

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, June 20, 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:

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| Aaron Lyman | Vice Chairman |
| Tyler Thors | Supervisor |
| Frank Arias | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Katie Buchanan <i>by phone</i> | District Counsel |
| Daniel Sims | District Engineer |
| Jennifer 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 June 20, 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

Organizational Matters

- A. Acceptance of Resignation from Danielle Simpson**
- B. Consideration of Appointing a New Supervisor to Fill the Vacancy**

Mr. Lyman nominated Marcy McBride to fill the vacancy.

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| On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor appointing Marcy McBride to fill the vacancy was approved. |
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C. Oath of Office for Newly Appointed Supervisor

D. Consideration of Resolution Designating Officers

Mr. Oliver noted Ms. McBride was listening to the meeting by telephone and cannot participate in the meeting until she is sworn in by oath. The above two items were tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 16, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the minutes of the May 16, 2024 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from Future Horizons for Maintenance of Phase 4 Ponds

Mr. Oliver stated that as improvements are assumed by the District, they are added to the maintenance contracts by addendum. The proposal for the Phase 4 ponds was signed between meetings.

On MOTION by Mr. Thors seconded by Mr. Arias with all in favor the proposal from Future Horizons for maintenance of the Phase 4 ponds was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Addendum to Yellowstone Contract for Phase 4

Mr. Oliver stated that the addendum to the Yellowstone contract adds the Phase 4 common areas to the landscape maintenance contract. He also noted both the Yellowstone and Future Horizons addendums were factored into the Fiscal Year 2025 budget.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the addendum to the Yellowstone contract for Phase 4 was ratified.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2025 Budget

Mr. Oliver stated that the public hearing on the budget is being moved to August 8th to allow for the meeting to be held at the World Golf Village Renaissance Resort in order to accommodate for more public attendance.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor Resolution 2024-04, re-setting the date of the public hearing to adopt the budget to August 8, 2024 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

Mr. Arias asked what the status is on allowing residents to hold a market event on the District’s property.

Ms. Buchanan responded that the structure of how it’s going to be organized need to be discussed. District staff could work with one person that organizes the vendor fair and the District would enter into a contract with that person, or the District could independently coordinate with vendors.

B. District Engineer

Mr. Sims presented a draft copy of the annual engineer’s report noting there are a few control structures that still need to be inspected.

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.

C. District Manager

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. There is one seat with two candidates that will

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be placed on the ballot, while the other seat has a candidate running unopposed so he will assume his seat after November 14th.

Next Mr. Oliver informed the Board that he received a request from two residents for the CDD to address an easement that is being used as a public walkway and causing damage to their properties. The homeowners stated that both of their yards are fenced, so they propose adding a gate that the CDD's contractors could use to access the easement if needed.

This item will be added to the next agenda for further discussion. A resident offered to pay for the fencing if the Board is concerned about the budget. Mr. Lyman asked Mr. Gray to get a quote from Sterling for the gates.

Lastly, Mr. Oliver informed the Board that the St. Johns County Supervisor of Elections has asked to use the District's amenity center as an early voting location in August, in addition to using it for the general election from October 21st through November 2nd. He responded that August would not be possible given the traffic the amenity center receives during that time period.

The Board agreed they were not in favor of allowing use of the facilities for the dates requested.

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 of damage to the restroom doors due to minors kicking in the doors. Staff was able to identify the minors and are working to get reimbursement from the families for the cost of repairs.

E. Operations Manager - Report

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

Mr. Gray informed the Board there have been issues with cars parking in the pull-off area near the pond. He has been leaving his card on the windshields and informing the drivers that they are not allowed to park there. He asked if the Board would like to install signage to try to deter the parking.

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Mr. Arias asked if the signs on Windemere have been successful in deterring the parking in that area.

Mr. Gray responded that it has for cars, although golf carts are still an issue.

Mr. Arias suggested possibly pulling two signs from another area to install on Hutchinson.

Mr. Thors stated that he would advocate for signage in the parking lot by Lakeside Park as well as there is a vehicle that has been parking overnight there for months.

A resident suggested placing trees along the path instead of signs.

Mr. Thors asked for an update on the request for Sterling to repair the foundation for the gate.

Mr. Gray responded that Sterling stated the original install was signed off as complete and paid, so they are not responsible for any liability related to repairs.

Mr. Thors stated that he does not believe it would be expensive to add a concrete footing so that the gate will remain closed. He also stated that the fencing for the side gates is not high enough.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 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 98.5% 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. Arias seconded by Mr. Lyman with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

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There being none the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Arias asked if there is an update on getting an estimate to irrigate the green space behind the mailboxes in Phase 3.

Mr. Gray responded that he is still working on getting estimates.

Mr. Arias suggested rather than continuing to spend money on the landscaping in the current dog park since it will continue to get worse, moving the benches to the new dog park that is in the works.

A resident stated that the back of the community is very dark and night due to lack of streetlights on Twin Creeks Drive.

Mr. Lyman stated that is not the District's property, so the District cannot install lights there.

A resident stated that he has called FPL regarding three or four streetlights on Trophy Lake that are not working, and he has been told it is not a resident's responsibility to request a repair or request to get them activated.

Mr. Gray stated that he has reported the lights to FPL as well, however their turnaround time is 40 to 60 days.

A resident asked if the tennis court lights can remain on until 10pm during the summer.

Mr. Oliver stated that the District has restricted the lighting hours as a compromise to the residents that live near the courts. He noted that staff has received direction from the Board to install light shields and adjust the position of the lighting to reduce the lighting pollution, which could allow the hours to be extended.

Mr. Gray stated that the light shields are on order and have a 10-to-15-week lead time.

Mr. Oliver stated that a discussion on the lighting will be included on the next agenda for further discussion.

A resident commented on speeding issues continuing and asked what the cost would be to add four-way stops on Beacon Lake Parkway.

Mr. Sims stated that he does not believe more stop signs are going to improve the speeding issues.

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Mr. Oliver recommended residents contact the local county commissioners and the public works director as the county owns many of the roads in the community.

A resident commented that illegal golf carts in the community are still an issue.

Mr. Oliver stated that the Sheriff’s office is writing tickets for the golf carts in addition to speeding.

Mr. Oliver answered a resident’s questions on various budget line items.

A resident questioned whether he can replace trees in the CDD right of way.

Mr. Oliver asked that the Board be provided more information and photos so they can make a more informed decision.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 18, 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

[Handwritten Signature]
Chairman/Vice Chairman