

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 16, 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 <i>by phone</i>	District Counsel
Jennifer Clark Erickson	Amenity Manager
Rich Gray	Operations Manager
Emily Wright	Riverside Management Services

The following is a summary of the discussions and actions taken at the November 16, 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

David Luebbe commented that he speaks for a number of the neighbors, particularly on Lomond Court, and acknowledged the good things that have been done, such as turning the lights on the pickleball courts at 6:30 a.m. instead of 6:00 a.m., and turning them off at 9:00 p.m. instead of 10:00 p.m., however he stated that not enough has been done yet and noted complaints have been filed with the County regarding noise and sound. He requested the lights not come on in the morning on the weekends, and from Sunday night to Thursday night the hours for the courts be shortened to 8:00 p.m. Additionally, he recommended custom shields for the lights, and for three of the lights that shine west to be turned off completely as only

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three of the courts are necessary to effectively light the courts. Lastly, he requested barriers be installed on three of the four sides.

A resident stated that many of the pickleball players in the community do not agree to an 8:00 p.m. cutoff time for the pickleball courts and feel that 9:00 p.m. is a reasonable time.

Josh Ambrose stated that a community event held two Saturdays ago was one of the best events he’s seen since he’s lived in the neighborhood, however after the event it was determined the space could not be used for the event anymore. He asked why that decision was made and how that decision can be changed.

Mr. Oliver stated that he would speak to District Counsel, but noted there is a process for events that involves an agreement between the parties and insurance requirements.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 19, 2023 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 October 19, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee’s Recommendation and Authorize Staff to Issue RFP for Audit Services

Mr. Oliver noted the audit committee met prior to the regular Board meeting and approved evaluation criteria.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor accepting the audit committee’s recommendation and authorizing staff to issue a request for proposals for audit services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone for Winter Annual Rotation

Mr. Gray presented a proposal for rotating the annuals totaling \$13,005 and recommended using white snap dragon rather than red.

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On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone to rotate the annuals was approved.

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

There being no significant updates, the next item followed.

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

Mr. Lyman stated that Phase 4 is nearing completion.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer - Approval of Requisition Summary

A copy of the requisition summary was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisitions 138-140 for Phase 3 and 83 for Phase 4 were ratified.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor requisitions 141-142 for Phase 3 and 84-88 for Phase 3 were approved subject to review by the Chair.

C. District Manager

Mr. Oliver stated that he has had discussions with the county regarding the pickleball court issues and noted the District wants to do everything it can to be compliant and certainly cares about the neighbor's concerns with noise and lighting, so it is continuing to work through the issues.

D. Amenity Manager

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

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Mr. Thors stated that it needs to be clarified what is allowed and what isn't with the golf cart parade event. Mr. Oliver stated that it would be made clear that this is a one-off event and the Sheriff's Office is taking the lead in the event.

E. Operations Manager

Mr. Gray went over the maintenance items completed between meetings and upcoming projects. A copy of the operations report was included in the agenda package for the Board's review. He noted proposals will be brought to the next meeting for repairing the dump bucket at the pool. He also reported that the treadmill screen is still on backorder, however the replacement pads for the adjustable benches in the gym have been ordered.

NINTH ORDER OF BUSINESS

Construction Funding Requests

A. Ratification of Construction Funding Request Nos. 13 and 53

Copies of construction funding request numbers 13 and 53 totaling \$93,492 and \$220,089.50 were included in the agenda package for the Board's review.

B. Consideration of Construction Funding Request Nos. 14 and 54

Copies of construction funding request number 14 and 54 totaling \$148,914.40 and \$1,873.50 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 13, 14, 53, and 54 were approved subject to the Chair's review.

TENTH ORDER OF BUSIENSS

Other Business

There being none the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Audience Comments

A resident asked for an update on whether there will be lights installed in a couple of sections of Beacon Lake Parkway.

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Mr. Oliver stated that the engineer is reviewing the lighting plan from FPL and once it is determined what additional lights should be put in, staff will reach out to FPL for proposals to bring to the Board.

A resident asked if there is any consideration for any additional trees or shrubs to be installed on the berm along the area off Twin Creek Parkway to help with privacy between the school.

Mr. Lyman responded that there is no plan in place for enhanced landscaping currently.

A resident asked if there is an update on giving Ms. Erickson more power to make decisions.

Mr. Oliver responded that Ms. Erickson is empowered in many ways, but if there is anything that is in a grey area, she will discuss it with the District Manager.

A resident stated that it was previously requested that the policy be changed to allow for pickleball tournaments against other developments and asked for an update on that decision.

Mr. Oliver responded that currently the biggest concern for the Board is taking care of the noise and lighting issues with pickleball, but tournaments could be worked out in the future.

A resident asked how an office chair can be removed from a pond.

Mr. Gray responded that the pond maintenance company recently pulled multiple items out of the pond, including a chair.

A resident asked if the community can be asked not to park their cars on the main road while waiting for the bus stop.

Mr. Oliver stated staff will contact the Sheriff's Office since it is a county road.

Multiple residents commented on cars coming from the townhomes not stopping at the stop sign, tailgating and speeding issues in the community.

Mr. Arias recommended residents call the Sheriff's office to report traffic violations.

Mr. Thors asked if it is within the CDD's purview to share HOA concerns electronically, such as getting a quorum for the meetings.

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TWELFTH ORDER OF BUSINESS

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

Mr. Lyman motioned to cancel the December meeting. Ms. Simspson seconded the motion.

Mr. Oliver stated that he would discuss with the Chair the possibility of canceling the December meeting. There being no vote, the motion died.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

[Handwritten Signature]
Chairman/Vice Chairman