

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 16, 2024 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
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Emily Wright	Riverside Management Services

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 18, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the minutes of the April 18, 2024 Board of Supervisors meeting were approved as presented.

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FOURTH ORDER OF BUSINESS

Consideration of Policy Establishing Responsibilities for Neighborhood Groups Using the District’s Facilities

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Yellowstone Contract for Phase 4

This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Summer Annual Rotation

A proposal from Yellowstone totaling \$13,005 for the summer annual rotation was included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

Mr. Oliver presented the proposed budget and provided an overview of all the line items requiring an increase including management fees, trustee fees, onsite management staff, property insurance, the addition of a capital reserve fund and landscape expenses. The proposed increase in budget translates to a 16% increase in assessments.

On MOTION by Mr. Thors seconded by Mr. Lyman with all in favor Resolution 2024-03, approving the proposed budget for fiscal year 2025 and setting a public hearing for August 15, 2024 at 10:00 a.m. at the World Golf Village Renaissance Resort was approved.

EIGHTH ORDER OF BUSINESS

Update on Development Status

There being no updates, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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There being nothing to report, the next item followed.

B. District Engineer

Mr. Sims asked for approval to draft the annual facilities report for the District.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor authorizing the District Engineer to draft the annual facilities report was approved.
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Mr. Sims informed the Board that West Orange Nursery put in the wrong landscaping on the Beacon Lake Parkway extension. The retainage for the project is currently being held by the engineer. Mr. Sims asked that the District put pressure on West Orange Nursery to rectify the issue as the county engineer will not approve the road as-is.

Mr. Lyman stated that West Orange Nurseries is working with the county to find out what they will and will not accept.

C. District Manager

1. Report on the Number of Registered Voters

Mr. Oliver informed the Board there are 1,739 registered voters reported to be residing within the District's boundaries as of April 15th.

2. Reminder of the Qualifying Period for the General Election

Mr. Oliver stated that two seats on the Board have terms that will expire in November, and they will be filled by the general election. The qualifying period for the seats runs from noon on June 10th through noon on June 14th. More information can be found on the St. Johns County Supervisor of Elections office www.votesjc.com. He also reminded the Board of the requirement to turn in a Form 1, which will be done electronically this year.

D. Amenity Manager

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

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E. Operations Manager - Report

A copy of the operations report was included in the agenda package for the Board’s review.

Mr. Arias asked if the lots for sale signs at the entrance can be removed.

Mr. Kovacic responded that he will look into what the obligations are for the home builders.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 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 on-roll assessments are 98% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$157,138.66 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.

ELEVENTH ORDER OF BUSINESS Other Business

There being none the next item followed.

TENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Thors stated that Mr. Gray has received proposals from American Electrical Contracting for three of the six glare shields needed at \$185 each. Those have been put off due to the desire to wait until the county’s position on the noise ordinance pertaining to pickleball courts is clear, however he feels there is a legitimate light pollution issue and tilting the lights flat to the court at 90 degrees or tilting them slightly up with the shields on that would

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mitigate light pollution issues for the residents. Rich believes the shields could be installed in-house, and it should not void the warranty given that the shields are produced by the manufacturer.

On MOTION by Mr. Thors seconded by Mr. Lyman with all in favor installing glare shields on the pickleball court lights at a cost of \$185 each was approved.

Mr. Thors stated that there are two gates at Lakeside Park that can be opened by reaching over and unlatching the gate. Additionally, nearby homeowners have noticed kids moving slats to access the park. He also noted there is not an appropriate footing for the gate that results in the gate being left open.

Mr. Oliver stated that he will get with Mr. Gray upon his return.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 20, 2024 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 Mr. Lyman seconded by Mr. Arias with all in favor the meeting was adjourned.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

[Signature]
Chairman/Vice Chairman