

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

DECEMBER 18, 2025

AGENDA

**Meadow View at Twin Creeks
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

December 11, 2025

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, December 18, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the November 20, 2025 Meeting
- IV. Staff Reports
 - A. District Engineer (items to be provided under separate cover)
 - 1. Proposal for Road Inspection
 - 2. Proposal for Pond Gauges
 - B. District Counsel
 - C. District Manager – Reminder of Ethics Training Requirement
 - D. Amenity Manager
 - E. Operations Manager
 - 1. Report
 - 2. Proposal for Relocating Windemere Fence
- V. Discussion of Capital Projects for Fiscal Year 2026
- VI. Consideration of Resolution 2026-02, Adding Matt Biagetti as an Officer of the District

VII. Financial Reports

- A. Financial Statements as of October 31, 2025 (to be sent under separate cover)
- B. Assessment Receipts Schedule (to be sent under separate cover)
- C. Check Register (to be sent under separate cover)
- D. Consideration of Construction Funding Request Nos. 19 (Phase 4 – Dream Finders) and 63 (Phase 3B – BBX)

VIII. Other Business

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meetings – January 15, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XI. Adjournment

MINUTES

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, November 20, 2025 at 10:01 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:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Richard Gray	RMS

The following is a summary of the discussions and actions taken at the November 20, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

A resident asked for an update on the issues with water leaking up from the road.

A resident commented that she was present to address the fence placement on Windemere.

A resident commented that there is erosion occurring on the banks of the second lake off Stargaze in Phase 3.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 16,

2025 Meeting

A copy of the minutes of the October 16, 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 October 16, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mr. Lockwood stated that upon an inspection of the lake banks, he's noticed black gunk around the edge, which is indicative of the water level being higher than it should. It was first recommended to clean the pipes out, which is estimated to cost around \$60,000. Other options are to put a gauge in the ponds to measure the levels of the ponds, and to have ECS come out and evaluate whether there is ground water swelling. If the pond levels are staying elevated, that could cause water to seep into the roads.

Ms. Brown stated that she's concerned the material that laid under the roadway is the root of the issue. Mr. McNamee asked if a core sample could be taken to determine if that is the case. Mr. Lockwood recommended measuring lake number five, looking at the control structure, inspecting the manhole in the road, and having ECS do their evaluation at the same time. Mr. Lockwood will bring proposals back to the next meeting for consideration.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

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

D. Amenity Manager

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

E. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol reported that the connector road lighting should be up and operational by February. Proposals to replace the awnings will be brought back for the Board's consideration.

2. Proposal for New Sidewalk Behing Dumpster

Mr. Birol presented a proposal from 2 Men Concrete to pour a new sidewalk between the soccer field and the dumpster for a total of \$5,500

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from 2 Men Concrete totaling \$5,500 was approved.

3. Proposal for Phase 3B Park Landscape Enhancement with Irrigation

Mr. Birol presented a proposal to enhance the Phase 3B park landscaping with the addition of installing irrigation for a total of \$55,232.

No action was taken on this item.

4. Proposal for Phase 3B Park Landscape Enhancement No Irrigation

Mr. Birol presented a proposal to enhance the Phase 3B park landscaping without the additional cost of irrigation, totaling \$32,188.

A representative from Yellowstone explained that in this plan, the Oak trees would be switched to Crepe Myrtles and there would be no Holly trees. Irrigation bags would need to be placed around the palm trees, and the plants would be drought resistant plants. Lastly, the grass would be Bahia.

The Board asked to see a rendering and proposal for a hardscape option with no irrigation. This item was tabled.

5. Proposal for Winter Annual Rotation

Mr. Birol presented a proposal from Yellowstone for the winter annual rotation totaling \$11,645.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the proposal from Yellowstone totaling \$11,645 was approved.

6. Proposal for Decoder Installation in Phase 4

Mr. Gray presented a proposal from Yellowstone to replace 28 battery nodes for a total of \$11,498.96 to complete the irrigation system in Phase 4. It was noted Heartwood 23 would be funding this project.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Yellowstone totaling \$11,498.96 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Capital Projects for Fiscal Year 2026

Mr. Biagetti stated that fiscal year 2025 ended with a \$250,000 positive variance. Of that, \$21,000 will need to remain untouched for the fence fund. The remaining funds will be placed in the capital reserve fund for future projects.

Improvements to the gym that was discussed were leasing new cardio equipment, replacing the gym flooring, and replacing cable equipment. Mr. Birol noted he was already working on getting the weight benches repaired.

Mr. Arias stated that the curbed section of grass on Windemere needs to be addressed. Mr. McNamee suggested fencing the area in and installing a playground. Mr. Berman stated that he would take the lead on working with staff on getting proposals for the Windemere common area.

Next, the Board discussed improving the soccer field. Mr. Birol recommended fencing the field in and prohibiting dogs. Mr. McNamee stated that he would take the lead on working with staff on getting estimates for improvements to the gym and the soccer field.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Fiscal Year 2026 Budget

Mr. Biagetti stated that the purpose of this resolution is to reallocate funds between lines that are over and under budget to balance them out for auditing purposes. Overall, the expenses were decreased by approximately \$99,000.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2026-01, amending the fiscal year 2025 budget was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2025

Mr. Biagetti 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. Biagetti reported the on-roll assessments for fiscal year 2025 were 102% collected.

C. Check Register

A copy of the check register totaling \$249,046.15 was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS Other Business

There being none the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Berman stated that anyone interested in running for a seat on the Board of Supervisors during the November 2026 election will need to submit the paperwork to qualify in the spring of 2026.

Resident Jerica stated that she lives in the home that the fence on Windemere sits behind. She asked for the fence to be repositioned in line with the wood line as it obstructs their view and reflects into their home. She added that she has 110 electronic signatures from other homeowners that agree that the fence is not effective. She also added that she spoke to appraisal professionals that have indicated the fence decreases the value of her home.

Ms. Brown stated that installing the fence along the wood line was what was originally proposed, however the county was not able to access the storm drain.

A resident commented on a loud pump station located near their bedroom window.

Mr. Arias responded that staff can install a cinder block wall on one side within their discretionary spending amount, however that is the only thing that can be done to try to solve the issue.

A resident asked why the flowers at the Landing and the townhouses were not changed during the last rotation.

Mr. Berman responded that the Board made the decision to do three annual rotations instead of four to save money for other projects.

A resident asked if the gate access for the Landings could be moved to where the monument is.

Mr. Birol responded that conduit would have to be run underground, which would not be cost effective. He and Mr. Arias are looking at installing bollards to prevent future damage.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

ELVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

1.



AUTHORIZATION FOR PROFESSIONAL SERVICES

ECS Florida, LLC ("ECS") is pleased to provide the professional services outlined in the scope of services below. The parties executing this agreement on behalf of ECS and Client respectively, hereby represent and warrant to the other party that they have full authority to execute this Agreement. By signing below, Client confirms Client's authorization for the services requested, and Client's agreement to the incorporated Terms and Conditions under which the services will be provided, a copy of which are attached hereto and incorporated herein by reference.

PROJECT INFORMATION

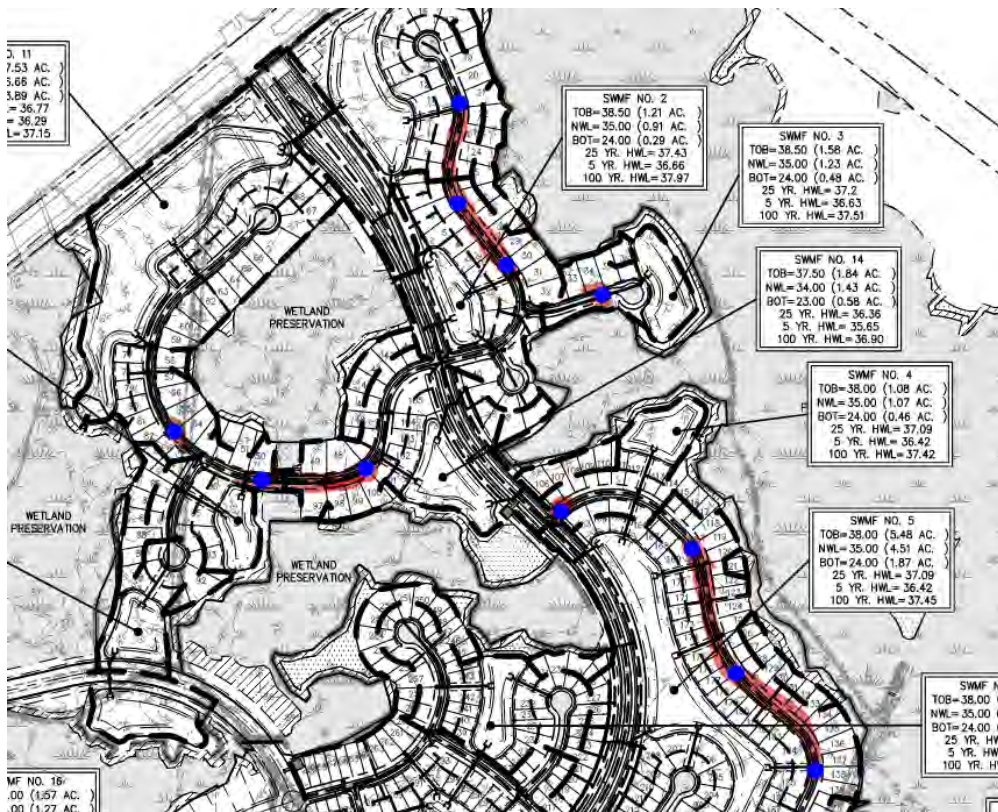
Project Name:	Meadow View	ECS Proposal No:	35:24387-GP
Street Address:	Beacon Lake Pkwy		
City, State:	St. Johns, St. Johns, Florida		

CLIENT INVOICE INFORMATION

Client Firm/Entity:	Meadow View CDD	C/O	Mr. Scott Lockwood
Address:	475 West Town Place, Suite 114	City, State Zip code:	St. Augustine, FL 32092

PROPOSED SCOPE OF SERVICES

As requested by Mr. Scott Lockwood from ETM, we have prepared a proposal to evaluate the groundwater conditions along the requested portions of roadway shown below. Based on this request, we will perform the following scope:



- Install 11 piezometers adjacent to the existing roadways and perform 11 roadway cores to a depth of 2 feet below top of pavement. The cored asphalt locations will be patched with asphalt cold patch upon completion.
- Monitor the groundwater levels on up to 3 subsequent dates after installation of the piezometers.

- Provide our findings and recommendations for installation of underdrain, as needed, to mitigate the noted groundwater infiltration in a letter report.

ESTIMATED FEE/LUMP SUM FEE

ECS will provide the services outlined in this proposal for a lump sum fee of \$ 6,000.

If additional services are required, we will contact you for verbal and written authorization to proceed.

SCHEDULE

We will begin work immediately upon written approval and we anticipate that our proposed scope of work will be completed in 20 working days.

WORK AUTHORIZED BY:

Signature:		Date:	
Print Name:		Title:	
Firm:			

Signatory warrants his/her authority to bind the entity represented

ECS FLORIDA, LLC:

	December 9, 2025		December 9, 2025
	Date		Date
Jared Pitts, P.E.		Chris Egan, P.E.	
Geotechnical Department Manager		Assistant Office Manager, Principal	



ECS FLORIDA, LLC

TERMS AND CONDITIONS OF SERVICE

The professional services ("Services") to be provided by ECS Florida, LLC ("ECS") pursuant to the Proposal shall be provided in accordance with these Terms and Conditions of Service ("Terms"), including any addenda as may be incorporated or referenced in writing and shall form the Agreement between ECS and CLIENT.

1.0 INDEPENDENT CONSULTANT STATUS - ECS shall serve as an independent professional consultant to CLIENT for Services on the Project and shall have control over, and responsibility for, the means and methods for providing the Services identified in the Proposal, including the retention of Subcontractors and Subconsultants

2.0 SCOPE OF SERVICES - It is understood that the fees, reimbursable expenses and time schedule defined in the Proposal are based on information provided by CLIENT and/or CLIENT'S agents, contractors and consultants ("Contractors"). CLIENT acknowledges that if this information is not current, is incomplete or inaccurate, if conditions are discovered that could not be reasonably foreseen, or if CLIENT orders additional services, the scope of services will change, even while the Services are in progress.

3.0 STANDARD OF CARE

3.1 In fulfilling its obligations and responsibilities enumerated in the Proposal, ECS shall be expected to comply with and its performance evaluated in light of the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the region (the "Standard of Care"). Nothing contained in the Proposal, the agreed-upon scope of Services, these Terms or any ECS report, opinion, plan or other document prepared by ECS shall constitute a warranty or guarantee of any nature whatsoever.

3.2 CLIENT understands and agrees that ECS will rely on the facts learned from data gathered during performance of Services as well as those facts provided by the CLIENT and/or CLIENT'S contractors and consultants. CLIENT acknowledges that such data collection is limited to specific areas that are sampled, bored, tested, observed and/or evaluated. Consequently, CLIENT waives any and all claims based upon erroneous facts provided by the CLIENT, facts subsequently learned or regarding conditions in areas not specifically sampled, bored, tested, observed or evaluated by ECS.

3.3 If a situation arises that causes ECS to believe compliance with CLIENT'S directives would be contrary to sound engineering practices, would violate applicable laws, regulations or codes, or will expose ECS to legal claims or charges, ECS shall so advise CLIENT. If ECS' professional judgment is rejected, ECS shall have the right to terminate its Services in accordance with the provisions of Section 25.0, below.

3.4 If CLIENT decides to disregard ECS' recommendations with respect to complying with applicable laws or regulations, ECS shall determine if applicable law requires ECS to notify the appropriate public officials. CLIENT agrees that such determinations are ECS' sole right to make.

4.0 CLIENT DISCLOSURES

4.1 Where the Services requires ECS to penetrate a surface, CLIENT shall furnish and/or shall direct CLIENT'S or CLIENT'S Contractors to furnish ECS information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed to be located beneath or behind the Site's surface. ECS shall be entitled to rely on such information for completeness and accuracy without further investigation, analysis, or evaluation.

4.2 "Hazardous Materials" shall include but not be limited to any substance that poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by-product, waste, or sample, and whether it exists in a solid, liquid, semi-solid or gaseous form. CLIENT shall notify ECS of any known, assumed, or suspected regulated, contaminated, or other similar Hazardous Materials that may exist at the Site prior to ECS mobilizing to the Site.

4.3 If any Hazardous Materials are discovered, or are reasonably suspected by ECS after its Services begin, ECS shall be entitled to amend the scope of Services and adjust its fees or fee schedule to reflect any additional work or personal protective equipment and/or safety precautions required by the existence of such Hazardous Materials.

5.0 INFORMATION PROVIDED BY OTHERS - CLIENT waives, releases and discharges ECS from and against any claim for damage, injury or loss allegedly arising out of or in connection with errors, omissions, or inaccuracies in documents and other information in any form provided to ECS by CLIENT or CLIENT'S Contractors, including such information that becomes incorporated into ECS documents.

6.0 CONCEALED RISKS - CLIENT acknowledges that special risks are inherent in sampling, testing and/or evaluating concealed conditions that are hidden from view and/or neither readily apparent nor easily accessible, e.g., subsurface conditions, conditions behind a wall, beneath a floor, or above a ceiling. Such circumstances require that certain assumptions be made regarding existing conditions, which may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of a building or component thereof. Accordingly, ECS shall not be responsible for the verification of such conditions unless verification can be made by simple visual observation. CLIENT agrees to bear any and all costs, losses, damages and expenses (including, but not limited to, the cost of ECS' additional services) in any way arising from or in connection with the existence or discovery of such concealed or unknown conditions.

7.0 RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES

7.1 CLIENT warrants that it possesses the authority to grant ECS right of entry to the site for the performance of Services. CLIENT hereby grants ECS and its agents, subcontractors and/or subconsultants ("Subconsultants"), the right to enter from time to time onto the property in order for ECS to perform its Services. CLIENT agrees to indemnify and hold ECS and its Subconsultants harmless from any claims arising from allegations that ECS trespassed or lacked authority to access the Site.

7.2 CLIENT warrants that it possesses all necessary permits, licenses and/or utility clearances for the Services to be provided by ECS except where ECS' Proposal explicitly states that ECS will obtain such permits, licenses, and/or utility clearances.

7.3 ECS will take reasonable precautions to limit damage to the Site and its improvements during the performance of its Services. CLIENT understands that the use of exploration, boring, sampling, or testing equipment may cause damage to the Site. The correction and restoration of such common damage is CLIENT'S responsibility unless specifically included in ECS' Proposal.

7.4 CLIENT agrees that it will not bring any claims for liability or for injury or loss against ECS arising from (i) procedures associated with the exploration, sampling or testing activities at the Site, (ii) discovery of Hazardous Materials or suspected Hazardous Materials, or (iii) ECS' findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of contamination.

8.0 UNDERGROUND UTILITIES

8.1 ECS shall exercise the Standard of Care in evaluating client-furnished information as well as information readily and customarily available from public utility locating services (the "Underground Utility Information") in its effort to identify underground utilities. The extent of such evaluations shall be at ECS' sole discretion.

8.2 CLIENT recognizes that the Underground Utility Information provided to or obtained by ECS may contain errors or be incomplete. CLIENT understands that ECS may be unable to identify the locations of all subsurface utility lines and man-made features.

8.3 CLIENT waives, releases, and discharges ECS from and against any claim for damage, injury or loss allegedly arising from or related to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to ECS' attention in writing by CLIENT, not correctly shown on the Underground Utility Information and/or not properly marked or located by the utility owners, governmental or quasi-governmental locators, or private utility locating services as a result of ECS' or ECS' Subconsultant's request for utility marking services made in accordance with local industry standards.

9.0 SAMPLES

9.1 Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are and remain the property of CLIENT. Unless other arrangements are requested by CLIENT and mutually agreed upon by ECS in writing, ECS will retain samples not consumed in laboratory testing for up to sixty (60) calendar days after the first issuance of any document containing data obtained from such samples. Samples consumed by laboratory testing procedures will not be stored.

9.2 Unless CLIENT directs otherwise, and excluding those issues covered in Section 10.0, CLIENT authorizes ECS to dispose of CLIENT'S non-hazardous samples and sampling or testing by-products in accordance with applicable laws and regulations.

10.0 ENVIRONMENTAL RISKS

10.1 When Hazardous Materials are known, assumed, suspected to exist, or discovered at the Site, ECS will endeavor to protect its employees and address public health, safety, and environmental issues in accordance with the Standard of Care. CLIENT agrees to compensate ECS for such efforts.

10.2 When Hazardous Materials are known, assumed, or suspected to exist, or discovered at the Site, ECS and/or ECS' subcontractors will exercise the Standard of Care in containerizing and labeling such Hazardous Materials in accordance with applicable laws and regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval, removal, transport and disposal of such contaminated samples, and sampling process byproducts in accordance with applicable law and regulation.

10.3 Unless explicitly stated in the Scope of Services, ECS will neither subcontract for nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S written request, ECS may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT shall be solely responsible for the final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

10.4 In those instances where ECS is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes as part of the Proposal, ECS shall do so only as CLIENT'S agent (notwithstanding any other provision of this Agreement to the contrary). ECS will not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

10.5 Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, pervious soil stratum, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of the Services indicated herein, CLIENT agrees this risk cannot be eliminated. Provided such services were performed in accordance with the Standard of Care, CLIENT waives, releases and discharges ECS from and against any claim for damage, injury, or loss allegedly arising from or related to such cross-contamination.

10.6 CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit ECS to render a professional opinion about the likelihood of the site having a Recognized Environmental Condition on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and ECS cannot know or state for an absolute fact that the Site is unaffected or adversely affected by one or more Recognized Environmental Conditions. CLIENT represents and warrants that it understands the limitations associated with Phase I ESAs.

11.0 OWNERSHIP OF DOCUMENTS

- 11.1 ECS shall be deemed the author and owner (or licensee) of all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specifications, reports, or similar documents and estimates of any kind furnished by it [the "Documents of Service"] and shall retain all common law, statutory and other reserved rights, including copyrights. CLIENT shall have a limited, non-exclusive license to use copies of the Documents of Service provided to it in connection with its Project for which the Documents of Service are provided until the completion of the Project.
- 11.2 ECS' Services are performed and Documents of Service are provided for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT and its Contractors is not permitted. CLIENT further agrees to indemnify and hold ECS harmless for any errors, omissions or damage resulting from its contractors' use of ECS' Documents of Service.
- 11.3 Without ECS' prior written consent, CLIENT agrees to not use ECS' Documents of Service for the Project if the Project is subsequently modified in scope, structure or purpose. Any reuse without ECS' written consent shall be at CLIENT'S sole risk and without liability to ECS or its Subconsultants. CLIENT agrees to indemnify and hold ECS harmless for any errors, omissions or Damage resulting from its use of ECS' Documents of Service after any modification in scope, structure or purpose.
- 11.4 CLIENT agrees to not make any modification to the Documents of Service without the prior written authorization of ECS. To the fullest extent permitted by law, CLIENT agrees to indemnify, defend, and hold ECS harmless from any damage, loss, claim, liability or cost (including reasonable attorneys' fees and defense costs) arising out of or in connection with any unauthorized modification of the Documents of Service by CLIENT or any person or entity that acquires or obtains the Documents of Service from or through CLIENT. CLIENT represents and warrants that the Documents of Service shall be used only as submitted by ECS.

12.0 SAFETY

- 12.1 Unless expressly agreed to in writing in its Proposal, CLIENT agrees that ECS shall have no responsibility whatsoever for any aspect of site safety other than for its own employees. Nothing herein shall be construed to relieve CLIENT and/or its Contractors from their responsibility for site safety. CLIENT also represents and warrants that the General Contractor is solely responsible for Project site safety and that ECS personnel may rely on the safety measures provided by the General Contractor.
- 12.2 In the event ECS assumes in writing limited responsibility for specified safety issues, the acceptance of such responsibilities does not and shall not be deemed an acceptance of responsibility for any other non-specified safety issues, including, but not limited to those relating to excavating, fall protection, shoring, drilling, backfilling, blasting, or other construction activities.

13.0 CONSTRUCTION TESTING AND REMEDIATION SERVICES

- 13.1 CLIENT understands that construction testing and observation services are provided in an effort to reduce, but cannot eliminate, the risk of problems arising during or after construction or remediation. CLIENT agrees that the provision of such Services does not create a warranty or guarantee of any type.
- 13.2 Monitoring and/or testing services provided by ECS shall not in any way relieve the CLIENT's contractor(s) from their responsibilities and obligations for the quality or completeness of construction as well as their obligation to comply with applicable laws, codes, and regulations.
- 13.3 ECS has no responsibility whatsoever for the means, methods, techniques, sequencing or procedures of construction selected, for safety precautions and programs incidental to work or services provided by any contractor or other consultant. ECS does not and shall not have or accept authority to supervise, direct, control, or stop the work of any of CLIENT'S Contractors or any of their subcontractors.
- 13.4 ECS strongly recommends that CLIENT retain ECS to provide construction monitoring and testing services on a full time basis to lower the risk of defective or incomplete work being installed by CLIENT'S Contractors. If CLIENT elects to retain ECS on a part-time or on-call basis for any aspect of construction monitoring and/or testing, CLIENT accepts the risk that a lower level of construction quality may occur and that defective or incomplete work may result and not be detected by ECS' part time monitoring and testing in exchange for CLIENT'S receipt of an immediate cost savings. Unless the CLIENT can show that ECS' errors or omissions are contained in ECS' reports, CLIENT waives, releases and discharges ECS from and against any other claims for errors, omissions, damages, injuries, or loss alleged to arise from defective or incomplete work that was monitored or tested by ECS on a part-time or on-call basis. Except as set forth in the preceding sentence, CLIENT agrees to indemnify and hold ECS harmless from all Damages, costs, and attorneys' fees, for any claims alleging errors, omissions, damage, injury or loss allegedly resulting from work that was monitored or tested by ECS on a part-time or on-call basis.

14.0 CERTIFICATIONS - CLIENT may request, or governing jurisdictions may require, ECS to provide a "certification" regarding the Services provided by ECS. Any "certification" required of ECS by the CLIENT or jurisdiction(s) having authority over some or all aspects of the Project shall consist of ECS' inferences and professional opinions based on the limited sampling, observations, tests, and/or analyses performed by ECS at discrete locations and times. Such "certifications" shall constitute ECS' professional opinion of a condition's existence, but ECS does not guarantee that such condition exists, nor does it relieve other parties of the responsibilities or obligations such parties have with respect to the possible existence of such a condition. CLIENT agrees it cannot make the resolution of any dispute with ECS or payment of any amount due to ECS contingent upon ECS signing any such "certification."

15.0 BILLINGS AND PAYMENTS

- 15.1 Billings will be based on the unit rates, plus travel costs, and other reimbursable expenses as stated in the professional fees section of the Proposal. Any estimate of professional fees stated shall not be considered as a not-to-exceed or lump sum amount unless otherwise explicitly stated. CLIENT understands and agrees that even if ECS agrees to a lump sum or not-to-exceed amount, that amount shall be limited to number of hours, visits, trips, tests, borings, or samples stated in the Proposal.
- 15.2 CLIENT agrees that all professional fees and other unit rates may be adjusted annually to account for inflation based on the most recent 12-month average of the Consumer Price Index (CPI-U) for all items as established by www.bls.gov when the CPI-U exceeds an annual rate of 2.0%.
- 15.3 Should ECS identify a Changed Condition(s), ECS shall notify the CLIENT of the Changed Condition(s). ECS and CLIENT shall promptly and in good faith negotiate an amendment to the scope of Services, professional fees, and time schedule.
- 15.4 CLIENT recognizes that time is of the essence with respect to payment of ECS' invoices, and that timely payment is a material consideration for this Agreement. All payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the professional Fees. Invoices are due and payable upon receipt.
- 15.5 If CLIENT disputes all or part of an invoice, CLIENT shall provide ECS with written notice stating in detail the facts of the dispute within fifteen (15) calendar days of the invoice date. CLIENT agrees to pay the undisputed amount of such invoice promptly.
- 15.6 ECS reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by ECS more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute. All payments will be applied to accrued interest first and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.
- 15.7 CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit, CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT's client, or any other event unrelated to ECS provision of Services. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT. It is agreed that all costs and legal fees including actual attorney's fees, and expenses incurred by ECS in obtaining payment under this Agreement, in perfecting or obtaining a lien, recovery under a bond, collecting any delinquent amounts due, or executing judgments, shall be reimbursed by CLIENT.
- 15.8 Unless CLIENT has provided notice to ECS in accordance with Section 16.0 of these Terms, payment of any invoice by the CLIENT shall mean that the CLIENT is satisfied with ECS' Services and is not aware of any defects in those Services.
- 16.0 DEFECTS IN SERVICE**
- 16.1 CLIENT and CLIENT'S Contractors shall promptly inform ECS during active work on any project of any actual or suspected defects in the Services so to permit ECS to take such prompt, effective remedial measures that in ECS' opinion will reduce or eliminate the consequences of any such defective Services. The correction of defects attributable to ECS' failure to perform in accordance with the Standard of Care shall be provided at no cost to CLIENT. However, ECS shall not be responsible for the correction of any deficiency attributable to client-furnished information, the errors, omissions, defective materials, or improper installation of materials by CLIENT's personnel, consultants or contractors, or work not observed by ECS. CLIENT shall compensate ECS for the costs of correcting such defects.
- 16.2 Modifications to reports, documents and plans required as a result of jurisdictional reviews or CLIENT requests shall not be considered to be defects. CLIENT shall compensate ECS for the provision of such Services.
- 17.0 INSURANCE** - ECS represents that it and its subcontractors and subconsultants maintain workers compensation insurance, and that ECS is covered by general liability, automobile and professional liability insurance policies in coverage amounts it deems reasonable and adequate. ECS shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in ECS insurance package. The cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.
- 18.0 LIMITATION OF LIABILITY**
- 18.1 CLIENT AGREES TO ALLOCATE CERTAIN RISKS ASSOCIATED WITH THE PROJECT BY LIMITING ECS' TOTAL LIABILITY TO CLIENT ARISING FROM ECS' PROFESSIONAL LIABILITY, I.E. PROFESSIONAL ACTS, ERRORS, OR OMISSIONS AND FOR ANY AND ALL CAUSES INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY, INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) RELATING TO PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW. THE ALLOCATION IS AS FOLLOWS.**
- 18.1.1 If the proposed fees are \$10,000 or less, ECS' total aggregate liability to CLIENT shall not exceed \$20,000, or the total fee received for the services rendered, whichever is greater.
- 18.1.2 If the proposed fees are in excess of \$10,000, ECS' total aggregate liability to CLIENT shall not exceed \$50,000, or the total fee for the services rendered, whichever is greater.
- 18.2 CLIENT agrees that ECS shall not be responsible for any injury, loss or damage of any nature, including bodily injury and property damage, arising directly or indirectly, in whole or in part, from acts or omissions by the CLIENT, its employees, agents, staff, consultants, contractors, or subcontractors to the extent such injury, damage, or loss is caused by acts or omissions of CLIENT, its employees, agents, staff, consultants, contractors, subcontractors or person/entities for whom CLIENT is legally liable.
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.

19.0 INDEMNIFICATION

- 19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent acts, errors or omissions, (specifically excluding any damages caused by any third party or by the CLIENT.)
- 19.2 To the fullest extent permitted by law, CLIENT agrees to indemnify, and hold ECS harmless from and against any and all liability, claims, damages, demands, fines, penalties, costs and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) ("Damages") caused in whole or in part by the acts, errors, or omissions of the CLIENT or CLIENT's employees, agents, staff, contractors, subcontractors, consultants, and clients, provided such Damages are attributable to: (a) the bodily injury, personal injury, sickness, disease and/or death of any person; (b) the injury to or loss of value to tangible personal property; or (c) a breach of these Terms. The foregoing indemnification shall not apply to the extent such Damage is found to be caused by the sole negligence, errors, omissions or willful misconduct of ECS.
- 19.3 It is specifically understood and agreed that in no case shall ECS be required to pay an amount of Damages disproportional to ECS' culpability. **IF CLIENT IS A HOMEOWNER, HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNER, CONDOMINIUM OWNER'S ASSOCIATION, OR SIMILAR RESIDENTIAL OWNER, ECS RECOMMENDS THAT CLIENT RETAIN LEGAL COUNSEL BEFORE ENTERING INTO THIS AGREEMENT TO EXPLAIN CLIENT'S RIGHTS AND OBLIGATIONS HEREUNDER, AND THE LIMITATIONS, AND RESTRICTIONS IMPOSED BY THIS AGREEMENT. CLIENT AGREES THAT FAILURE OF CLIENT TO RETAIN SUCH COUNSEL SHALL BE A KNOWING WAIVER OF LEGAL COUNSEL AND SHALL NOT BE ALLOWED ON GROUNDS OF AVOIDING ANY PROVISION OF THIS AGREEMENT.**
- 19.4 **IF CLIENT IS A RESIDENTIAL BUILDER OR RESIDENTIAL DEVELOPER, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS ECS AGAINST ANY AND ALL CLAIMS OR DEMANDS DUE TO INJURY OR LOSS INITIATED BY ONE OR MORE HOMEOWNERS, UNIT-OWNERS, OR THEIR HOMEOWNER'S ASSOCIATION, COOPERATIVE BOARD, OR SIMILAR GOVERNING ENTITY AGAINST CLIENT WHICH RESULTS IN ECS BEING BROUGHT INTO THE DISPUTE.**
- 19.5 **IN NO EVENT SHALL THE DUTY TO INDEMNIFY AND HOLD ANOTHER PARTY HARMLESS UNDER THIS SECTION 19.0 INCLUDE THE DUTY TO DEFEND.**

20.0 CONSEQUENTIAL DAMAGES

- 20.1 CLIENT shall not be liable to ECS and ECS shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other or their employees, consultants, agents, contractors or subcontractors, regardless of the nature of the fault or whether such liability arises in breach of contract or warranty, tort, statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.
- 20.2 ECS shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by ECS, its employees, agents, or subcontractors.

21.0 SOURCES OF RECOVERY

- 21.1 All claims for damages related to the Services provided under this Agreement shall be made against the ECS entity contracting with the CLIENT for the Services, and no other person or entity. CLIENT agrees that it shall not name any affiliated entity including parent, peer, or subsidiary entity or any individual officer, director, or employee of ECS.
- 21.2 In the event of any dispute or claim between CLIENT and ECS arising out of in connection with the Project and/or the Services, CLIENT and ECS agree that they will look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision herein, CLIENT and ECS' agree that their respective shareholders, principals, partners, members, agents, directors, officers, employees, and/or owners shall have no liability whatsoever arising out of or in connection with the Project and/or Services provided hereunder. In the event CLIENT brings a claim against an affiliated entity, parent entity, subsidiary entity, or individual officer, director or employee in contravention of this Section 21, CLIENT agrees to hold ECS harmless from and against all damages, costs, awards, or fees (including attorneys' fees) attributable to such act.

- 21.3 For projects located in Florida, the parties agree that **PURSUANT TO FLA. STAT. SECTIONS 558.002 AND 558.0035, CLIENT AGREES THAT AN INDIVIDUAL EMPLOYEE OR AGENT OF ECS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ACTS OR OMISSIONS ARISING OUT OF THE SERVICES.**

22.0 THIRD PARTY CLAIMS EXCLUSION - CLIENT and ECS agree that the Services are performed solely for the benefit of the CLIENT and are not intended by either CLIENT or ECS to benefit any other person or entity. To the extent that any other person or entity is benefited by the Services, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to the Agreement. No third-party shall have the right to rely on ECS' opinions rendered in connection with ECS' Services without written consent from both CLIENT and ECS, which shall include, at a minimum, the third-party's agreement to be bound to the same Terms and Conditions contained herein and third-party's agreement that ECS' Scope of Services performed is adequate.

23.0 DISPUTE RESOLUTION

- 23.1 In the event any claims, disputes, and other matters in question arising out of or relating to these Terms or breach thereof (collectively referred to as "Disputes"), the parties shall promptly attempt to resolve all such Disputes through executive negotiation between senior representatives of both parties familiar with the Project. The parties shall arrange a mutually convenient time for the senior representative of each party to meet. Such meeting shall occur within fifteen calendar (15) days of either party's written request for executive negotiation or as otherwise mutually agreed. Should this meeting fail to result in a mutually agreeable plan for resolution of the Dispute, CLIENT and ECS agree that either party may bring litigation.
- 23.2 CLIENT shall make no claim (whether directly or in the form of a third-party claim) against ECS unless CLIENT shall have first provided ECS with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to ECS thirty (30) days prior to the institution of such judicial proceedings.
- 23.3 Litigation shall be instituted in a court of competent jurisdiction in the county or district in which ECS' office contracting with the CLIENT is located. The parties agree that the law applicable to these Terms and the Services provided pursuant to the Proposal shall be the laws of the Commonwealth of Virginia, but excluding its choice of law rules. Unless otherwise mutually agreed to in writing by both parties, CLIENT waives the right to remove any litigation action to any other jurisdiction. Both parties agree to waive any demand for a trial by jury.

24.0 CURING A BREACH

- 24.1 A party that believes the other has materially breached these Terms shall issue a written cure notice identifying its alleged grounds for termination. Both parties shall promptly and in good faith attempt to identify a cure for the alleged breach or present facts showing the absence of such breach. If a cure can be agreed to or the matter otherwise resolved within thirty (30) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.
- 24.2 Either party may waive any right provided by these Terms in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

25.0 TERMINATION

- 25.1 CLIENT or ECS may terminate this Agreement for breach, non-payment, or a failure to cooperate. In the event of termination, the effecting party shall so notify the other party in writing and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.
- 25.2 Irrespective of which party shall effect termination, or the cause therefore, ECS shall promptly render to CLIENT a final invoice and CLIENT shall immediately compensate ECS for Services rendered and costs incurred including those Services associated with termination itself, including without limitation, demobilizing, modifying schedules, and reassigning personnel.
- 26.0 TIME BAR TO LEGAL ACTION** - Unless prohibited by law, and notwithstanding any Statute that may provide additional protection, CLIENT and ECS agree that a lawsuit by either party alleging a breach of this Agreement, violation of the Standard of Care, non-payment of invoices, or arising out of the Services provided hereunder, must be initiated in a court of competent jurisdiction no more than two (2) years from the time the party knew, or should have known, of the facts and conditions giving rise to its claim, and shall under no circumstances shall such lawsuit be initiated more than three (3) years from the date of substantial completion of ECS' Services.
- 27.0 ASSIGNMENT** - CLIENT and ECS respectively bind themselves, their successors, assigns, heirs, and legal representatives to the other party and the successors, assigns, heirs and legal representatives of such other party with respect to all covenants of these Terms. Neither CLIENT nor ECS shall assign these Terms, any rights thereunder, or any cause of action arising therefrom, in whole or in part, without the written consent of the other. Any purported assignment or transfer, except as permitted above, shall be deemed null, void and invalid, the purported assignee shall acquire no rights as a result of the purported assignment or transfer and the non-assigning party shall not recognize any such purported assignment or transfer.

28.0 SEVERABILITY - Any provision of these Terms later held to violate any law, statute, or regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and ECS shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of the issues covered by the original provision.

29.0 SURVIVAL - All obligations arising prior to the termination of the agreement represented by these Terms and all provisions allocating responsibility or liability between the CLIENT and ECS shall survive the substantial completion of Services and the termination of the Agreement.

30.0 TITLES; ENTIRE AGREEMENT

- 30.1 The titles used herein are for general reference only and are not part of the Terms.
- 30.2 These Terms together with the Proposal, including all exhibits, appendixes, and other documents appended to it, constitute the entire agreement between CLIENT and ECS ("Agreement"). CLIENT acknowledges that all prior understandings and negotiations are superseded by this Agreement.
- 30.3 CLIENT and ECS agree that subsequent modifications to the Agreement shall not be binding unless made in writing and signed by authorized representatives of both parties.
- 30.4 All preprinted terms and conditions on CLIENT'S purchase order, Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by these Terms and Conditions of Service.
- 30.5 CLIENT's execution of a Work Authorization, the submission of a start work authorization (oral or written) or issuance of a purchase order constitutes CLIENT's acceptance of this Proposal and these Terms and their agreement to be fully bound to them. If CLIENT fails to provide ECS with a signed copy of these Terms or the attached Work Authorization, CLIENT agrees that by authorizing and accepting the services of ECS, it will be fully bound by these Terms as if they had been signed by CLIENT

E.

1.

Meadow View at Twin Creeks

12/18/2025

Community Development District

Field Operations & Amenity Management Report



Christian Birol

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
December 18, 2025

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – December 18, 2025

The following is a review of items related to Field Operations, Maintenance, and Amenity Management of Beacon Lake.



Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Canasta – 2nd Thursday monthly
- Wine Club 4th Thursday each month 7pm
- Gather & Grow – new resident womens group
- Santa Parade Dec. 5th – Polar Express with hot chocolate and silver bells for the kids. Lots of positive praise. I had an overwhelming amount of compliments about the Christmas tree of lights.
- Photos with Santa – due to possible inclement weather the snow and games were moved to 12/5 which was a hit. We received approx. 125 children for photos with Santa (down from 300+) The weather was not in our favor.
- Kid's Christmas Crafts – Dec. 17th 3pm – 5pm
- Upcoming - Trivia – Dec. 20th

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.
If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, and front sidewalk are blown off at the start of each day.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following

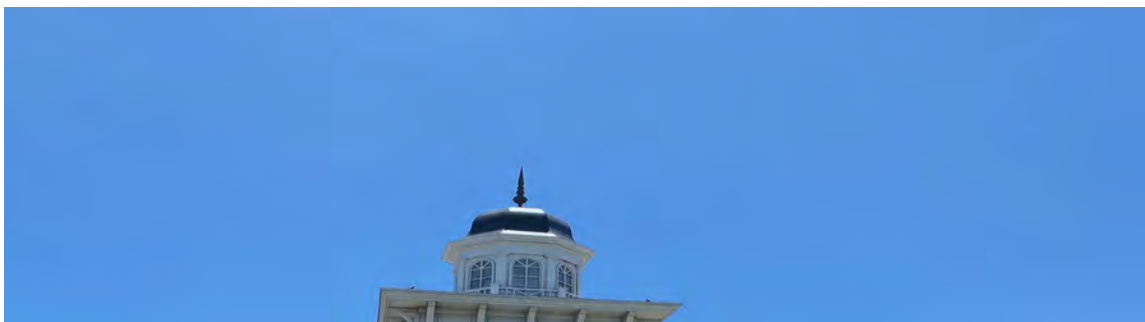


Completed Projects

- 2 Men Concrete completed new sidewalk from Beacon Lake PKWY to the Amenities parking lot behind the dumpster
- Sterling Fence has completed the installation of the new fence at the end of Windermere.
- R&D Fire has replaced and repaired the top portion of the firepit and is fully operational for the Fall and Winter seasons.
- Southeast Fitness repaired two cables for the curling machine and rowing machine.
- RMS installed new hinges for both the entrance and exit side pedestrian gates at the Landings.
- RMS pressure washed sitting area on Fresnal.
- RMS installed 2 new dog pots in Phase 4.

Conclusion

For any questions or comments regarding the above information, contact Christian Birol, Manager Of Operations, at cbirol@rmsnf.com and Jennifer Erickson, Amenity Manager, at beaconmanager@rmsnf.com



2.



Proposal #203613

Date: 11/11/2025

Customer

Meadow View at Twin Creeks CDD

Property:

Beacon Lake
850 Beacon Lake Parkway
St. Augustine , FL 32095

Green C/L Relocate - Pone Windermere Way

Take down & relocate 88' of 6' green vinyl coated chain link with one 10' double drive gate and add 13' of new fence.

SFN- Commercial Install

Items	Quantity	Price
6' Green C/L	13.00	
Relocate	1.00	
SFN- Commercial Install:		\$2,782.00
PROJECT TOTAL:		\$2,782.00

Terms & Conditions

By _____

Lauren Baylis

Date 11/11/2025

United Land Services

By _____

Date _____

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Meadow View at Twin Creeks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Meadow View at Twin Creeks Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2025.

ATTEST

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

A.

B.

C.

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #19
November 18, 2025

Req. PAYEE

Lakeside Sign Company
Beacon Lake Phase 4 Signage- Invoice 20973

\$ 34,434.00

Total Funding Request

\$ 34,434.00

Please make check payable to:

Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:

Chairman Vice Chairman

Signature:

Secretary/Asst. Secretary

Lakeside Sign Company

407 N Pilot Knob Rd
Denver, NC 28037 US
www.tsrfll.com

**INVOICE**

BILL TO
MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL
32092-3649 US

SHIP TO
Beacon Lake
64 Beacon Lake Pkwy
St. Johns, FL 32259

INVOICE 20973
DATE 10/22/2025
TERMS Net 30
DUE DATE 11/21/2025

SALES REP
RENNE PREY

QTY		DESCRIPTION	RATE	AMOUNT
14	Misc Signs	SIGN TYPE E/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	1,230.00	17,220.00T
7	Install (Install)	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	615.00	4,305.00T
18	Misc Signs	SIGN TYPE F/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	1,230.00	22,140.00T
10	Install (Install)	INSTALL 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	615.00	6,150.00T
13	Misc Signs	SIGN TYPE I/S-6: MANUFACTURE 2'-9" X 2'-3" SPEED LIMIT SIGN.	1,074.00	13,962.00T
9	Install (Install)	INSTALL 2'-9" X 2'-3" SPEED LIMIT SIGN.	615.00	5,535.00T
9	Misc Signs	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	2,805.00	25,245.00T
2	Install (Install)	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	657.00	1,314.00T
2	Misc Signs	SIGN TYPE H/S-6: MANUFACTURE 18" X 12" NO PARKING SIGN.	804.00	1,608.00T
3	Misc Signs	SIGN TYPE G/S-6: MANUFACTURE 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	1,230.00	3,690.00T
1	Engineering, Permitting, and Staff Time	ENGINEERING.	615.00	615.00T
1	Survey	SURVEY.	450.00	450.00T
1	Misc Signs	Deposit received by Harbinger	-67,800.00	-67,800.00

SUBTOTAL	34,434.00
TAX (0%)	0.00

TOTAL

34,434.00

BALANCE DUE

\$34,434.00

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #63
November 18, 2025

Req. PAYEE

Lakeside Sign Company

Invoice #20967 District Signage and Installation

\$ 18,492.00

Invoice #21062 Signage and Installation

13,356.00

Total Funding Request

\$ 31,848.00

Please make check payable to:

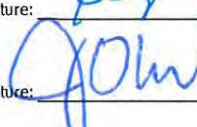
Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:



Chairman/Vice Chairman

Signature:



Secretary/Asst. Secretary

Lakeside Sign Company

407 N Pilot Knob Rd
Denver, NC 28037 US
www.tsrfll.com

**INVOICE**

BILL TO
MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL
32092-3649 US

SHIP TO
Beacon Lake - phase 3B
64 Beacon Lake Pkwy
St. Johns, FL 32259

INVOICE 20967
DATE 10/22/2025
TERMS Net 30
DUE DATE 11/21/2025

SALES REP
Renee Prey

QTY		DESCRIPTION	RATE	AMOUNT
6	Misc Signs	SIGN TYPE E/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	1,230.00	7,380.00T
3	Misc Signs	SIGN TYPE E/S-5 (POLE AND BACKER ONLY): MANUFACTURE 33" X 33" POLE AND BACKER FOR PEDESTRIAN CROSSWALK AHEAD SIGN.	786.00	2,358.00T
4	Install (Install)	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	615.00	2,460.00T
8	Misc Signs	SIGN TYPE F/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	1,230.00	9,840.00T
7	Install (Install)	INSTALL 33" X 33" PEDESTRIAN CROSSWALK ARROW SIGN.	615.00	4,305.00T
5	Misc Signs	SIGN TYPE F/S-5 (POST AND BACKER): MANUFACTURE POST AND BACKER FOR 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	786.00	3,930.00T
4	Misc Signs	SIGN TYPE (SL- 25 POLE AND BACKER ONLY) : MANUFACTURE POLE AND BACKER ONLY FOR SPEED LIMIT SIGN.	786.00	3,144.00T
4	Install (Install)	INSTALL SPEED LIMIT SIGNS.	615.00	2,460.00T
4	Misc Signs	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	2,805.00	11,220.00T
4	Install (Install)	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	657.00	2,628.00T
1	Engineering, Permitting, and Staff Time	ENGINEERING.	615.00	615.00T
1	Survey	SURVEY.	450.00	450.00T
1	Misc Signs	Deposit received by Harbinger	-32,298.00	-32,298.00

SUBTOTAL	18,492.00
TAX (0%)	0.00
TOTAL	18,492.00
<hr/>	
BALANCE DUE	\$18,492.00

Lakeside Sign Company

407 N Pilot Knob Rd
Denver, NC 28037 US
www.tsrfll.com

**INVOICE**

BILL TO
MEADOWVIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL
32092-3649 US

SHIP TO
Beacon Lake - phase 3B
64 Beacon Lake Pkwy
St. Johns, FL 32259

INVOICE 21062
DATE 11/17/2025
TERMS Net 30
DUE DATE 12/17/2025

SALES REP
Renee Prey

QTY		DESCRIPTION	RATE	AMOUNT
1	Non taxable - Misc Signs	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	10,446.00	10,446.00
1	Non taxable - Misc Signs	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	2,910.00	2,910.00
1	Sales Tax	Sales Tax calculated by AvaTax for 28523-V4 at Mon Nov 17 04:12:10 UTC 2025	0.00	0.00

BALANCE DUE

\$13,356.00