

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, August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

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 <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager

The following is a summary of the discussions and actions taken at the August 17, 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

Approval of the Minutes of the July 20, 2023 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 July 20, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments

Mr. Oliver provided an overview of the Fiscal Year 2024 budget noting the budget is increasing approximately \$157,000, with increases largely due to the amenity and grounds maintenance expenses. He also pointed out that while it looks like an almost \$54,000 surplus will be generated, the security camera system improvements are not yet factored in. These increases in the budget translate to about an 8% increase in assessments.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the public hearings on the adoption the Fiscal Year 2024 budget and imposition of special assessments were opened.

There were no comments from members of the public.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the public hearings on the adoption of the Fiscal Year 2024 budget and imposition of special assessments were closed.

A. Consideration of Resolution 2023-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Ms. Buchanan stated resolution 2023-10 adopts the budget, appropriates the funds as allocated in the budget and provides authorization for limited budget amendments.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Resolution 2023-10, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

B. Consideration of Resolution 2023-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Ms. Buchanan stated that Resolution 2023-11 provides the finding of benefit and the collection mechanism for the assessments.

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On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor Resolution 2023-11, imposing special assessments and certifying an assessment roll for Fiscal Year 2024 was approved.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules; Consideration of Resolution 2023-12

Mr. Oliver noted that the revised suspension and termination rules strengthens the Districts ability to terminate access privileges and allow the District to collect money for damages due to vandalism.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the public hearing regarding the suspension and termination of rules was opened.

There were no comments from members of the public.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the public hearing regarding the suspension and termination of rules was closed.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2023-12, adopting revised suspension and termination rules was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Agreement with West Orange Nurseries for Phase 4

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone Landscape for the Fall Annual Rotation

Mr. Gray presented a proposal from Yellowstone totaling \$13,005 for the fall annual rotation. He also informed the Board that he met with Yellowstone to discuss the proposed

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enhanced flower beds at the front entrance. The project would begin September 4th and the annuals would go in around September 11th.

On MOTION by Ms. Simpson seconded by Mr. Arias with all in favor the proposal from Yellowstone for the fall annual rotation was approved.

EIGHTH ORDER OF BUSINESS Update on FPL Matters

There being no significant updates, the next item followed.

NINTH ORDER OF BUSINESS Update on Development Status

Mr. Lyman stated that the barricades have been pulled from the connector road, although the county has not yet declared the road open. Phase 4 is moving along, and some issues are being worked out with FPL.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Buchanan asked for consideration of authorization to participate in mediation to be added to the agenda. The District has property which is a drainage and maintenance easement and a portion of a homeowner’s improvements encroached on that easement. This is mostly an HOA matter, however because the District’s property is being impacted, the property owner has requested that the District participate in mediation to try to resolve the matter. The HOA has requested the District adopt a resolution to officially authorize this action.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor adding consideration of the resolution authorizing participation in the mediation to the agenda was approved.

On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor a resolution authorizing the Chairman and District Manager to attend pre-suit mediation on behalf of the District and negotiate settlement terms was approved in substantial form with the Chair authorized to execute the final form.

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 131-132 for Phase 3B and numbers 71-76 for Phase 4 was approved.

Mr. Lockwood informed the Board that four requisitions came in right before the meeting from a contractor that provided curbing repairs for the townhomes and Phase 2A, 2B and 2C. He asked if the Board would approve them to be paid and ratify them at the next meeting.

There were no objections from the Board.

C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024

Mr. Oliver presented a meeting schedule for Fiscal Year 2024 including meetings on the third Thursday of each month at 10:00 a.m.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

Mr. Oliver informed the Board that he received an email regarding a request for sound barriers for the pickleball courts. Staff will research the effectiveness, potential costs, and funding sources to be brought back to the next meeting for discussion.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting as well as upcoming events. She also informed the Board that Charlie’s Grill has received mostly positive feedback, with the only negative comments being directed toward the pricing.

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. He also

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updated the Board on the janitorial service stating that there are still issues despite the deficiency notice being issued. Additional bids are being sought if service does not improve. Additionally, he informed the Board a quote is expected from Atlantic Security for some replacement sensors, as well as a quote for holiday lighting.

Mr. Thors stated that there have been issues with the lights on the pickleball courts remaining on past 10pm and asked if that is being taken care of.

Mr. Gray responded that a new timer has been installed and wiring issues have been addressed. He also installed a new timer as requested by residents for early morning play.

Ms. Erickson asked the Board if kayak use can be continued year-round at the request of residents. She noted she is able to assist residents with the kayaks as opposed to utilizing a kayak assistant.

Ms. Simpson responded that it's always been based upon what staff can handle, so no approval is needed.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of July 31, 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 100.3% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$488,155.03 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 51 (Phase 3B)

A copy of construction funding request number 51 totaling \$10,400 was included in the agenda package for the Board's review.

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On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 51 was approved.

E. Consideration of Construction Funding Request No. 12 (Phase 4)

A copy of construction funding request number 12 totaling \$426,183.30 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 12 was approved.

TWELFTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Simpson asked if the illuminated stop signs at Cutgrass and Twin Creeks and Cutgrass and Loosestrife Way will be wired in soon.

Mr. Gray responded the electrician will be onsite next week.

Ms. Simpson asked if the irrigation by the school has been taken care of.

Mr. Gray responded yes and added that from what he understands the County will be covering the cost for the irrigation.

Ms. Simpson asked if the firepits and fireplace are operational.

Mr. Gray responded yes.

Mr. Arias asked if the Board could move forward with moving up the minimum age for the fitness center.

Mr. Oliver responded that it will be put on the next agenda for residents to have the opportunity to comment.

Mr. Thors asked where the fishing policy stands and if it can be disseminated to the community.

Mr. Oliver responded that there is an adjustment needed to the map and once that is finalized it can be sent to the Board. He asked for authority to work with Supervisor Thors to finalize the policy.

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On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor authorizing Supervisor Thors to work with staff to finalize a fishing policy was approved.

Audience Comments

A resident asked if there is a date for the final asphalt paving in Phase 2A.

Mr. Lyman responded that there is no date as bids are currently being collected.

A resident stated that someone through debris into the sewer at the tail end of construction on Ness Circle and asked if the District is responsible for that.

Mr. Lyman responded that he would look at it.

A resident stated that it's been asked in the past what the cost is to convert the community to a golf cart community and the answer was somewhere around \$50,000. She asked what the current cost would be, how that could be raised as an objective, if there is value to it, and what the process is.

Mr. Oliver responded that it starts with an application with St. Johns County and the County's process must be followed at the cost of the community. One of those costs would be an engineering study, which would say what improvements would need to be made to the roads.

Mr. Kovacic suggested discussing the issue with the builders to see what the salespeople are telling potential buyers.

Mr. Arias commented that the community has never been a golf cart community, never will be as the money shouldn't be spent for that purpose and if someone wants to use a golf cart, it should be street legal.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 21, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FOURTEENTH ORDER OF BUSINESS

Adjournment

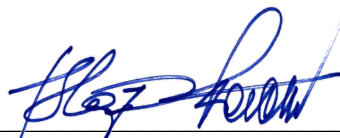
On MOTION by Ms. Simpson seconded by Mr. Kovacic with all in favor the meeting was adjourned.

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DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary



Chairman/Vice Chairman