

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, February 20, 2025 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

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 Birol	Riverside Management Services
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the February 20, 2025 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 commented that the plants at the Landings entrance always look dead. She also commented that the walkway is slippery due to the irrigation hitting it, and it's staying flooded. Lastly, she commented that kids are going around the gate and driving through the first residents' yard and causing ruts in the grass.

Susan Taylor commented that the signage throughout most of Beacon Lake are more decorative and once you hit Trophy Lake, they're just cheap aluminum signs. She also

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commented that it's dark past the ball courts to Publix due to lack of lighting. Next, she commented on constant debris around the Plantation lake, the algae, weeds, and the ants. Lastly, she commented on vehicles parking on the street needing to be controlled.

A resident echoed Ms. Taylor's comments and asked if those issues are due to budgetary constraints.

A resident stated that no one knows where the street parking jurisdiction falls at the moment. She also commented on spots getting filled up quickly with the events in the community.

A resident commented on wanting an alternative option for a dock on a future agenda.

A resident stated that a lot of the crosswalks in the front of the community need to be repainted.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 16, 2025 Meeting

A copy of the January 16, 2025 minutes were 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 January 16, 2025 minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Rates; Consideration of Resolution 2025-03

Mr. Oliver stated that there was discussion in a previous CDD meeting to allow residents to rent the front bar area for a fee of \$25. He noted access to the kitchen is still prohibited.

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

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

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

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2025-03, adopting amenity rates was approved.

FIFTH ORDER OF BUSINESS

Update on Street Parking Discussion

Mr. Oliver stated that there was a workshop held in conjunction with members of the HOA board to discuss street parking concerns.

Mr. Arias stated that as far as blocking a driveway, an intersection or blocking the roadway in manner in which no vehicle can get through, there are already state statutes that deal with those issues, and residents should call the Sheriff’s office. Same for a vehicle that has been parked long-term without moving or appears to have been abandoned. There is a resolution from 2019 that is going to be readdressed, and that is in process. It will be brought forward at a future meeting for further discussion. The only true solution is to have someone onsite to enforce the parking issues, which would mean hiring 24-hour security, which would mean an increase in the CDD assessments.

Ms. Brown added that the community has expressed how unhappy they are with the ‘no parking’ signs on Trophy Lake, and in order to be able to tow vehicles throughout the community, those same parking signs would need to be added every 25-feet.

SIXTH ORDER OF BUSINESS

Update on Fishing Policies

Mr. Berman stated that after extensive tours of the community and talking to both homeowners close to the ponds, and homeowners that enjoy fishing, he and Mr. Gray walked specific areas where they were worried about the fountains and other areas. He has worked with a resident to create a two-page graphic showing the fishing policies and a map of areas in which fishing is permitted. He noted Harborside and Phase 4 were added to the map. Fishing between the kayak launch and the beach was removed as a fishing area due to the residents and the fountain nearby.

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On MOTION by Mr. Arias seconded by Mr. Berman with three in favor and Ms. Brown opposed, the map of permitted fishing areas was approved as presented.

SEVENTH ORDER OF BUSINESS Update on Dog Park Refurbishment

This item was tabled. Mr. Gray had received two proposals that were very different, so he'd like to work on getting more proposals for consideration.

Mr. Berman asked Mr. Gray to look at options that are more permanent or long-term.

Mr. Arias asked for an update on the soccer field refurbishment.

Mr. Gray responded that he and Supervisor McNamee have looked at the options and would like to budget for the soccer field in fiscal year 2026. They will bring proposals to a future meeting for consideration.

EIGHTH ORDER OF BUSINESS Consideration of Proposals for a Capital Reserve Study

This item was tabled as the proposals were not yet available.

Mr. Oliver asked the staff members to address the resident concerns brought up during public comments as they give their reports.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Kovacic addressed a previous resident comment about Phases 3B and 4 not having decorative signage like the other phases. The developer has received upgraded pricing for the signage, they would just like to hold off on installing the signs until the final paving is done to avoid any potential damage to the signs. The final paving can only be done once the curbing and base repairs are done. It may take until May for the paving to begin pending the county's approval.

Mr. Sims address a few other previous resident comments. Any crosswalks in the phases that have not yet had the final asphalt paving will be addressed once that final paving is

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done. For the other phases, the District is responsible for scheduling the crosswalks to be repainted. As far as the lighting on the Beacon Lake Parkway extension, he and Mr. Gray are working closely with FPL who is looking at what it would take to install light poles and electric conduit in that area.

Mr. Arias added that the area between Trophy Lake and Heron is not owned by the District. Creekside CDD would have to request FPL put lighting in that area. He also noted that installing lighting on the Beacon Lake Parkway extension is going to be an expense the District will have to bear, so the Board will need to look at whether the District can afford that project once the cost estimates come back.

Tyler Thors suggested informing the residents what kind of increase would be passed on to them through the CDD assessments if the budget were to increase for certain projects, such as the lighting.

C. District Manager

Mr. Oliver informed the Board that the fiscal year 2026 budget is currently being drafted and will be presented for approval at the May meeting, which is when the high-water mark will need to be set. The budget cannot be increased after that approval. The final budget will be scheduled for adoption in August.

D. Amenity Manager – Report

Ms. Erickson addressed a comment made previously in the meeting regarding the events with limited spots filling up quickly. The events are listed in the newsletter that goes out in the beginning of the month. Spots are limited for certain events due to limited space to hold the event, ratios and number of hours. She noted they do have issues with people reserving spots and then not showing up without notifying staff.

Ms. Brown asked Ms. Erickson to send an e-blast to residents to ask that they not RSVP for an event until they are sure they will attend.

Mr. Berman asked for an update on the Vendor Village.

Ms. Erickson responded that a Vendor Village event will be scheduled in the summer.

Mr. Arias asked if the issue of non-patrons accessing the pool needs to be addressed before summer.

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Ms. Erickson responded that some of the main issues are residents allowing their underage children to have access cards, lying about the child's age, holding the gate open for others, and children bringing in large groups of guests. She suggested bringing pool monitors on staff and will bring a proposal back to the next meeting for consideration. She also suggested limiting entrance to the pool.

Mr. Arias asked that she bring back any suggestions for improving access control for the pool to the Board at a future meeting.

Mr. Berman asked to work with Ms. Erickson on some suggestions.

Ms. Brown stated that she's noticed people jumping the gate.

Ms. Erickson noted that the gates could be replaced with a higher gate, but it will be costly.

E. Operations Manager

1. Report

Mr. Gray addressed a few comments made previously in the meeting under public comments. As far as the weeds, turf treatment was on property the day of the meeting, however he noted there is only so many chemicals that can be put on the grass during the rainy season. Staff will work on finding a happy medium between meeting the needs of the turf to keep it healthy and treating the weeds. As far as debris, trash pickup takes place all week long with staff starting in the front of the community and making their way to the back by the end of the week. He is still working with Envera on the Landings gate. He and Supervisor Brown held a small workshop with some Landing residents and monitored Envera's response time. They found the average was 14 seconds over 3,100 cars and 30 days. The resident gate will be kept open between the hours of 6am and 10am and 12pm and 5pm for the resident kids to get in and out during the week before and after school in case they do not have a key fob. He and the landscape vendor is continuing to work on the landscaping at the Landings entrance. The current perennials that are there are not dead despite their appearance, they are just dormant. There is a plan to enhance that area by bringing in topsoil and installing a box drain to divert the overflow of water that flows in front of the pedestrian gate.

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Mr. Arias asked if some kind of access is going to be added for the fence for the park in Phase 4.

Mr. Gray responded that Dream Finders is going to cover the cost of running conduit and adding key fob access on the front entrance of the gate in that area. The back gate will remain locked and will be for maintenance access only.

Ms. Brown stated that not all residents have been using the My Envera app, so some information regarding the app was going to be sent out by e-blast to hopefully reduce wait times.

Mr. Gray stated that information has been sent out to the residents yet. The My Envera app is very educational and useful. Guests can be added through the app rather than at the box, that way when they get to the box, all the guests need to do is be verified by the agent. Adding a guest at the box can take between one to three minutes and will slow down response time.

2. Proposal for Spring Annual Rotation

Mr. Gray presented a proposal from Yellowstone to install spring annuals for a total of \$13,004.99.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Yellowstone to install spring annuals was approved.

B. Proposal for Property Mulching Enhancement

Mr. Gray presented a proposal from Yellowstone to add new mulch throughout the community for a total of \$105,787.50. He spoke to Supervisor McNamee about switching out some beds to save money, however he would prefer to continue mulching the entire property. Mr. Gray also has a proposal totaling \$69,770.58 for pine straw in place of mulch on the main road, however Supervisor McNamee was not interested.

The Board discussed the various options to save money, including outsourcing the mulching. Mr. Gray's concern is outsourcing the mulching is if Yellowstone will cover the cost of remediating any weeds that the outsourced pine straw brings in. Mr. Gray also pointed out that mulch is included in the budget each year, so one option is to try the pine straw this year, and if it does not look good, the Board could choose to switch back to mulch next year.

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On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Yellowstone for a combination of mulch and pine straw totaling \$69,770.58 was approved.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of December 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 87% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$161,773.37 was included in the agenda package for the Board’s review.

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

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Brown asked if an estimate has come in for the trees to block the lighting coming from BJ’s.

Mr. Gray responded that an estimate has come in at around \$13,000. There’s nothing that can be done to force BJ’s to get lighting shields, so landscaping is the only option, however the budget is not currently available for the estimates. If the residents that are impacted want to cover the cost of the landscaping and the Board agrees, that is one option, and Yellowstone has agreed to install and maintain the trees.

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Mr. Arias stated that he believes everything that was brought up was covered except for the dock issue.

Mr. Oliver will add the dock issue on the next agenda.

A resident commented that everyone should have a vested interest in what Phase 3B looks like given that it could affect property values for everyone.

Mr. Arias stated that he thinks when the soccer park is complete it will go a long way to alleviate a lot of the issues. The green space behind the mailboxes will need to be addressed.

Mr. Berman stated that he has already started looking at what can be done to the green space, in addition to giving privacy to the two houses on the berms and enhancements to Windemere.

A resident asked who maintains the portion of the Trophy Lake to Heron Run that is not owned by the District.

Mr. Gray responded that from the pond, the right side is owned by Creekside CDD.

A resident asked if the residents could have a chance to vote on the lighting installation from the roundabout to Publix once an estimate is in because in his opinion it's not needed.

Mr. Arias responded that the residents on the Board are versed in budgets and big on keeping costs down.

Ms. Brown suggested that anyone with concerns about the areas owned by Creekside CDD attend their meetings to express their opinions as they are public meetings.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 27, 2025
at 10:00 a.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**


FIFTEENTH 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