

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, August 21, 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 <i>by phone</i>	Vice 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

The following is a summary of the discussions and actions taken at the August 21, 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

Robert Berkwits commented that it is difficult for people that work to attend the meetings at 10:00 a.m.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 17, 2025 Meeting

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

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On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the July 17, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit

Mr. Oliver stated that the fee for the audit is \$7,700, which matches the budgeted amount.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the engagement letter from Grau & Associates for the Fiscal Year 2025 audit was accepted.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Oliver provided an overview of the fiscal year 2026 budget and the changes from the previous year, noting the increase in assessments has been reduced to 3.5% over the last few months. The largest driver of the budget is landscape maintenance. It was noted the public hearings regarding the adoption of the budget, and the imposition of special assessments will be combined into one public hearing.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the public hearings on the adoption of the fiscal year 2026 budget and the imposition of assessments were opened.

A resident asked what the interest rates for the bonds are. Mr. Oliver responded that he would get that information to him.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearings on the adoption of the fiscal year 2026 budget and the imposition of assessments were closed.

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Ms. Buchanan stated that resolution 2025-07 adopts the proposed budget, appropriates how the funds are expended, and authorizes budget amendments.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor Resolution 2025-07, relating to annual appropriations and adopting the budget for fiscal year 2026 was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll

The public hearing on the assessments was taken above.

Ms. Buchanan stated that resolution 2025-08 levies the special assessments that fund the budget, certifies the debt service assessments previously levied, and authorizes the District Manager to keep the assessment roll up to date.

A resident asked if the gate monitoring assessment is a new line item for additional services.

Mr. Oliver responded that it is not new.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2025-08, imposing special assessments and certifying an assessment roll was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Polling Place Agreement with the St. Johns County Supervisor of Elections

Mr. Oliver stated that this agreement is for the primary election taking place on October 18, 2026 and the general election on November 3, 2026. Ms. Erickson confirmed the previous election operated smoothly.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the polling place agreement with the St. Johns County Supervisor of Election was approved.

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TENTH ORDER OF BUSINESS**Staff Report****B. District Engineer**

Mr. Lockwood reported that the road repairs are under way. He will provide Mr. Oliver with an update on the specific schedule for the repairs once he has it. Following the repairs, an inspection will need to be done and if the repairs pass inspection, the final asphalt lift will be applied. This will take several months to complete.

Mr. McNamee asked staff to stay on top of the repairs to the pond pump station Mr. Lockwood mentioned were needed during a previous meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Fence Install on CDD Property**

Mr. Oliver stated that he forwarded an email to the Board regarding this request. The resident who submitted the request was present and addressed the Board. She stated that she lives at the end of Windemere Way and there has been a lot of foot, bike, e-bike and golf cart traffic coming from behind the woods there. She is proposing to pay for the fence; however, it requires Board approval as the portion of property the fence would be installed is owned by the CDD.

Ms. Brown commented that she has seen the videos showing a lot of traffic, and it is definitely a problem.

Mr. Berman added that he can also see the issue and he's not against allowing the fence install, however he's not sure that the fence is going to be a huge deterrent.

Mr. McNamee questioned if the CDD should bear the cost of building the fence if it's an access path that's deteriorating the CDD's property.

Mr. Arias suggested another inspection of area in question before making a decision.

Mr. Birol will obtain a quote for a six-foot fence and will get clarification on how far the fence will need to be installed away from the storm drain.

This item was tabled.

NINTH ORDER OF BUSINESS**Discussion of The Landing Gates**

Mr. Birol provided quotes for three arm gates for the Landing gates totaling \$20,022.32. Additionally, the service cost would increase around \$180 per month to maintain

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the gates. Lastly, the buzzer would be \$525, however he is trying to get more information on how the buzzer works.

Mr. McNamee stated that this is not a security gate, it's simply a deterrent.

There was no action taken on this item.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated that she had nothing to report.

Ms. Brown asked if there was any more information on the resident's request for the Attorney General's opinion on street parking.

Ms. Buchanan stated that she would need the Board to direct staff to move forward with making that request for the opinion.

Mr. McNamee stated that he thinks the opinion would help close the loop on the matter.

Mr. Arias stated that he does not think the board needs to go down this rabbit hole when it knows at the end of the day, they are not willing to go to the next step which will cost money.

Mr. McNamee stated that he could see if he could get any input from the Attorney General's office without District Counsel having to get involved. There was no objection from the Board.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Oliver presented a proposed meeting schedule for fiscal year 2026 including meetings on the third Thursday of each month at 10:00 a.m., with four meetings to be held at 6:00 p.m.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the fiscal year 2026 meeting schedule was approved as presented.

2. Discussion of Goals and Objectives

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Mr. Oliver presented a list of proposed goals and objectives noting that this a legislative requirement.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the goals and objectives for fiscal year 2026 was approved as presented.

D. Amenity Manager

Ms. Erickson provided an overview of past and future community events and relayed a request from a Canasta club to use the social hall multiple days per week after 7pm, as well as requests from outside vendors to provide lessons. A resident added that the Canasta group is not so much a club. It would be 4 to 8 people requesting to use a few tables in the social room on short notice after 7pm.

Mr. Arias stated that he is opposed to the room being used after 7pm without staff present.

Mr. Berman suggested offering the opportunity for groups to pay for staff during use of the room.

Mr. McNamee stated that he doesn't see an issue with an organized group that has someone willing to take responsibility using the room without staff present.

The Board's consensus was to approve the Canasta group to use the social room. Mr. Arias asked that the group give Ms. Erickson enough notice prior to any requests. Mr. Oliver stated that the Board could go over any policy changes they'd like to make regarding use of the social room and revenue sharing at future meetings.

E. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol informed the Board there are three fountains down, one of which is not under warranty.

2. Consideration of Proposal for Playground Mulch

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Mr. Birol presented a proposal from Yellowstone for playground mulch totaling \$3,800.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Yellowstone for playground mulch totaling \$3,800 was approved.

3. Consideration of Proposal for Replacement of the Splash Pool Pump

Mr. Birol stated that the splash pool pump sits in a fiberglass casing and there seems to be a crack in it. When it rains, the area floods and the pump cannot keep up. The proposal from Coastal Pool Care is to remove the pump and put it back in place following the repair to the fiberglass for a total of \$3,500. He noted the splash park will need to be closed from one to three weeks during the repair.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Coastal Pool Care totaling \$3,500 was approved.

4. Ratification of Proposals for Irrigation Repairs

Mr. Birol presented proposals from Yellowstone for repairs to a main valve, decoders and solenoids that had to be taken care of immediately. Together, the proposals total \$10,672.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the irrigation repairs totaling \$10,672 were ratified.

Mr. Birol asked if the Board is okay with moving forward with an early October holiday light installation to save \$3,100. There were no objections from the Board.

Ms. Brown asked if reimbursement was requested from the four children found to be responsible for vandalism damage. Mr. Oliver responded that a shade session may be necessary to discuss this matter as there is ongoing litigation.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2025

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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 101% collected.

C. Check Register

A copy of the check register totaling \$162,677.22 was included in the agenda package for the Board's review.

On MOTION by Mr. Berman seconded by Mr. McNamee 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

Mr. McNamee and Mr. Berman commented on a meeting synopsis that another CDD sends out to the community the day after each meeting and suggested doing the same for the Meadow View meetings.

Next, Mr. McNamee suggested syncing the pool attendant hours with the lifeguard hours through Labor Day as pool attendants should not be needed after school is back in session. He also recommended doing the same next year.

A resident asked who is monitoring the irrigation project. Mr. Berman responded that the county was simply using the CDD as a communication vessel to get information out to the residents, but neither the CDD nor HOA are involved in the project. The resident then commented on grass being torn up for the project and not being repaired. Ms. Erickson stated that the county is aware there are some issues. She recommended sending pictures of the damage with the property address.

A resident stated that the spring are broken in the pedestrian gate, so the gate gets left open as it does not automatically close. Mr. Birol stated that he is looking into getting better hinges. That is also why he is looking into the buzzer system mentioned earlier in the meeting.

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A resident asked about the status of the removal of the No Parking signs in Phase 3. Mr. Birol responded that the county's plan was to wait until school started to see if the parking issues improved before removing any of the signs. He added that he would follow up to see where the county is at with removing the signs.

A resident asked for an update on the replacement of signs in Phase 3B. Mr. Arias responded that the signage will be installed once the paving is complete. Next, the resident asked for an update on the improvements to the green spaces in Phase 3B. Mr. Berman responded that bids are in process. Mr. Arias cautioned that the Board will have to work as funds become available, so it may be the summer of 2026 before the projects begin.


A resident asked why the entire community should pay for the exclusivity of the Toll Brothers gated community. Mr. Arias responded that the lots within that area are assessed more than the rest of the CDD specifically to cover the cost of the gates. Next, the resident asked if there's anything the community can do to improve the school traffic issues as it cars parking down the street will block access emergency vehicles. Ms. Brown suggested concerned residents contact the Director of Transportation for the school board, Al Pantano.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 18, 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 Ms. Brown with all in favor the meeting was adjourned.

DocuSigned by:

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 Secretary/Assistant Secretary

Signed by:

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 Chairman/Vice Chairman