

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, January 15, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman <i>by phone</i>	Supervisor
Jim McNamee	Supervisor

Also present were:

Matt Biagetti	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
Travis Arnold	Yellowstone
Mark Smilek	Commercial Fitness

The following is a summary of the discussions and actions taken at the January 15, 2026 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

Susan Koss commented that she was present to hear an update on the landscaping plan.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 18,
2025 Meeting**

A copy of the minutes of the December 18, 2025 meeting was included in the agenda package for the Board's review.

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On MOTION by Ms. Brown seconded by Mr. McNamee with all in favor the December 18, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold stated that Yellowstone is working on ornamental grasses, elevating the tree canopies, and trimming the viburnum.

Susan Koss commented on the inconsistency amongst all entrances of the community in regard to landscaping, particularly why the entrance near Publix is not full.

Mr. Birol stated that there are a couple ideas staff are looking at but they could not be executed until spring. Mr. Arias added that the plan is fill in any gaps and to remove the Knock Out Roses and replace them with plants that can last year-round.

Mr. McNamee stated that he’s received comments regarding lack of quality control recently. He gave an example of the sod being used to fill in ruts due to truck damage not being laid correctly.

Mr. Arias asked Mr. Arnold to get a quote together for irrigation for the bend on Windemere.

B. District Engineer – Proposals for Road Inspection

Mr. Lockwood presented proposals from ECS totaling \$4,800 and Legacy Engineering totaling \$5,300 to test core samples of the roadways. He noted the proposal from Universal did not piezometers, and he does not feel a good result can be given without them.

Ms. Brown asked that Mr. Lockwood confirm the core sample will be deep enough.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Legacy Engineering totaling \$5,300 for roadway core samples and testing was approved.

Mr. Biagetti asked Mr. Lockwood what the typical process and cost may be to install speed humps as there have been some speeding complaints.

Mr. Lockwood stated that speed humps would require a traffic study, which could cost around \$5,000 and county approval.

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B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

There being nothing further to report, the next item followed.

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 Landings kiosk repair remains on schedule with completion expected no later than January 23rd. He noted the gate would remain open until it is fixed. FPL confirmed the connector road lighting project will be finalized by February 6th. The Phase 4 playground fence is in the process of being repaired.

2. Proposals for New Awnings

Mr. Birol presented two proposals to replace the awnings at the pool deck and playground adjacent to the pool deck totaling \$17,600 and \$21,600. He recommended going with Sunbrella as it is the lower cost, better product and comes with a 10-year warranty.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal for the Sunbrella awnings totaling \$17,600 was approved.

3. Proposals for Refurbishing and Painting of Splash Park

Mr. Birol presented two proposals to repaint the splash park totaling \$6,876 and \$9,550. He noted Tito’s can start the week following the meeting. He also noted he’s looking at replacing the rope around the pool deck. The first estimate he’s received was \$10,000.

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On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Tito’s to repaint the splash park for a total of \$6,876 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Capital Projects for Fiscal Year 2026

A. Proposals for Soccer Field Enhancement

Mr. Birol stated that refurbishing the soccer field would be around \$40,000 for roughly 53,000 square feet of turf. Yellowstone believes St. Augustine turf would be much stronger than Bahia and would last longer.

There was no action taken on this item.

B. Proposal for Fitness Equipment

Mr. Birol presented three proposals for leasing cardio equipment, noting a treadmill would be added as they’re being used frequently. Mr. Smilek add that for Commercial Fitness, the cardio equipment would be warrantied for three years for both parts and labor. He recommended a quarterly maintenance plan be put in place from day one, which Commercial Fitness would cover for the first year.

The Board asked that the preventative maintenance offer be extended to two years.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor leasing cardio equipment for a period of three years with Commercial Fitness was approved subject to two years’ worth of preventative maintenance and a \$1 buyout.

Mr. Birol presented options for replacing the cable machine totaling \$3,973 and \$4,680.95.

On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor purchasing the Matrix Versa Duals LAT pulldown machine through Commercial Fitness for a total of \$4,680.95 was approved.

C. Gym Flooring

Mr. Birol presented a proposal for rubber tile flooring for a total of \$5,479.19.

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NINTH ORDER OF BUSINESS

Next Scheduled Meeting – February 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

TENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Matt Bengette
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Secretary/Assistant Secretary

Signed by:
[Signature]
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Chairman/Vice Chairman