

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, November 17, 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
Blaz Kovacic	Vice Chairman
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Chris Hall	Field Operations Manager
Jennifer Erickson	Amenity Manager
Paul Stratton	RMS
Blake Dougherty	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 17, 2022 meeting.

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

Approval of the Minutes of the September 15, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the September 15, 2022 meeting were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Adopting Amended Amenity Rules and
Policies**

Mr. Oliver noted the amenity policies have been discussed over several meetings and the two primary changes are restrictions on commercial rentals of the amenity facility and clearing up the language regarding the length of rentals for residents.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor resolution 2023-01, adopting amended amenity rules and policies was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Amending the Fiscal Year 2022 General
Fund Budget**

Mr. Oliver stated as a unit of government in Florida, we're required to have a financial audit conducted each year by an independent CPA firm. What this resolution does is brings certain line items into balance so we can start that audit. The revenues that were budgeted for the general fund were \$1.56 million. The actual amount received was \$1.555 million, so there is an adjustment of \$6,400. We also have some adjustments to the expenditures budget and the biggest adjustment was the increased landscaping costs approved through the year.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor resolution 2023-02, amending the Fiscal Year 2022 general fund budget was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Renewal of Agreement with
Future Horizons for Aquatic Management
Services**

Mr. Oliver stated this is to maintain the ponds. It's a ratification because we went ahead and executed it to keep the service going.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the aquatic management services agreement with Future Horizons was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of FPL Matters

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Mr. Earlywine stated we received a notice about the possibility of Florida Power & Light coming in and doing some new lines at the front of the community, which we're obviously concerned about. We had an attorney who was handling it for us and all of it is in the preliminary stage, so we don't have a ton of information, but we felt like he wasn't being as proactive as we would have liked, so we have a new law firm we've researched that Mr. Oliver introduced us to. Trevor Hudson is the name of the lawyer, and he has a lot of experience in the area and seems to be very capable. With the new agreement, like the old one, the District doesn't pay anything for the services. The condemning authority, as part of a litigation process, covers the cost. So, this contract has that same out provision where we're not responsible for any costs and we can get out of the contract at any time upon notice. The only thing that is a little different than the last one is if there are costs the court doesn't deem reasonable and wouldn't be contestable, the District would be responsible for those costs in a litigation context.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor terminating the existing agreement with Foerster, Isaac & Yerkes, and entering into a contract with Brigham Property Rights Law Firm was approved.
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EIGHTH ORDER OF BUSINESS**Update on Development Status**

Mr. Parker stated we're moving along with Phase 4 which has 299 lots. I would say summer of next year we will be substantially complete and start seeing houses going up. I'll ask Aaron to give us an update on the connector road from here to the townhouses.

Mr. Lyman stated most of the storm drain is done. They're going to start final grading after the holidays and get ready for installing some curbing.

Ms. Simpson stated Lakeside Park landscaping is in. We're waiting on site furnishings and playground equipment and a few minor changes from Basham Lucas. We've got AT&T going in next week.

Mr. Lockwood stated the County has essentially approved the pickleball court plans, but they've asked us to get an approval from the water management district.

Mr. Parker asked Ms. Simpson to check in with the pickleball court contractor to obtain a start and end date for the project.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing further to report, the next item followed.

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 Mr. Parker with all in favor the requisition summary listing numbers 64-76 for Phase 3 and numbers 30-39 for Phase 4 was approved.

C. District Manager

Mr. Oliver reminded the Board that two seats on the Board are to be filled by residents this year. No one qualified for the seats during the general election process, which was run by the Supervisor of Elections. E-blasts have been sent and the District’s website has been updated to include an announcement of the vacancies. Residents of the District can submit resumes or letters of interest to GMS’s office by December 31st. The Board will consider making appointments at the January 19, 2023 meeting. He also reminded the Board of a landowner’s election to be held November 30, 2022.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting and the events that are upcoming.

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.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

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

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B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments for FY22 were 100% collected.

C. Check Register

A copy of the check register totaling \$365,749.68 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. Ratification of Construction Funding Request No. 41

A copy of construction funding request number 41 totaling \$150,538.39 was included the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor construction funding request number 41 was ratified.

E. Consideration of Construction Funding Request No. 42

A copy of construction funding request number 42 totaling \$21,226.03 was included in the agenda package for the Board’s review.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 42 was approved.

F. Construction of Funding Request No. 61

A copy of funding request number 61 totaling \$159,925.26 was included in the agenda package for the Board’s review.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request number 61 was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

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Supervisor Requests

Mr. Kovacic stated that he has executed the underground facilities agreement with FP&L and the performance guaranty agreement with FP&L for Phase 4 on behalf of the CDD. He will be looking to purchase a bond for FP&L.

Audience Comments

A resident asked what happens if no resumes are received from residents interested in serving on the Board. Mr. Oliver responded that he thinks resumes will be received, but either way the Board has the right to appoint someone. He asked that if the resident is interested, they at least send an email stating their interest. Mr. Earlywine noted that Florida Law says that whoever is in the seat will carry forward, but a reasonable effort must be made to appoint residents to the seat.

The resident also stated I can't imagine there would be people that have the skill sets to be able to replace you guys. Mr. Parker stated it's staged, so the couple of residents that come on will be working with three others on the Board for at least a year so they will gain that knowledge. I've had three or four people contact me to ask me how to go about doing it, so that's why I asked Jim to send the notice out, so they know what to do. There's no doubt in my mind we are going to have at least a handful of resumes to go through.

The resident asked is the landowner's spot an additional new seat? Mr. Parker responded no.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meetings – Landowner's Election on November 30, 2022 and Board of Supervisors meeting on December 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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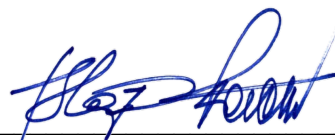
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DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary



Chairman/Vice Chairman