

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 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Bruce Parker	Chairman (by phone)
Blaz Kovacic	Vice Chairman (by phone)
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor
Ben Bishop	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
Jerry Lambert	RMS
Jennifer Clark-Erickson	RMS
Alison Mossing	RMS
Ashley Ligas	KE Law Group (by phone)

The following is a summary of the discussions and actions taken at the September 15, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order at approximately 10:05 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 18, 2022 Meeting**

There were no comments on the minutes.

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On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the August 18, 2022 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-16, Re-Setting the Date of the Landowner’s Election**

Mr. Oliver reminded the Board that a date for a landowner’s election was previously set for November 17, 2022 at the offices of GMS. Due to a large crowd at the August meeting and the inability to hold such a crowd at the GMS office, the landowner’s election is being rescheduled for November 30, 2022 at the Lake House at Beacon Lake.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor resolution 2022-16, re-setting the landowner’s election for November 30, 2022 at the Lake House at Beacon Lake was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Oliver stated that most of his districts have a policy that the amenity facilities cannot be rented for for-profit or commercial purposes and Meadow View at Twin Creeks currently does not have that policy.

On MOTION by Ms. Simpson seconded by Mr. Bishop with all in favor authorizing staff to draft changes to the amenity policies prohibiting rental of the amenity facilities for commercial or for-profit events was approved with Counsel to work with the Chairman on finalizing the policies.

**B. District Engineer – Approval of 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 Ms. Simpson with all in favor the requisition summary listing numbers 56-63 for Phase 3 and numbers 26-29 for Phase 4 was approved.

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**C. District Manager**

Mr. Oliver reminded the Board that during the qualification period for two seats which have terms expiring, no one qualified. Therefore, after the general election in November, the Board will consider applications and resumes from residents interested in serving on the Board. He noted an e-blast will be sent in early October requesting those interested provide resumes and/or letters of interest for consideration by the Board.

**D. Amenity Manager**

Mr. Rousseau went over the events held at the amenity center since the last meeting and the events that are upcoming. He informed the Board that he does not believe EZ Eatz by Yaya will return next year, so another vendor will need to be found. He also introduced Ms. Jennifer Clark-Erickson who will be taking over as the District's new amenity manager.

Mr. Oliver informed the Board the access control system was damaged by lightning. A proposal was received from Atlantic Security in the amount of \$15,000 to replace the system. A claim is in process with the insurance company for reimbursement of the expense, which will require a \$2,500 deductible.

**E. Operations Manager – Report**

Mr. Hall went over the maintenance items completed between meetings that were detailed in the operations report, a copy of which was included in the agenda package.

**SIXTH ORDER OF BUSINESS****Financial Reports****A. Balance Sheet & Income Statement**

Copies of the financial statements as of August 31, 2022 were included in the agenda package for the Board's review.

**B. Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments for FY23 are 100% collected.

**C. Check Register**

A copy of the check register totaling \$267,272.03 was included in the agenda package for the Board's review.

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

**D. Ratification of Construction Funding Request No. 39**

A copy of construction funding request number 39 totaling \$12,586.87 was included the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 39 was ratified.

**E. Consideration of Construction Funding Request No. 40**

A copy of construction funding request number 40 totaling \$62,058.17 was included in the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 40 was approved.

**F. Construction of Funding Request No. 60**

A copy of funding request number 60 totaling \$138,899.38 was included in the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor funding request number 60 was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

**Supervisor Requests**

Mr. Parker asked that on future agendas an item for updates on development status be included. He stated that materials have begun to be delivered for the connector road between the townhouses and the Lake House. He asked that residents not use the road while it is under construction. The Lakeside Park should be finished before the end of the year. All of the

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developer's lots have been sold and the other section should be built out by July or August of 2023.

### **Audience Comments**

A resident asked if there are renderings available for the connector road. His house is located directly behind it, so he is wondering if there will be any shrubbery or fencing surrounding it. Mr. Lyman responded that there is no rendering as it's just a county code minimum landscape plan, so there will be trees and grass through the right of way, but there are no plans for fencing, although that may be necessary eventually.

A resident asked if there has been an improvement in vandalism and trespassing issues since security has been hired. Ms. Simpson responded that there has been a drastic decrease in those issues.

The resident also asked who is responsible for the crosswalks, such as the Fresnel / Hutchinson bus stop intersection and the Convex / Beacon Lake Parkway intersection. He stated that the crosswalks are faded and very difficult to see. Mr. Lockwood stated that the CDD is responsible and that at some point the second asphalt lift will be applied, at which point the roads will be re-striped. Mr. Lyman stated that he would take a look at the crosswalks.

A resident asked if there is a central area in Beacon Lake that the buses could use to load because people are currently parking on people's property off of Windemere and Beacon Lake Parkway. Ms. Simpson stated that e-blasts have been sent asking people to stay off of the landscaping with their golf carts. The bus stops are determined by the school district, so Mr. Lyman recommended residents approach the school district to get the bus stops changed.

The resident also asked if there is a landscape plan for the grassy dirt area as you go down Windemere towards the newer area. Mr. Lyman stated that he would look at the area after the meeting.

A resident stated that she lives over at the landing and there are two cars that have been parked long-term. Ms. Clark-Erickson stated that the cars were tagged yesterday, so they will be towed if not moved within the day.

The resident also asked if there was a possibility of getting a backboard for the tennis courts for solo play. Mr. Oliver stated that the Board would look into it.

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Lastly, the resident complained of dust in certain areas of the fitness center. Ms. Simpson informed her that the District has just changed janitorial vendors and that issue has been addressed with them.

A resident expressed his concerns of speeding and suggested a reminder be emailed out to encourage residents to comply with the speed limits.

A resident asked for clarification on Mr. Oliver's statement regarding no one qualifying for the two seats on the Board. Mr. Oliver explained no one qualified with the Supervisor of Elections office during the qualification period of June 13, 2022 through June 17, 2022. To qualify, an interested person must be a voter registered with St. Johns County and a resident of the District. Mr. Earlywine added that they need to be at least 18 years old and a citizen of the United States.

A resident asked if the operating budget was finalized. Mr. Oliver responded that it was adopted at the August meeting and a copy of the budget is available on the District's website ([www.MeadowViewatTwinCreeksCDD.com](http://www.MeadowViewatTwinCreeksCDD.com)).

A resident asked if residents will be appointed to the Board, or if it is an election. Mr. Oliver responded that the three remaining board members will appoint residents to fill the two positions in compliance with Florida Statutes.

A resident asked what the nature of the debt service portion of the assessments is and whether it floats. Mr. Oliver responded that the debt service assessment is a fixed 30-year bond and the only way that it will change is through refinancing of the bonds for a lower interest rate, if that opportunity arises.

#### **EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 20, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

#### **NINTH ORDER OF BUSINESS**

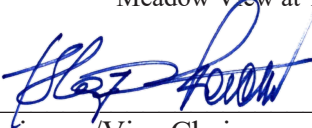
**Adjournment**

<p>On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the meeting was adjourned.</p>
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Secretary/Assistant Secretary

  
Chairman/Vice Chairman