

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, April 15, 2021 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 by telephone
Blaz Kovacic	Vice Chairman
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel by telephone
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Venus Durden	Amenity Manager
Rhonda Mossing	MBS Capital Markets by telephone

The following is a summary of the discussions and actions taken at the April 15, 2021 meeting. An audio 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

Financing Matters

A. Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets

Ms. Mossing stated in your agenda package is our standard supplemental investment banking agreement for your consideration for the next phase of financing that we're proposing for 2021, which after discussion with the developer we are looking at issuing what will

probably be the last set of bonds for the construction of improvements related to a portion of Phase 3B and Phase 4. We've had some preliminary discussions on this, and we feel it's time for us to start working on this in order to meet some of the timing targets that we have for issuing the bonds later this year. The first step will be to approve this agreement so we can begin running numbers, then we will finalize an engineer's report for the project, we will work with the District on an assessment methodology report, and all of this will come to you in future meetings for your consideration.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the supplement to investment banking agreement with MBS Capital Markets was approved.

B. Presentation by MBS for Series 2021 Bonds

C. Board Authorization for Consultants to Proceed with Preparation of Documents for Proposed Series 2021 Bonds for Phases 3B and 4.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor authorizing the consultants to proceed with preparation of documents for proposed Series 2021 bonds for Phases 3B and 4 was approved.

D. Consideration of First Amendment to Acquisition Agreement

Mr. Earlywine stated we have an acquisition agreement that we put in place back in 2016 and that agreement essentially obligates the District to acquire completed improvements from the developer and then repay the developer when we go to issue bonds. What it does not currently say is if the District has contracts in place and the District runs out of money and the developer sends cash to us, that we would pay you back for those payments. That's covered in some of the completion agreements and different places for particular projects, but it doesn't really speak to Phase 3B, which is coming up so this is just to give us the option that we can repay the developer. It's really just a clean-up item. I would ask that you approve it in substantial form subject to developer counsel's final review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the first amendment to the acquisition agreement was approved in substantial form.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 18, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the minutes of the February 18, 2021 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Kayak Use Waiver and Release of Liability Agreement and Consent and Waiver Agreement

Mr. Earlywine stated we have an existing waiver in place, sort of a general liability waiver for everyone who is accessing the amenities and using our facilities. Staff asked for a more specific waiver for the kayak usage and any loss or damage in connection with the use as well as the equipment and personal injury. This is our standard waiver agreement that has been altered to pick up the specifics of the kayak usage.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the kayak use waiver and release of liability agreement and consent and waiver agreement were approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone for Maintenance on Additional Lakes

Ms. Simpson stated this is particularly for Phase 2. Grass is growing and lots of residents are calling to complain and rightfully so. We don't want snakes and everything else, but also, we do know we're finding erosion that we want to go in and repair.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone Landscape for landscape maintenance on additional lakes was approved.

Mr. Earlywine noted this would be a change order to the main contract for services and his firm may alter the form to better fit that contract.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Security System Installation and Operations/Maintenance Services

Mr. Earlywine informed the Board this is a form of agreement that has been used on other projects with Envera.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the agreement for security system installation and operations/maintenance services was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal from Basham & Lucas for Lakeside Park Redesign

Mr. Kovacic noted the proposal has been executed, reviewed, and discussed and made a motion to ratify the proposal.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal from Basham & Lucas for the Lakeside Park redesign was ratified.

NINTH ORDER OF BSUINESS

Update Regarding Park Construction RFP

This item was tabled.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Requisition Summary

Mr. Lockwood gave a brief overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the requisition summary listing numbers 433-439 for ratification and 440-448 for approval was approved.

2. Ratification of Work Authorization No. 25

Mr. Kovacic noted the work authorization is for a Phase 3B redesign

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization number 25 was ratified.

C. District Manager

Mr. Oliver informed the Board a proposed budget for Fiscal Year 2022 will be brought to the Board at the May meeting and the public hearing to adopt the budget will be scheduled for August 19th.

D. Amenity Manager – Memorandum

Ms. Durden gave an overview of the events planned in the community.

E. Operations Manager

Mr. Stephens gave an overview of the repairs and maintenance that have taken place since the last meeting.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver noted there are positive variances for the administrative expenses as well as the amenity center expenditures. Ground maintenance has a slightly negative variance largely attributable to landscape maintenance and landscape contingency.

B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments are 99.9% collected.

C. Check Registers

Copies of the check registers totaling \$327,021.23 for February and \$800,337.77 for March were included in the agenda package

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the check register was approved.

D. Ratification of Construction Funding Request No. 20

Construction funding request number 20 totals \$85,526.78 and includes the requisitions presented for ratification under the engineer’s report.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request number 20 was ratified.

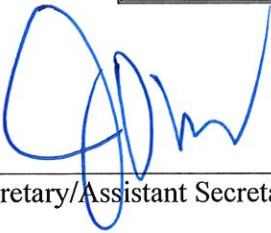
TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

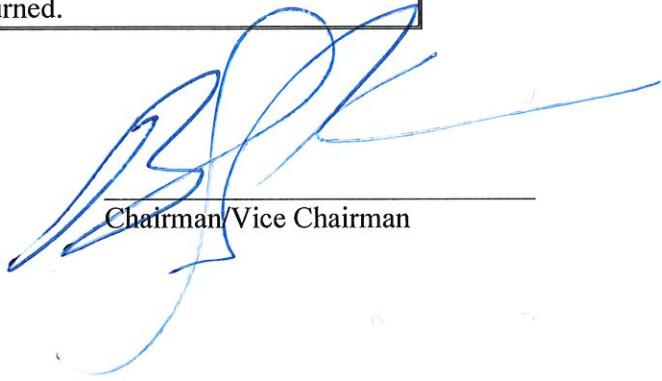
THIRTEENTH ORDER OF BUSINESS Next Scheduled Meetings – May 20, 2021 at 10:00 a.m. at the Offices of GMS

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman