

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, May 15, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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| Frank Arias | Chairman |
| Blaz Kovacic | Vice Chairman |
| Jessica Brown | Supervisor |
| Daryl Berman | Supervisor |
| Jim McNamee | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Katie Buchanan <i>by phone</i> | District Counsel |
| Daniel Sims | District Engineer |
| Scott Lockwood | RMS |
| Jennifer Erickson | Amenity Manager |
| Christian Birol | Riverside Management Services |
| Matt Biagetti | GMS |
| Richard Grey | Operations Manager |

The following is a summary of the discussions and actions taken at the May 15, 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

Mr. Oliver opened the meeting up for audience comments.

Jimmy Hess (Resident) asked about the fishing policies. Mr. Oliver stated they will come back to this at the end of the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 17,
2025 Meeting**

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A copy of the minutes of the April 17, 2025 meeting was included in the agenda package for the Board's review.

Mr. Oliver noted Supervisor Brown provided a correction to the minutes, which will be included in the final version.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the April 17, 2025 meeting minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Rules Related to Overnight Parking and Parking Enforcement; Consideration Resolution 2025-05

Ms. Buchanan provided an overview of the resolution. She stated they were asked to change the previously approved parking rules. She added they will take public comments on the matter and the board has the opportunity to modify the rules based on the comments they receive. She noted the board could undertake a similar process to adopt changes the rules again in the future if needed.

Ms. Buchanan provided an overview of the policies up for discussion. The first concept is "No parking at any time" areas throughout the district, such as parks and common areas. The second concept are areas in which overnight parking will not be allowed, such as the amenity center. She added in the second policy there is a rule that allows for overnight parking permits that residents must coordinate with onsite staff that would allow for temporary overnight parking at the amenity center. There is also an exception for vendors and contractors. Lastly, the policy sets towing procedures.

Mr. Berman asked if Lakeside is included in amenity center parking.

Mr. Oliver responded that currently the exhibit shows the amenity center, but staff will be providing a map showing the other common areas where parking will not be permitted for safety reasons and to prevent damage to District assets.

Ms. Buchanan added that staff will make sure the exhibit reflects the addition of Lakeside.

Mr. McNamee asked for Ms. Buchanan to walk the board through the last analysis on the memo dated April 17, 2025. Ms. Buchanan stated there is not a prohibition on the state level for street parking. However, there are restrictions in St. Johns County included in the

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ordinance, which includes prohibiting parking in such a way that would prevent emergency vehicles from passing. So, the ordinance contemplates one-sided parking. She noted this can only be enforced by St. Johns County. She also noted a statute was recently change that no longer allows HOAs to enforce parking regulations.

Mr. Berman noted for the audience that this policy only affects commons areas and not the residential areas. If they wish to have parking enforcements in the residential areas, they can in the future by adopting a separate policy.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor, Opening the Public Hearing, was approved.

Bob Michaels (Resident) asked with this policy if the CDD and HOA have no jurisdiction over private street parking. Mr. Kovacic stated the HOA is responsible for architectural code enforcement on the residential lots.

Tom Fisher (Resident) asked about the overnight parking passes. Mr. Berman stated if residents have people coming to town and they do not have enough room in their driveway for more cars, they will be able to communicate with the staff to receive a parking pass at the Amenity Center for the number of days they need.

Kyle Lear (Resident) asked what hours the board considered to be “overnight.” Mr. Berman stated it would be from 10 p.m. to 6 a.m., but noted that is for the common areas, not the side streets. Mr. Lear then asked if the overnight parking permits would have a cost and if there are plans to allow passes to residents to park at the Amenity Center at all times. The board stated they did not have plans for additional parking passes at this time and the passes will be available at no cost. Ms. Buchanan added this policy does not allow for a car to be parking for more than 7 consecutive days, with a limit of 14 days per year, per vehicle. Mr. Lear asked if there were plans for additional parking lots. Mr. Arias stated there are no plans to build another parking lot. During events people should be courteous and not park on the flower beds or berms.

Gina Sharp (Resident) stated she does not think the overnight parking permits are a smart idea. She believes families will take advantage of the free parking.

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Resident stated if they do not allow parking overnight, they will need to set policies for street parking because he believes this will lead to an increase in numbers of residents parking in the streets. He stated he has seen their boats and RVs in the streets. The board encouraged residents if they see boats or RVs parked in the street or common areas to report it to District staff.

Resident stated cars have been parked at Harborside for weeks or months at a time. Mr. Berman responded that the HOA oversees this area and Harborside has a separate HOA.

Brenden Hughes (Resident) stated that for six months he has been bringing up concerns to the board about a neighbor that has four cars and parks two of them in the street consistently. He asked if he could park his boat on the street where it does not block anyone's driveway. Mr. Kovacic stated that if there is a watercraft parking in front of a home, most likely the homeowner will receive a letter from the HOA. Mr. Hughes then asked what has changed from 2019, when the last policy was adopted to today to repeal the previous policy. From the 2019 policy, this district finds parked vehicles on certain parts of the property causes a hazard and danger to the safety and well-being to residents. Mr. Oliver stated that the attorney that wrote the policy from 2019 has revised his position and the current attorney has stated she does not believe that this district has the right to enforce traffic enforcement on district owned roads and she has provided a path in which it could be done, which is to enter into an agreement with the Sheriff's office. Mr. Hughes stated that he thinks law enforcement is not the same as regulating where parking could be allowed on District owned roads. Mr. McNamee stated that he thought the same thing, however counsel did the research and determined parking is considered traffic enforcement legally and only the Sheriff's Office can enforce that.

Resident asked how the county will enforce parking. Mr. Oliver stated the district must meet the requirements and then they will go through a traffic study. If the county deems it necessary, the district will put up signage and the county will enforce parking and speeding concerns.

Resident stated he has 4 kids that will eventually be driving and there is no way to fit 6 cars in their driveway. He asks the board to think about how many new cars there will be in 10 to 15 years when the children in the neighborhood become of age. He believes allowing street parking is necessary and asked if they could limit it to parking on one side of the street.

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Resident in Phase 4 stated the streets are not wide enough to have street parking. She asked why the HOA has the ability to enforce parking for boats and RVs but not cars. Ms. Buchanan stated the language that was changed that allows the street parking only authorizes that for someone's private vehicle, not for things like boats or RVs.

Resident stated an obstruction is an obstruction, so if there is jurisdiction to enforce something other than a car, what would be the difference. Ms. Buchanan stated the law on this issue is inconsistent. The resident then stated that if the laws are inconsistent and unclear, it's a good opportunity to exploit them and do what the residents want and will benefit them. Ms. Buchanan stated if you want to take advantage of the lack of clarity, then you do a cost benefit analysis. If you try to enforce it, the question becomes how. The only thing the District can do is block amenity center access because it's the only thing the District has control over. Mr. Berman pointed out that you'd have to prove who the vehicle belongs to.

Mr. Oliver asked for a motion to close the public hearing.

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| On MOTION by Mr. Arias seconded by Mr. Berman with all in favor, Closing the Public Hearing, was approved. |
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Mr. Arias stated the signage and towing would be the only solution because of the gray area, but then it comes down to cost. If everyone did what they were supposed to do and were courteous, that would go a long way towards addressing the safety concerns.

Mr. McNamee stated that the Board is aware this is a hot button issue and is putting its best foot forward and trying to navigate the parking issue.

Mr. Berman stated the board will need to look at the issues of street parking in the near future.

Mr. McNamee expressed concern for the 7 consecutive days that the policy allows someone to park with a permit. He believes the allowance should be for more of a weekend guest.

Ms. Erickson stated that in the last year she's had 7 or 8 people ask to park at the amenity center. She noted those parking RVs are not allowed to stay in the RVs; it is for parking purposes only. The normal time a RV/car would stay in the lot is 3-4 days. She added there are around 100 spots in the lot and staff will limit the number of spots used for parking permits.

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Mr. Berman stated he does not have a problem with the 7 consecutive days and 14 days out of the year. He made a motion to approve.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor, Resolution 2025-05, Adopting Rules Related to Overnight Parking and Parking Enforcement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

A. Giddens

B. Central Security

Mr. Arias stated there has been an increase of vandalism in the community and believes extra security to be necessary. He added they can go deeper into these proposals at the Budget Workshop. He noted the security will be for 7 hours for 7 days a week.

He asked the board when they would like to have the workshop.

Mr. Oliver asked if June 4, 2025 at 10 a.m. works for the workshop date. The Board agreed.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the Budget Workshop on June 4, 2025 at 10:00 a.m., was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Mr. Oliver presented the Resolution and proposed Fiscal Year 2026 Budget. He stated they are proposing the public hearing date be held on August 21, 2025. He added they will further discuss this in the Budget Workshop and if the budget goes up prior to this, they will need to send mailed notice to property owners no later than 20 days before the public hearing to adopt. He noted the budget is a high-end budget and proposes an increase of 10.5%. Mr. Arias noted this is a much lower percentage than what they started with last year.

Mr. Oliver noted a big part of the increase is the security line item. He stated they have never had this line item until this budget and is currently \$91,000. The next large line item is the Capital Reserve, which contains a placeholder of 100,000. As the budget works up, the amount in the capital reserve will lower.

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On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, Resolution 2025-06, the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing Date for Adoption on August 21, 2025 was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Buchanan had nothing further to report and offered to answer questions. Mr. Arias asked if there is a timeline of how long the football team will practice on the field. Ms. Buchanan stated she turned working out the details over to Ms. Erickson.

Ms. Erickson stated their practices have ended for the season so she asked if they would need the field for the summer or fall. The coach responded that he would get back to her, but she has not yet heard anything.

B. District Engineer – Consideration of Work Authorization No. 29 for 2025 Rates

Mr. Lockwood provided an engineering update for the board. He stated the second lift is still waiting on bids, but they are hopeful to be finished by the end of the summer.

Mr. Arias asked if they need a road replaced a year from now who will pay for it. Mr. Lockwood stated that Beacon Lake Parkway and Twin Creeks Drive are county-owned and maintained. The roads in each of the developments are private so the repairs for those roadways will be the CDD's responsibility. Mr. Arias then asked if a resident were building a pool for example, and their contractor cracked the gutter if the CDD can charge the homeowner for that repair. Mr. Lockwood recommended having some sort of proof of who caused the damage in a situation like that.

Mr. Lockwood stated that the annual engineer's report required by the bond indenture is coming due. That will be completed within the next month.

Next, Mr. Lockwood stated there was a slight rate increase in the hourly rates for engineering services.

Mr. Arias asked about FPL and the lights on the connector road. Mr. Lockwood stated FPL has stated they would pay and the CDD should hold them accountable to their word. He noted once the lights are installed, the CDD must pay the electric bill monthly. Mr. Arias

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asked how much the set cost of each light is. Mr. Oliver stated they will send the board that information before the next day.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the FPL Proposal with Final Approval from the Chair, was approved in substantial form.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Work Authorization No. 29 for 2025 Rates was approved.

C. District Manager- Report on the Number of Registered Voters (2,313)

Mr. Oliver reminded the board members to file the Form 1 by July 1st and of the requirement to complete four hours of ethics training by the end of the year. He stated there are currently 2,313 voters registered in the district. He noted they are required to state the registered voters on the record.

D. Amenity Manager

Ms. Erickson presented the Amenity Manager's Report. She stated they have a Memorial Day Celebration with bounce houses, food trucks and a foam party. There is a Daddy Dance scheduled in June and the tickets sold will cover all food and beverages. There are two dates in June and July for live music. For the teens they plan on having silent disco, laser tag and a glow party.

Ms. Erickson stated they have hired pool monitors. Mr. Berman stated he believes having the pool monitors come to work at 11 a.m. is too late in the day to have them come in. He asked to change the hours to 10 a.m. to 4 p.m. The board agreed.

E. Operations Manager – Report

Mr. Gray provided an overview of the maintenance items that were addressed between meetings. He stated they are not happy with the soccer field. There are parts that needed to be resodded and the company is coming back to redo those areas at no extra cost to the district. He noted this has taken longer than expected. He added they have started mulching the front entrance areas and it is thinner than normal and that was intentional. The enhancement project

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will be finished on the last week of May or the first week of June. Once this is complete, they will conduct an inspection and if they are not happy, they will come back and fix the areas that need to be fixed. The project timeline for Landings is on track and everything seems to be adapting well. He will look into the area by the gate that a resident reported is still holding water from heavy rain. Another box drain may need to be installed. Envera has applied a credit back for the Landings in the amount of \$1,546.22.

Mr. Berman asked how the gym equipment is doing. Mr. Gray stated they are okay at the moment, but they are talking about replacing some equipment in the next year.

Ms. Brown asked if they could add signs to the designated no fishing areas. Mr. Gray suggested if they add signs to one pond, they add signs to all ponds. Mr. Arias stated his preference for no signs.

A resident stated he saw someone spray pesticides that he believes is causing pond bank erosion. Mr. Gray stated that it was Future Horizons that sprayed the pond bank and he has addressed this concern with them.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 2025

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 99% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$136,189.07 was included in the agenda package for the Board's review.

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

** Mr. Oliver left the meeting at this time. Mr. Biagetti took over the meeting.*

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NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Mr. McNamee stated he believes they should send out an eblast to the communities after the meetings about what transpired in the meetings. Mr. Berman asked for staff to show the Board an example of what the meeting summaries might look like before transmitting anything to the community.

Mr. Grey stated he has moved up in the company and Mr. Birol will take over his position in the community.

Resident stated he has been speaking with Mr. Birol regarding a neighbor that has moved the planters. Mr. Birol added that the resident has also started planting trees on CDD property. A second letter will be sent to the resident. The trees will be removed if there is no response from the resident.

Tyler Thors stated that he thinks providing a graph that shows the results of removing \$100,000 from the budget would be in terms of the annual assessments would be very constructive.

Jimmy Hess stated he was fishing at the Lens Court pond and was approached by a nearby resident and was asked to move. Mr. Biagetti stated that there was a lot of work done by the board to create the map showing the designated fishing areas, so it may be worthwhile to remind the community of the fishing policy and map of where you can and cannot fish. Mr. Arias recommended calling the Sheriff's Office if anyone feels that their home is being trespassed upon or they are being harassed to have them deal with the issue.

Resident suggested allowing street parking on one side of the street.

Resident stated the ebikes have become unsafe in the neighborhoods.

** Mr. Kovacic left the meeting at this time.*

ELEVENTH ORDER OF BUSINESS


Next Scheduled Meeting – June 19, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

TWELFTH ORDER OF BUSINESS**Adjournment**

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

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman