

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 21, 2022 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 (by phone)
Ben Bishop	Supervisor
Danielle Simpson	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Marc Rousseau	Amenity Manager
Chris Hall	Field Operations Manager
Denise Powers	Riverside Management Services

The following is a summary of the discussions and actions taken at the April 21, 2022 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 at approximately 10:27 a.m.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Brett stated a while back you guys gave me a timeline on the cut-through road from the townhomes. Obviously that timeline has changed, so I'm just curious if there is a new timeline for it?

Mr. Parker responded I don't believe the Board committed a date to anybody. The requirement for approval is the road would have to be completed along with the completion of the fourth phase of the project. We're advancing that. We did say we would have the road in

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by the end of this year. At this point I'm hopeful we can have it in as early as August or September, but worst case it will be by the end of this year.

Mr. Brett stated I was wondering if it's possible to put a dog waste station on the sidewalk of Beacon Lake Parkway somewhere. I know there is one along the multi-purpose path. That is a great location for that one. The only issue is I've noticed people walk their dogs on their lunch breaks around here, and unfortunately the multi-purpose path is made of asphalt, and you can't really walk your dogs on that, so I was wondering if you could put one on the sidewalk side. Obviously, I can cross the street to get to the other one, it's just as the days go by there is more and more traffic on that road.

Mr. Parker stated I think it's a great suggestion. We will do it.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 17, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the minutes of the March 17, 2022 meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

Mr. Oliver stated earlier today the Audit Committee met and they approved the evaluation criteria. If the Board adopts this, we will issue an RFP so we can have auditors provide proposals for your consideration at a future meeting.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor acceptance the Audit Committee's recommendation for auditor selection evaluation criteria was approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscape RFP

Mr. Oliver stated as we are within one year of Yellowstone's contract ending. We're still in a time of new areas coming online within the District. Right now, there are two landscape companies, Yellowstone and the company doing the growing period for the installations done by West Orange Nurseries. Danielle and I had discussions on whether or not

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to go through the RFP process this year to combine those contracts, or simply to come up with an addendum to add those areas to add to Yellowstone's contract and defer going out for proposals until next year. As we go through RFP processes for other districts, we're seeing some price escalation because of labor and fuel costs. It may be advantageous just to get with Yellowstone and say to retain the contract we need the best pricing.

Mr. Parker stated I think we should combine it and do the RFP next year. By then, everything should be in.

Mr. Earlywine stated this is the contract that was publicly bid previously, and we are continuing to use the pricing in that contract. It really isn't required to be bid until next year anyway.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2023 Budget Guidance

Mr. Oliver stated we will bring the proposed budget to the May meeting, and you will have a public hearing for adoption at your August meeting, so you will have three months to refine that budget. The main thing I'll need to discuss with the developer is assessment levels. As you may recall, this district is heavily subsidized by the developer. For FY22, the developer contribution subsidy is at \$857,000. This November two residents will be elected to the Board so remember, as this transitions to resident control and the developer leaves, assessments will need to fully fund all of the operations and maintenance of the District, so we are going to have to make sure the assessments get to the right level to fully support the District.

Mr. Parker stated there will be increases and maybe it will be step increases, but we will look at the budget, see what the numbers are and go from there.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine asked for an update on the status of construction for the next phases.

Mr. Parker responded the next Phase to be complete would be 3B and it is substantially complete. We're waiting on FP&L, so once we get power, we will be able to fire up the lift station. That leaves Phase 4, which is 299 lots. That development is underway and we're anticipating in April of 2023 substantial completion.

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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. Parker seconded by Mr. Bishop with all in favor the requisition summary listing numbers 28-30 for Phase 3 and numbers 5-7 for Phase 4 was approved.

2. Update on Stormwater System 20-Year Needs Analysis

Mr. Lockwood noted the stormwater system needs analysis is nearing completion. He also provided the Board with a handout detailing the District's stormwater management plan, which includes routine maintenance and other related maintenance as required, review of the outfall control structures by the District Engineer every two years, maintenance of the lands within conservation easements to provide a safe environment, and protection of the preserved wetlands and conservation areas, stormwater management facilities from all construction activities.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the stormwater management plan was approved.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Ms. Powers announced that Mr. Rousseau has taken over the amenity management duties, noting that she will continue to be involved in the community one to two days a week and will support Mr. Russo as needed. Mr. Rousseau gave the Board a brief overview of latest events held in the community.

Mr. Parker asked that staff communicate effectively.

E. Operations Manager – Report

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Mr. Hall gave the Board a brief overview of the repairs and replacements noted in the operations report, a copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments for FY22 are 96.5% collected.

C. Check Register

A copy of the check register totaling \$256,519.31 was included in the agenda package for the Board’s review.

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

D. Consideration of Construction Funding Request No. 33

A copy of construction funding request number 33 totaling \$8,616 was included the agenda package for the Board’s review.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor construction funding request number 33 was approved.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 19, 2022 at 10:00 a.m. at the offices of GMS


ELEVENTH ORDER OF BUSINESS

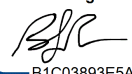
Adjournment

On MOTION by Mr. Bishop 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