

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, December 19, 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:

Frank Arias	Chairman
Blaz Kovacic	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	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
Christian Birol	Riverside Management Services
Matt Biagetti	GMS, LLC

The following is a summary of the discussions and actions taken at the December 19, 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

A resident stated that he has a large crack in the curbing in front of his house and St. Johns County has advised the CDD is responsible for the repair as the roads have not yet been turned over to the county.

Mr. Oliver asked Mr. Gray to inspect the area and determine who is responsible for the repair.

A resident asked how items can be added to future agendas.

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Mr. Oliver addressed this comment later in the meeting, stating that the resident can contact the board members.

A resident stated that the fountain is still not working. She also commented on a pipe sticking out on Hydrilla. Lastly, she commented on issues with the gate and a garbage truck not being able to get in. She recommended leaving the gate open during certain hours, such as 7:00 a.m. to 7:00 p.m., for deliveries.

A resident commented on two ponds not being maintained near the school.

Mr. Arias stated that area contains multiple parcels owned by multiple entities and the CDD can only maintain property that it owns.

A resident commented on a large pothole in front of her driveway on Trophy Lane, as well as the lack of streetlighting in that area.

Mr. Sims stated that they are waiting on St. Johns County to clear the District to do the second asphalt lift.

Mr. Gray stated that he will apply temporary asphalt patches in that area again.

A resident asked if the community could host biker/walker safety classes. The Sheriff's office will host the classes for \$55 per hour.

Mr. Arias asked Ms. Erickson to coordinate hosting the class.

Next, the resident asked if the school could host the once monthly PTO meetings at the Lake House at no cost.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 21, 2024 Meeting

A copy of the November 21, 2024 minutes was included in the agenda package for the Board's review.

There being no comments, a motion to approve followed.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the November 21, 2024 minutes were approved.

The following item was taken out of order from the agenda.

FIFTH ORDER OF BUSINESS

Consideration of Fishing Policies

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Mr. Oliver stated that the main topic of discussion regarding fishing at the last meeting was in regard to the prohibition of fishing in the Lens Court pond.

Mr. Arias stated that the only area he thinks people should not be fishing is directly across from the fountains due to damage being caused to the fountain motors.

Ms. Brown commented that this affects her personal property and people fishing in the ponds do not respect the nearby homes by staying on the far side of the lake. She also stated that she got it in writing that fishing on that particular pond would not be allowed when she closed on her home.

Mr. Arias commented that Ms. Brown has his sympathy and understanding, however when it comes to the lake, the homeowner's property ends and the CDD's property begins and there were many people that were told things that were not reality.

Ms. Brown stated that the Board voted to exclude the Lens Court pond less than a year ago. She asked the Board to keep the policy as-is.

Mr. Berman commented that when he looks at the Lens Court pond, it stands out as the one pond that has ample area for fishing without encroaching on anyone's property. If the Board does choose to open the Lens Court pond for fishing, that it only be allowed on the portion of the pond accessible without encroaching on the five houses.

Ms. Brown stated that prior to it being stolen, the No Trespassing sign that was placed in the area was very effective.

Mr. Berman stated that he has no objection to the No Trespassing sign being put back in the cul-de-sac area addressing the area where the homes are. He also suggested distributing an updated map of allowed fishing areas to the residents.

Mr. Kovacic commented that he is in favor of maintaining the fishing policies approved in 2023.

Ms. Brown commented that the two lakes in Harborside could be included in the policy if they are not already.

Mr. Arias asked residents to respect each other and made the motion below to revise the fishing policies to allow fishing on a section of the Lens Court pond and to add verbiage related to fishing directly by the fountains.

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On MOTION by Mr. Arias seconded by Mr. Berman with three in favor and Mr. Kovacic and Ms. Brown opposed, revising the fishing policies to allow fishing on the areas of the Lens Court pond and Harborside pond that are not adjacent to or directly in front of, or behind homes was approved with staff authorized to work with Supervisor Berman on finalizing the policies.

SEVENTH ORDER OF BUSINESS Consideration of Policies Regarding Use of Charlie’s Grille

Mr. Oliver stated that currently, for non-CDD events, use of the District’s facilities is limited to the Lake House room with no access to the bar or kitchen areas. There have been requests to expand the use of the facility for residents.

Ms. Erickson stated that she recommends opening the backside of the bar to rentals, so long as the person responsible uses licensed and insured bartenders. There would need to be a fee for cleaning the keg system after each rental. She suggesting increasing the fee to \$150 per hour, which would be a \$25 increase. She does not believe the Charlie’s Grille should be available for rentals due to the expense for having it cleaned, and liability reasons.

Mr. Berman stated that he doesn’t see the liability risk in renting out the entire bar if alcohol is not being served.

Ms. Buchanan stated that she would have to research the liability risks.

On MOTION by Mr. Berman seconded by Mr. Berman with all in favor adding a \$25 fee for use of the bar area was approved.

EIGHTH ORDER OF BUSINESS General Discussion of Street Parking Policies (on CDD-owned roads)

Mr. Oliver stated that the current parking policies prohibit parking on the street from 6:00 p.m. to 6:00 a.m. and noted the District could tow vehicles in violation. The previous board did not push to have the policy used, however street parking has become more of an issue. Staff has reached out to ASAP towing to find out what they would require to tow vehicles in the area.

Mr. Arias suggested reducing the time during which street parking is prohibited in the future to something closer to 12:00 a.m. to 6:00 a.m., however he thinks street parking is something that could be self-policed by members of the community. He also thinks a quick fix would be a rule to park on the side opposite of the sidewalks only.

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The Board discussed the procedure for applying warnings to parked vehicles, who will enforce vehicles that have not moved, and signage.

Mr. Arias asked Mr. Gray to look into who posted the no parking signs on Trophy Lake Drive following resident comments.

Mr. Arias and District staff will work on a more comprehensive parking plan, and in the meantime, an e-blast will be sent within the week after the meeting asking residents to park on only one side of the street.

Mr. Kovacic asked staff to coordinate with the homeowner’s association board on the e-blast as their organization also has a wide reach.

NINTH ORDER OF BUSINESS

**Discussion of Meeting Schedule
Adjustments**

Mr. Arias suggested holding a meeting starting at 6:00 p.m. once per quarter as more residents have been requesting evening meetings.

A resident asked if there is a way to record the meetings and disseminate it to those that are not able to attend.

Mr. Oliver responded that the District will work on that.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor holding a 6:00 p.m. meeting at the beginning of each quarter, starting with January 2025 was approved.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of October 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 0% collected due to the fiscal year just beginning was included in the agenda package for the Board’s review. Mr. Oliver noted there have been four other assessment distributions since this document was drafted, so the District is now 20% collected.

C. Check Register

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A copy of the check register totaling \$155,376.45 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

Mr. Oliver stated that The Gate Company and Envera have been finger pointing in regard to the issues with the entrance gate.

Mr. Gray stated that The Gate Company and Envera were both on site recently to remediate the issues. Multiple repairs were made. As far as the call time, Envera states that the average call time is 53 seconds per car, which they feel is acceptable. Mr. Gray asked Envera to try to get the average call time closer to 30 seconds.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Buchanan reminded the existing Board members to complete the required four hours of ethics training by December 31st if they have not yet done so.

B. District Engineer

Mr. Sims addressed a previous audience members comment about a pipe sticking out of the ground, stating that it is not placed on CDD property, and was not installed by the CDD. It appears to be part of a drainage system for the nearby home and was installed by Toll Brothers. Next, Mr. Sims reported that he has called the county regarding turning the water service to the park on and they have not yet responded. He will continue to follow up with the county. Similarly, both Mr. Sims and Mr. Gray have contacted FP&L multiple times to put in a request for more streetlighting, and they have not responded. Lastly, he reported that the second asphalt lift for the community is in progress, however it will take time as roads and curbing all need to be inspected. The second lift does not apply to the Beacon Lake Parkway extension however, due to the way the project was permitted. That road will not be paved until 2027.

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C. District Manager

Mr. Oliver stated that at the last meeting there was a discussion of the fence license fees being refundable. He provided a handout to the Board of an excerpt from the December 2020 minutes showing when the Board vote was taken, the intention was for the fee to be non-refundable. The current Board could consider in the future if they wish to refund a portion, or all of the fee.

D. Amenity Manager – Report

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

E. Operations Manager

Mr. Gray reported that the fountains have been ordered. He noted he would take a look at the pipe located off of Hydrilla that was brought up during audience comments. He also noted that he would be bringing proposals to the next Board meetings to resurface the dog park and soccer field, and to recoat the fiberglass slides. He also wants to discuss the welcome sign and gym equipment.

Ms. Brown asked if Mr. Gray will be bringing options for the front where people have complained about the BJ's.

Mr. Gray responded that he is working with the landscaping team to put together some proposals to replant the area or add new landscaping to mitigate the lighting issue. The first proposal received was close to \$70,000.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no supervisor requests.

An audience member asked why the county would put up No Parking signs on streets that they do not own.

Mr. Gray responded that the signs are installed in the county's easement.

Mr. Arias stated that Mr. Gray and Mr. Sims will investigate the signage.

An audience member asked if money could be transferred from the HOA to the CDD.

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Ms. Buchanan responded that there have been instances of HOAs entering into an agreement to pay for something that the CDD wants to acquire. It's unlikely the HOA's regulations allow gifting money to the District.

An audience member asked if there is any recourse to the developers requiring the incoming builders keep the landscaping consistent between phases, and if Dream Finders met their requirements.

Mr. Oliver responded that staff will talk to the developer.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 16, 2025 at 6:00 p.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. Arias seconded by Mr. Berman with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman