

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,

November 20, 2025

Meadow View at Twin Creeks CDD

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

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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.

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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.

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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.

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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.
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Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman