

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, April 18, 2024 at 10:03 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
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager

The following is a summary of the discussions and actions taken at the April 18, 2024 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 stated that he's not seeing a lot of movement on the noise and light issues brought up previously about the pickleball courts and asked what is being done.

A resident stated that he lives right across from the pickleball courts and commented that he has emailed the facilities manager a couple of times regarding the fact that the lights are supposed to be shut off at 9:00 p.m. and they've been on later still.

Andy Renee stated that he assumed when he bought a property on Stargaze that the Phase 3B area would be held to the same standards as the rest of the community, however it seems forgotten in terms of landscaping improvements and the ponds not being mowed.

April 18, 2024

Meadow View at Twin Creeks CDD

Mr. Lyman stated that Phase 3B is complete, so the pond banks should be mowed, however there may be a reason they're not being mowed, such as a wash out.

Mr. Oliver asked Mr. Gray to look into it.

Mr. Lyman added that there wasn't a lot of area to do landscape enhancements in Phase 3B. The two retention ponds coming off Beacon Lake Parkway are not the District's property and the rest of the right away is narrow and trees cannot be installed over top of utility mains.

Mr. Oliver added that the Board could decide to do future enhancements.

A resident asked why Phase 3B wasn't planned like Phase 4 such as with the palm trees and the park.

Mr. Kovacic responded that the Phase 4 land was sold to Dream Finders and Dream Finders paid for those improvements.

A resident asked who is responsible for the lighting off Trophy Lake Drive.

Mr. Lyman stated that is an FPL issue. Something is probably broken, and it likely has something to do with the school construction.

Mr. Gray stated that he would take care of it.

A resident asked if there have been any changes to curb the issue of speeding on Twin Creeks Parkway.

Mr. Oliver stated that St. Johns County officers are writing speeding tickets. There is a process that the District can undertake to install speedbumps that involves a traffic study being done by the county and resident support would be needed.

Mr. Arias suggested reporting the speeding issues to the St. Johns County Sheriff's office so they can increase patrols.

A resident asked if there is a timeline on when the county will execute planting of the fields.

Mr. Thors responded that there is no litigation at this point, but it is a point of contention with St. Johns County. It was supposed to be dealt with by Twin Creeks North, which is the entity that was responsible for planting the fields. Within the past two months there have been meetings with the developer's representative about satisfying that obligation, along with satisfying the obligation of funding the widening of Country Road 210.

April 18, 2024

Meadow View at Twin Creeks CDD

Mr. Oliver asked Mr. Gray to provide the resident concerned with the pickleball court lighting with his phone number.

Mr. Gray stated that he is working on getting a digital timer installed to address the issue of the lighting being on past 9:00 p.m. He also added that as many steps as possible have been taken to prevent the lights staying on including lighting overrides being installed, cameras being installed, the card reader system has been upgraded and the shut off switches have been installed inside the tennis courts.

Mr. Thors added that he has met with Mr. Gray regarding the need for there to be forward progress with respect to the installation of light shields. He also noted the county is working on changing their noise ordinance to include pickleball courts.

Mr. Oliver added that the Board is planning to put money aside in the upcoming budget for sound abatement for the pickleball courts, but the cost of the project is unknown because the demands of the county are unknown at this time.

A resident stated that the water fountain at the basketball court does not work.

Mr. Lyman stated that a reclaim lid was installed on the meter instead of a potable water lid, and the county is still arguing that it is reclaimed.

Mr. Oliver asked Mr. Sims to contact the county regarding this item.

A resident stated that there is not one speed limit sign on the road from Harbor Side to the amenity center and asked if that is the county's responsibility.

Mr. Sims stated that speed limit signs have been installed at every intersection, but the road has since been turned over to the county, so if speed limit signs have since been knocked down, it is their responsibility to install signs.

Mr. Kovacic asked Mr. Oliver to write a letter on behalf of the District to St. Johns County and the school district petitioning them to reevaluate the number of speed limit signs along Beacon Lake Parkway from the main entrance to the school.

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the February 15, 2024 Meeting**

There were no comments on the minutes.

April 18, 2024

Meadow View at Twin Creeks CDD

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the minutes of the February 15, 2024 Board of Supervisors meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Discussion of a Policy Establishing Responsibilities for Neighborhood Groups Using the District’s Facilities**

Mr. Oliver provided the Board with policies from another District as an example and noted the idea is when there are community groups using the club room that there is a responsible party present at the events. The form describes what the event is, who the responsible party is what the District requires of the responsible party including putting the room back to its previous state and cleaning up trash.

Mr. Arias stated that Mr. Oliver could reach out to him if any assistance is needed on forming the policy. He asked where the District stands on the legalities of the farmer’s market type event that was held on District property as there will be another request for the event.

Mr. Oliver responded that he would get with Ms. Buchanan on that matter. He referenced an event held in another community which required a responsible party for the event and that person signed a document stating such. Another option provided was for the District to adopt and run the event, which provides different levels of protection.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2025 Budget**

Mr. Oliver stated that a proposed budget will be presented at the May meeting and the adoption of the budget will be scheduled for August. The budget to be presented in May will be a worst-case scenario. Some of the items impacting the budget are landscaping for the new areas, property insurance, capital reserves, noise suppression for the pickleball courts, inflation, well repairs and replacements, and utilities.

**SIXTH ORDER OF BUSINESS**

**Update on Development Status**

There being no updates, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

April 18, 2024

Meadow View at Twin Creeks CDD

**B. District Engineer - Approval of Requisition Summary**

A copy of the requisition summary including requisition numbers 146 and 147 for Series 2021 Phase 3 and numbers 96 through 103 for Series 2021 Phase 4 was included in the agenda package for the Board’s review.

Mr. Oliver went over the construction funding requests on the agenda, including number 15 for Dream Finder’s portion of Phase 4 for ratification, number 6 for Heartwood’s portion of Phase 4, number 16 for Dream Finder’s portion of Phase 4 for approval, and number 57 for BBX’s portion of Phase 3B.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 15 was ratified.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 6 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 16 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 57 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the requisition summary was approved.

**C. District Manager**

Mr. Oliver reminded the Board that two seats will be filled through the general election process this year. Interested candidates would need to qualify with the Supervisor of Elections office. Qualifications include being a registered voter residing within Beacon Lake. The qualification period runs from June 10<sup>th</sup> through June 14<sup>th</sup>.

**D. Amenity Manager**

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

April 18, 2024

Meadow View at Twin Creeks CDD

**E. Operations Manager - Report**

Mr. Gray gave an overview of 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 informed the Board there was substantial damage to the tennis court and pickleball court fence during a recent storm so he is working with insurance adjuster and three fence companies to try to get it replaced as soon as possible and the insurance adjuster has indicated the damage should be covered and the District would only owe the \$5,000 deductible. The three fencing quotes he obtained ranged from \$11,095 to \$42,150. He has been assured by both Sterling and Silverman that they could move on the project within 7 to 10 days of approval, where the third vendor, Armstrong, would be looking at 30 to 60 days. Mr. Gray’s preferred vendor is Sterling as they were the original vendor for the fencing.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the proposal from Sterling totaling \$14,000 was approved.

Mr. Arias stated that he felt some of the camera views are redundant and there are some areas that could use better coverage and asked Mr. Gray to address that if there is no cost to the district.

The following items were taken out of order of the agenda.

**NINTH ORDER OF BUSIENSS**

**Other Business**

There being none the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

Mr. Arias asked what the plan is for food at the pool during the summer.

Ms. Erickson responded that Beach Dogs will be providing food and Patriot Pizza will be onsite on the weekends from May through September.

Mr. Arias thanked Mr. Gray and Ms. Erickson on their efforts in the community.

A resident asked if one of the blue lights will be installed at the entrance of Convex.

April 18, 2024

Meadow View at Twin Creeks CDD

Mr. Lyman stated that Supervisor Simpson has been handling the decorative streetlights.

Mr. Oliver asked Mr. Gray to reach out to Supervisor Simpson to ask about the streetlight plan.

A resident asked about the timeline regarding CDD fees and homeowner’s fees and when they will transfer over.

Mr. Oliver stated that with the 2024 election cycle, two more residents will be elected to the Board, and there will then be four residents on the Board. The assessment process will remain the same, but the Board will decide what the budget will be and what the assessment level will be.

A resident stated that a lot of residents are questioning when they can put signs can be installed in their yards or leave their trash can in front of their driveway.

Mr. Arias stated that those are HOA related issues.

**EIGHTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of February 29, 2024**

Copies of the financial statements were included in the agenda package for the Board’s review.

**B.    Assessment Receipts Schedule**

A copy of the assessment receipt schedule showing the assessments are 78.8% collected was included in the agenda package for the Board’s review.

**C.    Check Register**

A copy of the check register totaling \$744,430.45 was included in the agenda package for the Board’s review.

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

**D.    Ratification of Revised Construction Funding Request No. 15 (Phase 4 – Dream Finders)**

**E.    Consideration of Construction Funding Request No. 6 (Phase 4 Heartwood)**

**F.    Consideration of Construction Funding Request No. 16 (Phase 4 – Dream Finders)**

April 18, 2024

Meadow View at Twin Creeks CDD

**G. Consideration of Construction Funding Request No. 57 (Phase 3B – BBX)**

The construction funding requests were discussed earlier in the meeting.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 16, 2024 at  
10:00 a.m. at the Lake House at Beacon  
Lake, 850 Beacon Lake Parkway, St.  
Augustine, Florida 32095**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:

*Jim Oliver*

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Secretary/Assistant Secretary



Chairman/Vice Chairman