

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 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:

Blaz Kovacic	Chairman
Aaron Lyman	Vice Chairman
Danielle Simpson	Supervisor
Ben Bishop	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	Riverside Management Services
Howard McGaffney	GMS, LLC

The following is a summary of the discussions and actions taken at the December 15, 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

Organizational Matters

A. Oath of Office for Newly Elected Supervisor

Mr. Oliver noted there was a landowner's election held recently in which Ms. Simpson was reelected to the Board. An oath was administered to Ms. Simpson prior to the meeting.

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B. Acceptance of Resignation of Bruce Parker

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor Mr. Bruce Parker’s resignation was accepted.

C. Consideration of Appointing a New Supervisor to Fill Vacancy

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor appointing Mr. Aaron Lyman to Seat 1 was approved.

D. Oath of Office for Newly Appointed Supervisor

Mr. Oliver, being a notary public of the State of Florida, administered an oath of office to Mr. Lyman.

Mr. Oliver stated Ms. Simpson, you are sitting in a seat that expires in 2026. Mr. Kovacic as the Vice Chairman currently of this Board is in a seat that expires in 2024. What we’d like to do is have you two swap seats. To do that, I will ask Danielle to resign from her seat.

Ms. Simpson stated I resign.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Ms. Simpson’s resignation was accepted.

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor appointing Mr. Kovacic to Seat 4 was approved.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor appointing Ms. Simpson to Seat 3 was approved.

E. Consideration of Resolution 2023-03, Canvassing and Certifying the Results of the Landowner’s Election

Mr. Oliver stated there were 403 votes represented here between the votes that were held by the landowners, which include BBX and the two primary homebuilders here, and Mr.

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Frank Arias was here to cast his vote also. The entirety of those 403 votes went to Danielle Simpson, so she was elected to that position.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2023-03, canvassing and certifying the results of the landowner’s election was approved.

F. Consideration of Resolution 2023-04, Designating Officers

Mr. Oliver stated as you recall, Bruce Parker had been serving as your Chair previously, so we will need to know who this Board would like to serve as its Chair and who would like to serve as its Vice Chair.

Mr. Bishop suggested Mr. Kovacic serve as Chair. The remaining Board members concurred.

Mr. Kovacic suggested Mr. Lyman serve as Vice Chair. The remaining Board members were in agreeance.

Mr. Oliver stated we would look for a motion approving Resolution 2023-04 designating officers with Mr. Kovacic serving as the Chair, Mr. Lyman as the Vice Chair, the other supervisors serving as Assistant Secretaries and members of GMS staff serving as Secretary, Treasurer, Assistant Secretaries and Assistant Treasurers so we can conduct District business between meetings.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2023-04, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS Minutes

A. Approval of the Minutes of the November 17, 2022 Meeting

There were no comments on the minutes.

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

B. Acceptance of the Minutes of the November 30, 2022 Meeting

There were no comments on the minutes.

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On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor the minutes of the November 30, 2022 landowner's meeting were accepted.

FIFTH ORDER OF BUSINESS

Discussion of FPL Matters

Mr. Oliver stated this is regarding FPL’s request to acquire land at the front of the community so they can run transmission lines. That is something that is occurring all along County Road 210 east and west of the interstate and it’s impacting a lot of the Districts I’m involved with, but also a lot of other commercial and private properties. The District has engaged an imminent domain attorney to help us through that process and Mr. Earlywine as well as have some representatives of the Board and BBX have been involved in the process. We met on site with them a couple of weeks ago as a matter of fact. I don’t expect there to be any updates before January.

Mr. Earlywine stated I think the expectation is there may be a lawsuit filed by FPL the first quarter of next year and my expectation is that we will hold a shade session once we have our new board members in their seats in late January or early February to sit down with Brigham Property Rights Law Firm to bring them up to speed.

SIXTH ORDER OF BUSINESS

Update on Development Status

Mr. Lyman stated the connector road is well underway and all of the utility work is done. We’re still tracking to have road complete sometime in mid-February. Phase 3B is relatively complete, we’re just going through final approvals through the County and State as far as water and sewer clearance, so we’re expecting to start closing on some homes in there this month. Phase 4 we’ve got about six to eight more weeks of earthwork to do. All the utilities are done in Phase 1A, which is the front section of Phase 4, and we will probably start roadwork in there around February.

SEVENTH 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

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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 77-82 for Phase 3 and numbers 40-42 for Phase 4 was approved.

C. District Manager

Mr. Oliver reminded residents they can visit the District’s website for instructions on how to submit their resumes or letters of interest for the two seats to be filled on the Board.

D. Amenity Manager

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

EIGHTH 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.

B. Assessment Receipts Schedule

Mr. Oliver noted \$20,000 in assessments have been collected through the end of October, and that is not unusual as the tax bills are not mailed out until the end of October.

C. Check Register

A copy of the check register totaling \$256,669.21 was included in the agenda package for the Board’s review.

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

D. Ratification of Construction Funding Request No. 1 for Phase 4

A copy of construction funding request number 1 totaling \$81,259.55 was included the agenda package for the Board’s review.

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On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 1 was ratified.

E. Consideration of Construction Funding Request No. 43 (Phase 3) and No. 2 (Phase 4)

Copies of construction funding request numbers 43 totaling \$20,669.82 and number 2 totaling \$293,047.34 was included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request numbers 43 and 2 were approved.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Supervisor Requests

Mr. Kovacic stated that the FPL surety bond for Phase 4 is in the works.

Mr. Bishop informed the Board that this will be his last meeting as a board member.

Audience Comments

A resident stated in one of the old plans of the Landing there was a multi-use path that was going to connect the Landing to the back of the Mattamy Homes area, but it’s never been paved, and it’s been written out of the Toll plans. Is there any option to revisit that? I’m only asking because there are a lot of families with kids and that would be an easier path to get to the high school.

Mr. Kovacic responded the only option is to revisit that with Toll. Toll would have to be completely on board with that.

The resident stated my second question has to do with power lines on 210. I heard early on that all the development on the 210 area was Beach Walk CDD, not ours. Is that true?

Mr. Lockwood responded 210 is not inside the CDD, it is a county road. Our district paid money to improve 210. Beach Walk was the developer that controlled and constructed all the pavement, grading lights and everything out there up until the point they turned it over to the county, so it’s now a county issue and FPL is in control of the power lines and that’s part

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of the whole deal that nobody is going to be able to explain because nobody knows what FPL is trying to do. We want the lines to be underground.

A resident stated a couple of weeks ago I booked a mobile sauna in my driveway and told the neighbors, but only three people showed up. A lot of people have said they wish they were there, so I booked it again for this Saturday, but I would like to put it over here by the clubhouse to be able to cool off in the pool afterward. Is that possible?

Ms. Simpson responded that really needs to be coordinated with Jen, the amenity manager, because the CDD has liability, and you'll have to make sure we have the vendors insurance on file. All the things we would require for a private rental.

A resident asked where is phase 4 going?

Mr. Kovacic responded closer to the Creekside development than it is to Phase 3B. It's the most southwest corner of the community.

The resident asked will there be any more entrances to Phase 4B, or is that it?

Mr. Lyman responded what is there now is it.

A resident asked do we have any idea when the soccer fields in front of Phase 3 are going to be done?

Mr. Kovacic responded that is a county park. Our District Engineer can reach out to the county to find out.

A resident stated we hope that the resignation of Bruce is not going to impact the forthcoming pickleball courts that we've been told are going to be put in.

Mr. Kovacic responded pickleball courts are about a week from being approved by St. Johns County. We are probably about a week from getting a permit. I believe construction will begin in the first quarter of 2023.

A resident stated I would like an update on what you're doing around the vacant piece of land on Windemere.

Mr. Lyman responded there was never any program for putting a park there or really doing anything with it. It's just a green space.

The resident asked are they just going to keep it dirt? They're not going to install sod?

Mr. Lyman responded if the maintenance is an issue, that's something we need to bring up with Yellowstone. If it needs to be reseeded, we can reseed it.

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Mr. Oliver stated as I went through the agenda, I realized I overlooked the operations report.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

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. Mr. Hall mentioned no parking signs will be installed on Windemere as there have been issues with residents parking in a green space on weekends. Mr. Kovacic asked residents to assist in curbing the issue by informing anyone seen parking in the area that it is prohibited.

A resident asked for an update on Lakeside Park.

Ms. Simpson stated playground equipment was dropped on Monday. They are starting installs this week, but we are about three to four weeks out.

A resident asked have we seen a decrease in vandalism?

Ms. Erickson responded that there are still some issues such as residents exiting the amenity center and the doors not self-locking, as well as issues with teenagers riding dirt bikes and motorized scooters on the grass.

A resident asked if there is a possibility of signs being added to remind people that golf carts are prohibited in certain areas.

Mr. Oliver stated I think everyone knows and some people choose not to follow that rule. If it needs to be fixed, we will bring in an off-duty Sheriff's officer and they can write tickets.

A resident asked do we know what it would cost to turn it into a golf cart community?

Mr. Oliver responded about \$40,000 or \$50,000. You have to have an engineering study because you have to have multi-cart paths and signage. That would be a resident-born expense.

A resident stated Jennifer is doing a really great job.

A resident asked have you received resumes of people saying they want to participate on the Board?

Mr. Oliver responded I've received one.

A resident asked you mentioned previously you utilize the Vicky Oakes?

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Mr. Oliver responded we use the Supervisor of Elections to conduct the general election.

A resident asked and in order to do that, she does the vetting?

Mr. Oliver responded they don't vet. In this case you have to be a registered voter residing in the District. There is a qualification period in June. The next one will be June 2024. If one person qualifies, it won't be on the ballot. They will simply assume office after the November general election. If two or more people qualify, it will be on the general election ballot.

A resident stated there has been some confusion amongst residents as to whether or not you actually need to be a landowner.

Mr. Oliver stated you do not. The landowner's election we just had will never happen again in Beacon Lake, so everything moving forward is about general election seats. No one qualified this year for the two general election seats, so the Board adopted a resolution saying no one qualified for these seats, so we're declaring them vacant, and after the general election period steps will be taken to fill those seats within 90 days, and that is what we've done. They don't have to be landowners, but they do have to be residents who are registered voters here in St. Johns County.

A resident asked how long is the term?

Mr. Oliver responded it would be a four-year term.

A resident asked what if the resident moves during their term? Would they have to vacate their seat?

Mr. Oliver responded you have to maintain your residency here.

Mr. Earlywine stated just to be clear, it has to be your primary residence.

A resident stated I'd like to circle back to golf carts. You said in other communities you haven't seen that type of action taken. Obviously very few have this size of multi-use paths that we have. It sounds like you're not taking a stance directly.

Mr. Oliver stated yes because this is Florida Statute that we're dealing with. This CDD board has very little influence over it. It's not a CDD's responsibility to determine whether it's a golf cart community, it's really the residents of that community that make that determination. You can look on St. Johns County's website to see what the process is.

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TENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 19, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

ELEVENTH ORDER OF BUSINESS

Adjournment

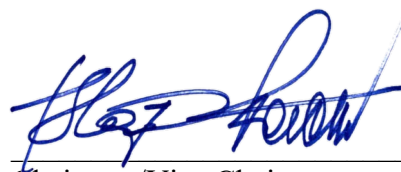
On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary



Chairman/Vice Chairman