

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, December 17, 2020 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer (by phone)
Brian Stephens	Operations Manager
Venus Durden	Amenity Manager
Lisa Cathell	BBX Capital (by phone)
One Resident	

The following is a summary of the discussions and actions taken at the December 17, 2020 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

Organizational Matters

- A. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners Election**

Mr. Oliver stated Bruce Parker and Blaz Kovacic each received 100 votes and Ben Bishop received 90 votes. Based on that, Bruce and Blaz have four-year terms and Ben was elected for a two-year term.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2021-01 canvassing and certifying the results of the landowner’s election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. Oliver administered an oath of office to Mr. Parker and Mr. Kovacic.

C. Consideration of Resolution 2021-02, Designating Officers

Mr. Oliver stated currently Bruce is serving as the Chair, Blaz as the Vice Chair, other board members as Assistant Secretaries, and then from my office staff fills the positions of Treasurer, Secretary, and Assistant Treasurers and Assistant Secretaries.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2021-02, designating the same slate of officers was approved.

FOURTH ORDER OF BUSINESS Minutes

A. Approval of the Minutes of the October 15, 2020 Meeting

B. Acceptance of the Minutes of the November 5, 2020 Landowners Election

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the October 15, 2020 Board of Supervisors meeting and November 5, 2020 Landowners Election were approved as presented.

FIFTH ORDER OF BUSINESS Consideration of Authorization for Homeowner Improvements within CDD Easements

Mr. Earlywine stated we have in front of us two documents. One is a fence installation easements policy and the other is a license agreement. The idea is we had several residents that were wanting to put fences in CDD easements so this policy would authorize them to do that. They would need to submit an application form, provide information about where they’re

going to put the fence, the contractor and those kinds of things. They will pay a fee to the association of \$250 that covers the time for reviewing the applications, and then there is also a non-refundable \$600 maintenance fee that is there in case later on we have an agency come along and say you can't have this fence in that easement, or we need to tear it up for some other reason to get to a stormwater pipe or something like that, that fee can be used to tear the fence out. The last application item is execution of this license agreement that basically has provisions in it stating what the homeowner needs to do with respect to the fence installation and it's also written as a license agreement so again, if there is some reason the District needs to remove the fence, we can do that.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the fence installation and easements policy and license agreement were approved.

SIXTH ORDER OF BUSINESS

Update Regarding Park Construction RFP

This item was tabled.

SEVENTH 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 an overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 382-394 for ratification and 395-405 for approval was approved.

2. Work Authorization No. 22

Mr. Lockwood informed the Board work authorization number 22 is for modifying Heron Oaks Drive to two lanes versus five lanes.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor work authorization number 22 was approved.

C. District Manager

There being nothing to report, the next item followed.

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.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver gave a brief overview of the financial statements and noted the assessments are 49% collected.

C. Check Register

Copies of the October and November check registers totaling \$780,859.17 and \$435,126.69 were included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the check registers were approved.

D. Ratification of Construction Funding Request No. 16

Construction funding request number 16 totals \$101,107.16 and includes the requisitions presented for ratification earlier.

E. Consideration of Construction Funding Request No. 17

Construction funding request number 17 totals \$185,407.66 and includes the requisitions presented for approval earlier.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request numbers 16 and 17 were approved.

F. Ratification of Funding Request No. 51

A copy of funding request number 50 totaling \$81,158.23 was included in the agenda package.

G. Consideration of Funding Request No. 52

A copy of funding request number 52 totaling \$59,850.54 was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request numbers 51 and 52 were approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

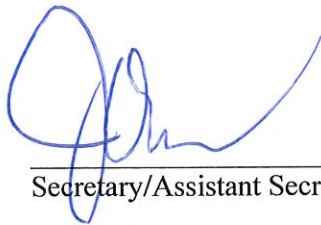
TENTH ORDER OF BUSINESS

Next Scheduled Meetings – January 21, 2021 at 10:00 a.m. at the Offices of GMS

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



~~Chairman~~/Vice Chairman