

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, July 17, 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:

Frank Arias	Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Matt Biagetti	GMS
Richard Grey	Director of Operations
Alison Mossing	RMS

The following is a summary of the discussions and actions taken at the July 17, 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 flowers look great.

A resident commented that the area near Creekside is very dark. He asked who owns that specific area. Mr. Arias responded that the CDD does not own that area, so it will not install lights, however FPL will be installing lights from the end of Phase 1 to the townhomes.

A resident commented on the continuous issues with the Landing gate and it not locking or shutting.

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A resident asked if there is an update on the paving schedule and what's happening with the reclaimed water.

FIFTH ORDER OF BUSINESS**Staff Reports****B. District Engineer**

Mr. Lockwood stated that he has sent a list of repairs to Mr. Oliver to be addressed. He also noted the engineer's report will be updated to include more recent pictures.

Mr. McNamee asked if the damage done to the ponds was reported. Mr. Lockwood responded that it was included in the list of items needing to be addressed that were sent to Mr. Oliver.

THIRD ORDER OF BUSINESS**Approval of Minutes****A. June 4, 2025 Workshop****B. June 19, 2025 Meeting**

Copies of the minutes of the June 4, 2025 workshop and June 19, 2025 meeting were included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the June 4, 2025 workshop and June 19, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

Mr. Oliver reminded the Board that the budget is scheduled to be adopted at the August 21, 2025 meeting.

Ms. Brown asked if RMS would agree to a 3% increase in their fees for 2026 rather than the current 6% increase.

Ms. Mossing stated that after reviewing the hours worked compared to prior years, RMS would like to keep the 6% increase for the two full-time employees, which are the facility management and field operations positions. As for facility attendants and lifeguards, RMS offered to keep those two line items at the current fee, which would reduce the proposed budget by \$6,179.

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

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There being none, the next item followed.

B. District Manager

Mr. Oliver reminded the board members to complete four hours' worth of ethics training by December 31st.

D. Amenity Manager

Ms. Erickson provided an overview of past and future community events.

E. Operations Manager – Report

Mr. Birol reported that the agreement with FPL to install nine new light poles along the connector road was finalized with the current estimated installation time being four to six months. Additional mulch will be applied by Yellowstone in areas that did not meet coverage standards. Lastly, he reported that he is working on finalizing an agreement for ongoing grass maintenance near the entrance of Phase 3B and in the townhome pond section backing up to County Road 210. There will be no additional cost to maintain these additional areas.

Mr. Arias stated that he would like to move forward with getting the lighthouse lit.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2025

Copies of the financial statements were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

Mr. Oliver reported the on-roll assessments are now 100.6% collected.

C. Check Register

A copy of the check register totaling \$235,025.34 was included in the agenda package for the Board's review.

<p>On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the check register was approved.</p>
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SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Oliver stated that the issues with the Landings Gate will be included on the next agenda for further discussion.

Mr. McNamee asked about the irrigation issue in Phase 3B. Mr. Oliver responded that there are certain areas that are not irrigated and staff is investigating if it was intentional, or if they was missed.

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

A resident asked how the farmer's market went. Ms. Erickson responded that the Vendor Village is hosted quarterly now and the past one was not as busy as the previous two, however everyone seems to have a good time.

Next, the resident asked for an update on the paving for Phase 3B. Mr. Birol responded that the area is currently being flagged for utilities, the curbs and gutters will be addressed, and then the asphalt lift will be done. Mr. Oliver added that the project is anticipated to be completed by the end of the year.

Next, the resident asked how the CDD is addressed damage being caused to the Landings gate. Mr. Oliver responded that the CDD has the right to ask for restitution if the person can be caught.

A resident asked how far the CDD owns past the basketball court off Twin Creeks. Mr. Gray responded that there is a 25-foot easement behind the basketball court where the CDD's property line cuts off. The resident stated that even one light in the area that the CDD owns would help illuminate that road as it is very dark.

A resident stated that the HOA did not have a quorum, so they are utilizing emails for communication currently. She suggested community members sign up to receive the emails.

NINTH ORDER OF BUSINESS


**Next Scheduled Meeting – August 21, 2025
at 10:00 a.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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