

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, May 18, 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
Katie Buchanan	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Riverside Management Services

The following is a summary of the discussions and actions taken at the May 18, 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

Mr. Mark Pond noted for the other audience members that Mr. Arias and Mr. Thors are residents of the community.

Mr. Tom Fisher commented that when you drive around the community, it seems that Phases 2, 2B, 3A and 3B have no landscaping along the streets such as trees and that should be considered. He also thanked Jennifer and the staff for the jobs their doing and noted that security could be increased to seven days a week for around \$60 extra per family per year.

Mr. John Rosario stated that the back end of Twin Creeks Drive is very dark.

May 18, 2023

Meadow View at Twin Creeks CDD

Ms. Michelle Schiess asked if the bikes on the corner of Ness and Windemere will be addressed.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the April 20, 2023 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the minutes of the April 20, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Landscape Maintenance Services**

Mr. Oliver informed the Board that seven proposals were received in response to the RFP for landscape and irrigation maintenance services and they will be ranked according to the evaluation criteria, which are: personnel and equipment, proposer's experience, understanding scope of RFP, financial capability, price and reasonableness of all numbers.

Mr. Kovacic provided the scores he gave each proposer for each category: Personnel and equipment: BrightView – 15, Tree Amigos – 15, Down to Earth – 15, VerdeGo – 15, Trimac – 15, The Greenery – 20 and Yellowstone – 20; experience: BrightView – 15, Tree Amigos – 15, Down to Earth – 20, VerdeGo – 15, Trimac – 15, The Greenery – 20 and Yellowstone – 25; understanding scope of RFP: BrightView – 10, Tree Amigos – 10, Down to Earth – 12, VerdeGo – 5, Trimac – 10, The Greenery – 15 and Yellowstone – 15; financial capability: all proposers were given 5 points; price: Trimac – 20, BrightView – 19.3, Tree Amigos – 12.8, Down to Earth – 14.3, VerdeGo – 11.8, Trimac – 20, The Greenery – 16.7, and Yellowstone – 15.8; reasonableness of all numbers: BrightView – 10, Tree Amigos – 8, Down to Earth – 12, VerdeGo – 8, Trimac – 10, The Greenery – 13, and Yellowstone – 14. The totals for each proposer are: BrightView – 74.3, Tree Amigos – 65.8, Down to Earth – 78.3, VerdeGo – 59.3, Trimac – 75, The Greenery – 89.7, and Yellowstone – 94.8.

Mr. Oliver noted that the Board could score the proposals individually or they can accept the rankings the Chairman provided. The Board's consensus was to accept Mr. Kovacic's rankings.

May 18, 2023

Meadow View at Twin Creeks CDD

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor accepting Mr. Kovacic's rankings and authorizing staff to issue a notice of intent to award and enter in a contract with the number one ranked firm (Yellowstone) was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption**

Mr. Oliver noted that the public hearing to adopt the Fiscal Year 2024 budget is scheduled for August 17, 2023 at 10:00 a.m. The location is currently set at the Lake House at Beacon Lake but may need to be moved to a larger meeting space. He also provided an overview of the budget, noting it includes an 8% increase in assessments, largely due to an increase in property insurance and facility staffing. The budget will be finetuned over the next few months and ultimately adopted at the August meeting.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2023-07, approving a proposed budget for Fiscal Year 2024 and setting a public hearing for August 17, 2023 at 10:00 a.m. was approved.

SIXTH ORDER OF BUSINESS**Update on Charlie's Grill Weekend Operations (Memorial Day through Labor Day)**

Ms. Erickson informed the Board that Patriot Pizza has executed the contract for operating Charlie's Grill and will begin those operations on May 27th.

SEVENTH ORDER OF BUSINESS**Update on FPL Matters**

Mr. Oliver reminded the Board that this item has to do with the imminent domain matter regarding power lines in the right of way at the north entrance of the community. FPL and the District's special counsel are still working through the matter.

EIGHTH ORDER OF BUSINESS**Update on Development Status**

Mr. Kovacic stated that there are some items in need of repair that have been addressed as they come up.

NINTH ORDER OF BUSINESS**Staff Reports**

May 18, 2023

Meadow View at Twin Creeks CDD

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. Kovacic seconded by Mr. Lyman with all in favor the requisition summary listing numbers 115-120 for Phase 3B and numbers 63-65 for Phase 4 was approved.

C. District Manager – Report on the Number of Registered Voters (1,479)

Mr. Oliver reported that there are 1,479 registered voters residing within the District's boundaries as of April 15, 2023.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting as well as upcoming events.

E. Operations Manager

Mr. Gray 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 April 30, 2023 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 95% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$1,199,721.58 was included in the agenda package for the Board's review.

May 18, 2023

Meadow View at Twin Creeks CDD

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

D. Consideration of Construction Funding Request No. 48 (Phase 3B)

A copy of construction funding request number 48 totaling \$44,267.25 was included in the agenda package for the Board's review.

E. Consideration of Construction Funding Request No. 9 (Phase 4)

Copies of construction funding request number 9 totaling \$243,240.23 was included in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor construction funding request numbers 48 and 9 were approved.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Masha Joyce asked if the doors to the club rooms could be left open and curtains removed as part of the solution to vandalism issues. She also suggested prohibiting access to certain areas of the facility and reducing the number of entrances to the facility to one.

Ms. Susan Watson asked if there are working security cameras at the facility and that surveillance footage is kept.

Mr. Oliver responded that there are working security cameras, but footage is limited to staff members, board members and law enforcement typically.

Mr. Kurt Green asked about tracking access to the facility by access cards and comparing with the surveillance footage.

Mr. Oliver stated that specific details of the District's security system will be kept private.

Mr. Mark Pond asked if access cards that are scanned can be linked to a family in the community.

Mr. Oliver responded that they can.

May 18, 2023

Meadow View at Twin Creeks CDD

Mr. Mark Pond stated that the Board has the ability to change the hours of the facility and staffing when issues occur, however that affects the masses. He asked the Board to consider how only those that are responsible for the vandalism can be penalized.

A resident asked if there is a number in terms of how much damage has been caused.

Mr. Oliver stated that Mr. Arias will start providing information to the community to help educate them on the cost. Over the course of six months the cost has come to a few thousand dollars. He also went over the District's ability to suspend amenity privileges and the process that is undertaken when a suspension occurs.

Mr. Ron Davidson asked how the community members can help the District and stated that there is a neighborhood watch group that has formed that has an upcoming meeting with the Sheriff's department on June 6th.

Ms. Nicole Rassman commented that she does not see any sense in keeping the curtains. She also stated that she likes the ability have doors closed, however she would like to see glass doors for security reasons. Lastly, she commented on the locks not working well, the doors not shutting tightly and that she'd like the room to be open past 5pm.

Ms. Susan Watson commented that she's noticed the side gate being unlocked a few times. She also asked if the facility is a non-smoking and/or non-vaping facility as she's heard of people vaping in the gym.

Ms. Erickson stated that the vaping incident was reported.

Mr. Mark Pond asked what hours security will be onsite from Memorial Day to Labor Day.

Mr. Oliver stated that a decision has not yet been made on security including whether a security firm will be hired, or if onsite staffing hours will be increased.

Mr. Mark Pond asked about the possibility of having a town hall meeting with Mr. Arias, Mr. Thors or both present to discuss community related matters.

Mr. Oliver explained that if both Mr. Thors and Mr. Arias are present, a notice would need to be published for the meeting and they would not be able to take votes on behalf of the Board.

Mr. Thors addressed some of the audience comments stating that the Board hates to have negative consequences for the community at large as they come up with interim measures to address the concerns, but it also must be balanced with public safety. The doors

May 18, 2023

Meadow View at Twin Creeks CDD

cannot be locked per the fire marshal and it's also problematic to try to match access cards to surveillance footage and the District does not want to improperly accuse anyone.

Ms. Priscilla Thors stated that part of the problem is there needs to be more communication from the Board to the community. She also concurred that it is good to know that the community members can meet with the resident supervisors to express their concerns, which could then be brought to the Board.

Ms. Gini Ruhlman asked if it's a possibility to install cameras on the pickleball, tennis and basketball courts.

Mr. Oliver responded yes.

Mr. Mark Pond asked about the status of installing springs on the doors for the tennis and basketball courts so they will automatically close.

Mr. Gray stated that he has looked into installing additional springs, but there are only a certain number of springs that can be used to cover the gap between the poles to allow for the doors to properly close, so he is now looking at a customized option.

A resident asked how other communities are solving similar security issues.

Mr. Oliver stated that staff tries to take the best practices used at other districts.

A resident commented that the club room at most communities is kept closed.

Mr. Eddie Belen asked about the status of the connector road.

Mr. Lyman responded that when the connector road utilities were done years ago, all the grates did not coincide, so the structures that are sticking up out the ground where there is supposed to be a sidewalk or walking path are air release valves for the wet utilities and the county has been consulted multiple times on what to do with them. Representatives from the County came out on Monday and essentially said, just do what you have to do with them to get it open.

Mr. Lockwood stated that the work will take at least a couple of weeks, and then it will have to go through the inspection process.

A resident asked what is happening with the road behind Horsetail Court.

Ms. Simpson responded that the school is adding additional room for turn lanes.

May 18, 2023

Meadow View at Twin Creeks CDD

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 15, 2023 at
10:00 a.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

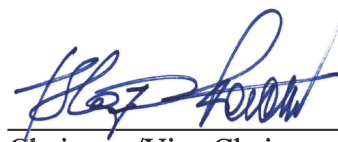
THIRTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary



Chairman/Vice Chairman