

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, July 18, 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
Tyler Thors	Supervisor
Frank Arias	Supervisor
Marcy McBride <i>by phone</i>	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
Emily Wright	Riverside Management Services
Daryl Berman	Supervisor Elect

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

**Consideration of Resolution 2024-05
Designating Officers**

Mr. Oliver stated that the purpose of this resolution is to add Ms. McBride as an Assistant Secretary for the District. The balance of the slate of officers will remain the same.

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On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-05, designating Ms. McBride as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 20, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the minutes of the June 20, 2024 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Mr. Oliver provided a brief overview of the audit report, noting there were no negative remarks to report.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the fiscal year 2023 audit report was accepted.

SIXTH ORDER OF BUSINESS

Update Regarding the Fiscal Year 2025 Budget Process

Mr. Oliver reported that the notices for the public hearing on the budget and increase in assessments have gone out. He noted the increases in the budget translated to a 14% increase in assessments, however staff has worked to get the budget down to a 10.55% increase by reducing the capital reserve contribution from \$100,000 to \$45,000.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the revised budget for Fiscal Year 2025 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Park Access Path

Mr. Oliver reminded the Board that at the last meeting residents on Loosestrife brought up concerns of a park access path that is being used not only by residents, but also golf carts and other motorized vehicles. He noted staff is still trying to work out a plan to address the concerns.

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Mr. Smith added that a change in the plat to restrict access altogether would need to be approved by St. Johns County as the area has been designated as a pathway, although he does not believe the county would approve such a request.

Multiple residents requested soft gates that require a key fob be installed rather than shrubbery to prevent motor vehicles.

Mr. Kovacic noted that installing fencing would require a permit.

Mr. Oliver stated that the Board and staff would continue to look into this matter.

EIGHTH ORDER OF BUSINESS Update on Development Status

Mr. Kovacic stated that the replanted trees along the Beacon Lake Parkway extension will need to be inspected and the schedule of trees and landscaping will need to be updated. The second asphalt lift will also need to be done once construction is finished.

Mr. Arias asked if the builder could remove the advertising sign in the middle of the front entrance.

Mr. Kovacic asked Ms. McBride to relay that request to the builder.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Buchanan reminded the board members to file their Form 1 if they have not done so yet.

Mr. Arias asked if staff can finalize whatever needs to be done to allow the farmer’s market.

B. District Engineer – Acceptance of the Annual Engineer’s Report

Mr. Sims presented a copy of the annual engineer’s report and requested that it be approved in substantial form.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the annual engineer’s report was approved in substantial form.

C. District Manager

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Mr. Oliver stated that the revised budget for fiscal year 2025 will be posted to the District’s website, and also reminded the Board that the next meeting will be held at the Renaissance Resort at World Golf Village.

D. Amenity Manager

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

E. Operations Manager

1. Report

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

2. Consideration of Proposal for Fall Annuals

Mr. Gray presented a proposal to install the fall annuals at a total of \$13,005. He noted the current perennials will be replanted elsewhere.

On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor the proposal from Yellowstone for fall annuals was approved.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of May 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 98.5% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$121,862.12 was included in the agenda package for the Board’s review.

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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.

TWELFTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Arias stated that the plot of land that was supposed to be a dog park is now a park with playground equipment, so the current dog park will stay as-is and will be maintained as needed.

Mr. Gray stated that he looked into irrigation and while it would be expensive due to needing to bore underground, it is doable.

Mr. Arias stated that it would be cost prohibitive.

A resident stated that speeding continues to be a problem.

Robert Rudder requested to use the District’s green space for a community event. He noted he has purchased insurance for the event and will have a police officer at the event for crowd control.

Ms. Buchanan stated that she can work with Ms. Erickson on the details of the event.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor providing Robert Rudder an exception to the rental policies to rent the green space was approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 8, 2024 at 10:00 a.m. at the Renaissance Resort at World Golf Village, 500 South Legacy Trail, St. Augustine, Florida

FOURTEENTH ORDER OF BUSINESS Adjournment

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

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DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

[Handwritten Signature]
Chairman/Vice Chairman