

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, January 19, 2023 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
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Ashley Ligas	District Counsel (by phone)
Scott Lockwood	District Engineer
Chris Hall	Field Operations Manager
Jennifer Erickson	Amenity Manager

The following is a summary of the discussions and actions taken at the January 19, 2023 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. Consideration of Appointing New Supervisors to Fill Vacancies in Seats 2 and 5

Mr. Oliver informed the Board seven candidates submitted their resumes and/or letters of interest, copies of which were provided to the Board for their review. Each candidate present was given an opportunity to address the Board.

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Mr. Kovacic nominated Mr. Frank Arias and Mr. Tyler Thors. Ms. Simpson and Mr. Lyman stated their agreement with the nominations.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor appoint Mr. Tyler Thors and Mr. Frank Arias to Seats 2 and 5 were approved.

B. 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. Arias and Mr. Thors.

C. General Information for New Supervisors

Mr. Oliver provided a brief overview of the Sunshine and public records laws and the forms that the new supervisors will need to complete. He recommended setting up a separate email address that will be dedicated to CDD communication.

D. Consideration of Resolution 2023-05, Designating Officers

Mr. Oliver stated Mr. Kovacic was elected as Chairman, Mr. Lyman is the Vice Chairman. Typically, we have the other board members serve as Assistant Secretaries, which allows them to take actions on behalf of the Board between meetings, particularly to sign documents. I would look for approval of a resolution naming Frank and Tyler as Assistant Secretaries for the District.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2023-05, designating officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the minutes of the December 15, 2022 meeting were approved.

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FIFTH ORDER OF BUSINESS

Discussion of FPL Matters

Mr. Oliver noted since the last meeting there has been no movement on the matter of FPL trying to secure easements to install high power lines along County Road 210.

SIXTH ORDER OF BUSINESS

Update on Development Status

Ms. Simpson stated we've scheduled construction of pickleball courts to start the first week in February. As we get closer to the start date, we will send out another e-blast letting everyone know what the construction route is for liability and safety reasons. We are wrapping up landscaping and final touch ups for Lakeside Park and Saturday we're doing the grand opening. In Phase 3B we've got some landscape finishing up.

Mr. Lyman stated in Phase 4 we're wrapping up the earthwork. Almost all of the utility work is complete, and the road work is at about 75%, so we're looking to wrap that up and turn it over to the builders in September.

Ms. Simpson stated the connector road is scheduled to pave the first week in February. We will send out an e-blast as soon as we hear anything.

Mr. Kovacic stated the St. Johns County School District will be constructing a dedicated entrance onto the school side from Twin Creeks, Twin Creeks will be widened with a dedicated lane, and the multi-use path will be slightly relocated, so there will be some disruption to a walkable amenity, so please be patient. We're going to stay on top of them to make sure they bring everything back to the way it looks now.

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

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 83-88 for Phase 3 and numbers 43-47 for Phase 4 was approved.

C. District Manager

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Mr. Oliver informed the Board the audit for Fiscal Year 2022 is underway.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting and the events that are upcoming. It was noted there have been complaints of lack of lighting in the area in which the food trucks set up. She also informed the Board she expects to have a proposal put together next week for staffing Charlie’s grill like a concession stand, rather than having a food truck vendor.

D. Operations Manager

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.

The Board discussed options for fixing the issue of lack of grass growth in the dog park.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of November 30, 2022 were included in the agenda package for the Board’s review.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District’s assessments are 20% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$295,173.99 was included in the agenda package for the Board’s review.

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

D. Consideration of Construction Funding Request No. 44 (Phase 3B) and No. 3 (Phase 4)

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Copies of construction funding request numbers 44 totaling \$12,855.03 and number 3 totaling \$261,123.98 were 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 44 and 3 were approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Supervisor Requests

Ms. Simpson informed the Board that there have been issues with vandalism at the amenity center, and while Ms. Erickson is doing a great job helping to cover the evenings, it is something that needs to be reevaluated. A Jani-King proposal will be presented at the next meeting to add janitorial services for the Lakeside Park area during the week.

Audience Comments

A resident stated some residents have had a question regarding the land by the basketball courts, an open area. Is there anything being planned for that area?

Mr. Layman responded no; it's always just been open tract area.

The resident also asked could there be any further consideration to have an additional pool, or something put in over by Phase 3B and 4? I hear all the time how busy this place gets.

Mr. Oliver responded this is a question that comes up in every CDD I have, especially as more residents move in. There's nothing in the works right now, but ultimately it will be up to this Board or future boards to decide what additional amenities or facilities you decide to construct. Of course, a funding source would have to be determined and what happens often is those funds come from a refunding of the bonds, which is not likely to happen until 2028 because of the 10-year no call provisions on those bonds. The other approach is issuing additional bonds across the entire CDD.

The resident asked along the question of funding source, is there any consideration of talking to the builders out there?

Mr. Oliver responded you can always make the request and they have the right to say yes or no.

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The resident asked there is supposedly reclaimed water being piped in. What is the update on that?

Mr. Lockwood responded St. Johns County utility department is the provider for this area, however they don't have any source of water. They get all their water from JEA, so what's happened is they need JEA to send water this way. We've asked JEA multiple times and gotten with the St. Johns County utility department to try to get agreements. The truth is, they are pushing water this way, but we've been told every summer for the last five years that it will come next summer.

The resident stated what's the cost of reclaimed water versus what we have today? I don't particularly care for the reclaimed water but if the costs are comparable, let's just stick with what we have.

Mr. Lockwood stated unfortunately it's a mandate. If reuse water is available, you are forced to take it because the theory is you're saving the environment.

A resident asked can I bury the pipe that is sticking up, so I don't hit it with my lawnmower? On my street, Convex, about half the people have already buried it.

Mr. Lyman stated I'll have to look at what you're referring to after the meeting.

A resident stated fireworks is something the community really likes to do, particularly for July 4th and this last year we were shut down on doing anything on CDD land. I'm wondering why. You see it done very successfully all over the county.

Mr. Oliver responded let's tee it up for the Board to consider at a future meeting well in advance of the 4th of July.

Ms. Simpson added it's currently in the policies that it's not allowed, so we'd have to look at that.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 16, 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. Kovacic seconded by Mr. Lyman with all in favor the meeting was adjourned.

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DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

[Handwritten Signature]
Chairman/Vice Chairman