

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Wednesday, June 4, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present were:

Frank Arias
Blaz Kovacic *by phone*
Jessica Brown
Daryl Berman
Jim McNamee
Jim Oliver
Jennifer Erickson
Christian Birol
Richard Gray
Matt Biagetti

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor
District Manager
Amenity Manager
Operations Manager
Operations Manager
GMS, LLC

The following is a summary of the discussions taken at the June 4, 2025 workshop.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr.

THIRD ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Oliver presented the fiscal year 2026 budget, noting the budget as presented will result in a 11.73% increase in assessments. For the administrative budget, the increases include supervisor fees, trustee fees, insurance, and a 5% increase for the services GMS provides as the management firm. The website hosting line item will be moved under the amenity budget as it is related to the website used for booking reservations and providing information on community events. That website was previously funded by the developer and will transition to the CDD.

June 4, 2025

Meadow View at Twin Creeks CDD

For the amenity center budget, the line items increasing are telephone/cable/internet, water/irrigation, trash removal, contracted security (St. Johns County Sheriff's Officers), roving security, facility management, facility attendant, pool attendants, field management, pool maintenance, pool chemicals, janitorial, and pest control.

Mr. Oliver noted the roving security is a new line item based on recent discussions on vandalism and other issues happening throughout the community.

The Board discussed options to reduce security costs and asked to see estimates at the next meeting.

Following a discussion on the pool attendants, Mr. Oliver stated that he would move the \$5,000 from the snack bar attendant line item to the pool attendant line item to help fund additional pool monitors.

Mr. Gray noted that fitness equipment will need to be included in the budget for next year. The Board discussed leasing versus purchasing the equipment.

For the grounds maintenance budget, the landscape maintenance, lake maintenance, grounds maintenance, pump repairs, streetlighting and capital reserve line items are increasing.

Mr. Oliver stated that he would run some of the changes the Board discussed including reducing capital reserves from \$100,000 to \$75,000, eliminating the \$30,000 for off-duty officers, reducing irrigation costs to \$40,000, separating the annuals and mulch/pine straw to see what the impact would be and would provide it to the board prior to the next meeting.


FOURTH 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**

FIFTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at approximately 12:02 p.m.

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman