97	\$51.58	
PREVIOUS AMOUNT OWED:				\$183.99					
NEW CHARGES THIS PERIOD:				\$103.22					
CASH THIS PERIOD:				(\$183.99)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

V-2 (A)

1,310,573.480

RECEIVED  
OCT 08 2019  
BY: \_\_\_\_\_

V-2 (A)  
1,310,573,480



**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$103.22		\$0.00	\$0.00	\$0.00	\$0.00		\$103.22	
SALES REP/PHONE #		25	ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD		6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		09/02/2019 - 09/29/2019			15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		09/02/2019 - 09/29/2019		MEADOW VIEW AT TWIN CREEKS CDD															
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$103.22		\$0.00		NET 15 DAYS											
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$103.22				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						09/29/2019				15651				15651				0000055749	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2517

MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Wed, Sep 18, 2019  
9:07:35AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Acct: 15651  
Phone: 9049405850

E-Mail:

Name: MEADOW VIEW AT TWIN CREEKS CDD  
Address: 475 WEST TOWN PLACE, SUITE 114

Client: MEADOW VIEW AT TWIN CREEKS ( City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003214015-01

Start: 09/18/2019

Placement: SA Legals

Copy Line: NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The Board of Sup

Caller: COURTNEY HOGGE

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 09/18/2019

Lines 68  
Depth 5.75  
Columns 1  
Price \$103.22

### NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2019-2020 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise\*) as follows:

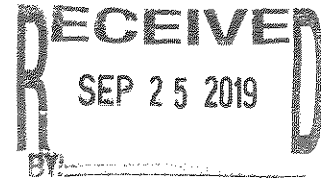
October 17, 2019  
November 21, 2019  
December 19, 2019  
January 16, 2020  
February 20, 2020  
March 19, 2020  
April 16, 2020  
May 21, 2020  
June 18, 2020  
July 16, 2020  
August 20, 2020  
September 17, 2020

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver  
District Manager  
0003214015 September 18, 2019





THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003214015-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

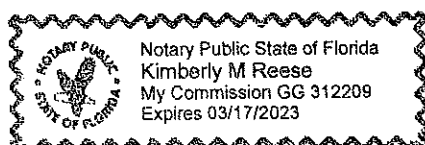
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Annual Schedule** was published in said newspaper on **09/18/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 18 day of SEP 2019  
by [Signature] who is personally known to me  
or who has produced as identification

[Signature]  
(Signature of Notary Public)



NOTICE OF MEETINGS  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2019-2020 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless noted otherwise) as follows:

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November 21, 2019  
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James Oliver  
District Manager  
0003214015 September 18, 2019



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
 904-355-5300 • Fax: 904-353-1459 • Toll Free: 800-223-5305  
 www.turnerpest.com

Turner Pest Control LLC  
 8400 Baymeadows Way  
 Suite 12  
 Jacksonville, FL 32256  
 904-355-5300

## Service Slip/Invoice

INVOICE: 6128557  
 DATE: 9/20/2019  
 ORDER: 6128557

Bill To: [385188]  
 Beacon Lake Amenity Center  
 Brian Stephens  
 850 Beacon lake pkwy  
 Saint Augustine, FL 32095



Work Location: [385188] 904-627-9271  
 Beacon Lake Amenity Center  
 Brian Stephens  
 850 Beacon lake pkwy  
 Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
9/20/2019	09:16 AM			09:16 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/20/2019		10:48 AM

Service	Description	Price
CPCI	Commercial Pest Control - Initial Service	190.00
		<b>SUBTOTAL</b> \$190.00
		<b>TAX</b> \$13.30
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$203.30

V-46



B. Stephens 9-23-19  
 Contingency  
 001.320.53800.45011

AMOUNT DUE \$203.30

TECHNICIAN SIGNATURE

Richard  
 CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



**YELLOWSTONE**  
LANDSCAPING

3235 North State Street  
PO Box 849  
Bunnell, FL 32110  
[www.yellowstonelandscaping.com](http://www.yellowstonelandscaping.com)

# INVOICE

Date	Invoice No.
09/15/19	53850
Terms	Due Date
Net 30	10/15/19

BILL TO
Jim Oliver GMS-NF, LLC 475 West Town Pl Suite 114 St. Augustine, FL 32092

PROPERTY
Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St. Augustine, FL 32095

Amount Due	Enclosed
\$15,653.85	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#16375 - Monthly Landscape Maintenance September 2019		\$15,653.85	\$0.00	\$15,653.85
	Total		\$15,653.85	\$0.00	\$15,653.85

B. Hupke 9-27-19  
LANDSCAPE MAINT.  
001.320.53800.45003

V-40 (A)

