

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, August 8, 2024 at 10:00 a.m. at the Renaissance Resort at World Golf Village, 500 South Legacy Trail, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Aaron Lyman	Vice Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor
Marcy McBride <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	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 August 8, 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 July 18, 2024 Meeting

There were no comments on the minutes.

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

A. Overview of Budget

Mr. Oliver provided an overview of the line items that were increased for the fiscal year 2025 budget, noting the assessments are proposed to increase around 10%. The capital reserve contribution was reduced from \$100,000 to \$45,000 between the time the budget was approved and this meeting to reduce the impact on assessments.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the public hearing was opened.

There being no comments from the members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the public hearing was closed.

B. Consideration of Resolution 2024-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Buchanan stated that resolution 2024-06 authorizes District staff to finalize the budget and to move fund between line items as long as that movement does not exceed \$15,000 or 15% of the allocation.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-05, relating to annual appropriations and adopting the budget for Fiscal Year 2025 was approved.

C. Consideration of Resolution 2024-07, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that resolution 2024-07 puts the lien in place to secure funds for the budget just approved. It also authorizes the District to certify the assessment roll for collection.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Ratification of Requisition Nos. 148 and 149

Mr. Lockwood presented requisition numbers 148 and 149 payable to Harbinger and England Thims & Miller.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition numbers 148 and 149 were ratified.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented a proposed meeting schedule for fiscal year 2025 including meetings on the third Thursday of each month at 10:00 a.m. at the Lake House at Beacon Lake.

On MOTION by Mr. Thors seconded by Mr. Kovacic with all in favor the fiscal year 2025 meeting schedule was approved as presented.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Oliver informed the Board that legislation has passed that requires special districts to adopt goals and objectives for each fiscal year and report at the end of the year if those goals and objectives were met. Included in the agenda package is a proposed annual reporting form drafted by GMS.

On MOTION by Mr. Thors seconded by Mr. Kovacic with all in favor the performance measures/standards and annual reporting form was approved as presented.

D. Amenity Manager

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

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 that the front entrance pond fountain motor was damaged due to fishing line getting wrapped around the impeller, so allowing fishing in ponds with fountains may be an issue going forward. He also informed the Board there is some land erosion in Phase 4. Dream Finders will be working with United Land Care to get that taken care of, as well as the dead palm trees on the berm.

Mr. Thors stated that there may be an irrigation problem at the Landings entry on the side close to Lakeside Park as it frequently puddles up.

Mr. Gray stated that it is due to runoff from the embankment. Box drains have been recommended; however he is looking at other options.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 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 100% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$546,458.84 was included in the agenda package for the Board’s review.

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

D. Ratification of Construction Funding Request No. 58

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A copy of construction funding request number 58, totaling \$3,680 was included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor construction funding request number 58 was ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Kovacic asked for residents to be patient with the school opening because Beacon Lake Parkway will look different between 7:00 and 8:00 a.m. He also acknowledged Herb Boyett of Floridian Property Management and his years processing applications on behalf of the homeowner’s association.

Jim McNamer stated that when he initially bought his home, the docks were supposed to be shared between two houses and that changed to every other house. With there being no motorized watercraft on the lake, it seems like it’s not a big deal to allow people to have docks on their property if they choose to do so.

Mr. Kovacic stated that the end result of a conversation between the attorneys and Toll Brothers was that the shared docks are not an option because the two homeowners would have to enter into an agreement to maintain that dock, and there would also have to be a tri-party agreement with the HOA, the homeowners and the CDD, and what if one homeowner likes it, but the other doesn’t, so that was scrapped very early on.

Mr. Thors stated that he believes the architectural review board guidelines has a section on docks that still goes to the previous policy.

Mr. Kovacic stated that is an oversight and he would encourage the homeowner’s association to reach out to the management company to clean that up.

Jim McNamer suggested leaving the three palm trees at the roundabout lit with white lights year-round.

Mr. Lyman directed Mr. Gray to get a quote from the lighting vendor to bring to the Board for review that includes an annual maintenance cost.

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Mr. Kovacic recommended asking the nearby residents if they would object to the trees being lit year-round.

A resident stated that there appears to be no community service officer available for the school traffic and asked if that's something that can be requested.

Mr. Lyman stated that the request would have to go to the county.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 19, 2024 at 10:00 a.m. at the Renaissance Resort at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arias 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