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, September 18, 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 *by phone*	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan *by phone*	District Counsel
Scott Lockwood *by phone*	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the September 18, 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**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 21, 2025 Meeting**

A copy of the minutes of the August 21, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the August 21, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS Staff Reports (1) – District Engineer

This item was taken later in the meeting.

FIFTH ORDER OF BUSINESS Consideration of Ratification of Proposals

A. Consideration of Fall Annuals (Yellowstone)

Mr. Gray reminded the Board that during the budget process the consensus was to cut out the fall annuals, however they wanted to present the proposal in case the Board wanted to proceed.

Mr. Arias stated that his preference was to hold off on the fall annuals and to put the money towards other projects. He also asked Mr. Gray to explain the irrigation issues that have been discovered.

Mr. Gray stated that in speaking with the landscaping team, running irrigation from the mainline at Twin Creeks Drive and Trophy Lake and running the line under the road on the left side would be at least $10,000. They have also looked at pulling water out of the pond temporarily, however that is not cost effective either, so they are now looking at drought-resistant plants to avoid needing irrigation.

The Board directed Mr. Gray to get proposals for running the irrigation under the road, landscaping that would mirror Phase 4, and an alternative of drought resistant plants. The consensus was to not move forward with the fall annual rotation.

B. Ratification of Irrigation Repairs

Mr. Gray stated that the proposal from Yellowstone totaling $8,190.32 was for an irrigation repair at the townhome entrance. A controller and 32 decoders had to be replaced as the system is no longer manufactured, and parts are not available.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Yellowstone totaling $8,190.32 for irrigation repairs was ratified.

C. Consideration of Convex Fountain Repair

Mr. Gray presented a proposal from Future Horizons to replace a motor in the double pond for a total of $6,659.12 due to an electrical short. The Board discussed wanting to look at fountains that can be repaired in the future.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Future Horizons totaling $6,659.12 was approved.

D. Consideration of Fence Behind Pond on Windemere Way

Mr. Gray presented a proposal from Sterling Specialties totaling $4,325 to install a green vinyl chain link fence at the end of Windemere Way due to an access issue behind the home in that area.

Mr. Arias stated that he inspected the area again and there is a very clear path all the way from I-95 and County Road 210 through the townhome community and the back of Beacon Lake.

On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Sterling Specialties totaling $4,325 was approved.

SIXTH ORDER OF BUSINESS **Discussion of Pickleball and Tennis Policies**

Mr. Arias stated that he has received complaints of the gate to the pickleball courts being able to be opened by reaching through the gate to trigger the sensor.

Mr. Gray stated that the sensor could be extended further out or covered to prevent easy access.

Mr. Arias recommended moving the sensor further out. Next, Mr. Arias stated that a concerned resident has reached out regarding parents bringing their young kids to the courts, which could be a safety issue. All residents sign a liability waiver, so if a parent feels safe brining their child to sit on the bench while they play, the District is not going to tell them they cannot bring their kids. However, he does recommend prohibiting strollers and wagons from being brought onto the courts.

Ms. Brown stated that she is not opposed to adding a policy prohibiting children under the age of five on the courts as it is very hard to play when there are young children on the courts.

Mr. Berman stated that he received an email from a resident regarding another resident saying they had the tennis court reserved for lessons.

Ms. Erickson stated that there are no approved vendors that should be providing lessons on the courts. Any instructors would have to be approved by the board and provide proof of insurance to staff.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor adding a rule to the amenity policies prohibiting strollers and wagons on the courts was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Revenue Sharing for Vendors**

Ms. Erickson stated that this item is for the Board to discuss whether they want to initiate a process in which any vendors utilizing the amenity facilities would be required to share a portion of their profits with the District to offset any wear and tear. She noted a 5% revenue share seems to be typical.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor requiring a 5% revenue share of vendors utilizing the amenity facilities was approved.

EIGHTH ORDER OF BUSINESS **Discussion of the Whiskey and Wine Clubs**

This item was tabled.

NINTH ORDER OF BUSINESS **Staff Reports (2)**

A. District Counsel

Mr. McNamee stated that he is in discussions with a Seargeant at the St. Johns County Sheriff's Office and the Attorney General's office regarding the traffic enforcement issues in the community and will provide an update when he has more information.

B. District Engineer

Mr. Oliver stated that the final asphalt lift is still on schedule to begin in October. Trench drains are currently being installed at the traffic circle and the front entrance. Once that is complete, the curb and gutter repairs will commence. Next, Mr. Oliver informed the Board that he received a detailed letter from Supervisor Brown regarding road failures that appear to be due to water intrusion. That letter was been forwarded to the District Engineer so that he can inspect the roadways. The District Engineer believes the water intrusion is coming from certain ponds that are not processing the water well enough, possibly due to clogged pipes. Proposals will be gathered to have the pipes cleaned out.

C. District Manager

Mr. Oliver reported that property tax bills will be distributed by the county tax collector beginning on November 1st.

D. Amenity Manager

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

E. Operations Manager

A copy of the operations report was included in the agenda package for the Board's review. Mr. Gray reminded the meeting attendees that the mowing schedule will be changing for the season on November 1st from twice per week to once per week.

Mr. McNamee stated that the soccer field is still looking shoddy, and a long-term solution needs to be found.

Mr. Berman stated that the Board should look into paving the "man-made" sidewalk that everyone is walking through on the soccer field side of the dumpster a little further into the fiscal year when there's a better idea of how much money would be available.

Mr. Oliver suggested Mr. Gray have Agrowpro do an inspection of the soccer field to see if they have any recommendations and cost estimates on improving the condition.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 2025

Mr. Oliver provided an overview of the financial statements, copies of which 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 $223,006.10 was included in the agenda package for the Board's review.

Mr. Berman joined the meeting by phone at this time.

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

D. Ratification of Construction Funding Request No. 62 (Phase 3B – BBX)

A copy of construction funding request number 62 in the amount of $9,070.80 for a proposal from Allstar Electrical Contractors for underground boring to provide power to the lighted signs in Phase 4.

> On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor construction funding request number 62 totaling $9,070.80 was ratified.

ELEVENTH ORDER OF BUSINESS Other Business

There being none the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. McNamee asked Mr. Gray to update the Board on the status of the fire pit issues.

Mr. Arias suggested the board members individually come up with wish lists for community projects for discussion at the December meeting.

A resident commented that the 'No Parking' signs in Phase 3 continued to be an eyesore in the community.

The Board directed Mr. Gray to remove the signs that are on the CDD's property, and to ask the county if they are willing to remove any of the signs on their right of way.

Mr. McNamee stated that the bushes that were mowed down around the utility box on Beacon Lake Parkway looks awful.

The Board directed Mr. Gray to clean the area up and ensure that the areas FP&L will need to access are open.

Next, the resident commented that the soap dispensers at the Landing restrooms have been empty for a long time.

Mr. Gray stated that he would have that addressed immediately.

Mr. McNamee will work with the District Manager on summarized meeting notes to distribute to the community.

A resident commented that the pedestrian gate at the Landing gate is still broken. She also asked if a sign could be installed stating that the gate must be left closed.

Mr. Gray stated that he would look at it after the meeting. The Board was agreeable to installing the requested sign.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 16, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman