

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, October 17, 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 <i>by phone</i>	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 <i>by phone</i>	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager
Emily Wright	Riverside Management Services
Christian Barrows	Riverside Management Services
Matt Biagetti	GMS, LLC

The following is a summary of the discussions and actions taken at the October 17, 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 September 19, 2024 Meeting**

There were no comments on the minutes.

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On MOTION by Mr. Thors seconded by Mr. Arias with all in favor the minutes of the September 19, 2024 Board of Supervisors meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Oliver reminded the Board that the general election will take place on November 5<sup>th</sup>, and at the next meeting, organizational matters will be added to the agenda to designate officers.

**D. Amenity Manager – Report**

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

**E. Operations Manager**

A copy of the operations report was included in the agenda package for the Board’s review. Mr. Gray informed the Board that Beacon Lake was awarded the gold star property award from the National Landscape Association. He also noted he is gathering proposals for mulch throughout the community.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

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

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**C. Check Register**

A copy of the check register totaling \$139,899 was included in the agenda package for the Board’s review.

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

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

Mr. Thors stated that he has fielded some questions about parking since the opening of Lakeside Academy, so he reached out St. Johns County, as the mouth of Trophy Lake Drive is a county-owned road, and a couple yards in it becomes CDD property. He has requested the county install no parking signs on one of two sides to mitigate parking on both sides. He suggested the District do the same on Cutgrass.

A resident stated that the pickleball rule relating to a limit of one hour for use of the courts when others are waiting is outdated and asked that the rule be changed.

Mr. Oliver stated that staff will discuss the change and make a suggestion to the new Board at the next meeting.

The resident also asked if there are any plans to upgrade the amenities in the gym because the quality of equipment is on the low end, and it is small for the size of the development.

Mr. Oliver stated that the new board seated in November can consider that.

A resident stated that there are a lot of potholes in the development that need to be addressed. He also asked if anything has been brought up to the county regarding the issue with electric bikes.

Mr. Lyman stated that Phase 3A and 3B will have asphalt lifts done in February, and there are some road repairs to address with the county.

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Mr. Oliver asked Ms. Wright to talk to the Sheriff’s office regarding what can be done about the electric bikes.

A resident asked if the price for the holiday decorations is a little heavy.

Mr. Oliver responded that opinions about decorations in every community are all over the map and it’s very subjective.

A resident asked when the gate for the Landing can be permanently closed.

Mr. Lyman responded that he would assume that could be done with the last house closes.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – November 21, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Jim Oliver*  
D1BA5E5E7410418  
Secretary/Assistant Secretary

Signed by:  
*[Signature]*  
2383F3C56AC5492  
Chairman/Vice Chairman