

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, February 19, 2026 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:

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
Rich Gray	Riverside Management Services
Travis Arnold	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 19, 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**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 15,  
2026 Meeting**

A copy of the minutes of the January 15, 2026 meeting was included in the agenda package for the Board's review.

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On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the January 15, 2026 meeting minutes were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape**

Mr. Arnold stated that Yellowstone was working on plant cutbacks. The spring annual rotation was scheduled to take place on March 10<sup>th</sup>.

**B. District Engineer**

Mr. Lockwood reported that the geotech investigation of the roadway was in progress.

Mr. Arias asked when Mr. Lockwood would be getting with staff regarding the issues with curbing as the final punch list with the developer is in process.

Mr. Lockwood responded that he would meet with Mr. Gray onsite on the morning of February 23<sup>rd</sup>.

Ms. Brown motioned to issue a request for qualifications for engineering services.

Ms. Buchanan advised holding on an RFQ until the process with the developer is complete as England Thims & Miller is the firm with the files and historical knowledge.

Mr. McNamee stated that everyone was in agreement to have ETM complete the last task, however bids could be sought in the interim.

Ms. Brown questioned an ETM invoice dated 12/1/25 that includes a \$68.10 charge for food/entertainment.

Mr. Lockwood stated that he would look into it.

On MOTION by Ms. Brown seconded by Mr. McNamee with four in favor and Mr. Kovacic opposed, issuing a request for qualifications for engineering services was approved.

**C. District Counsel**

Ms. Buchanan stated that her firm circulated an update on the bills moving through the legislative session that may affect CDDs, and they will continue to track those.

Next, she reported that the District is getting close to declaring the project complete, which would require the engineer to issue a certificate of completion.

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**D. District Manager**

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

**E. Amenity Manager**

Ms. Erickson provided an overview of past and future community events and reported that Bites by Emma has agreed to work under Charlie’s Grill with the 5% profit sharing.

Mr. Arias asked Ms. Erickson to bring a proposal back to the next meeting for additional janitorial hours during the summer to keep the pool deck clean.

Ms. Erickson stated that there has been a changed in the staff cleaning the facility with the current vendor, and the service has declined. In December, the vendor was put on notice and given 30 days to correct the issues, however there has been no improvement. Four proposals for janitorial services were presented to the Board for their consideration.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor, the proposal from KBT Professional Cleaning and Pressure Washing totaling \$1,875 per month was approved.

**F. Operations Manager – Report**

A copy of the operations report was included in the agenda package for the Board’s review. Mr. Birol stated that he would be proposing additional hours for trash pick-up as the amount of trash throughout the community has been substantially worse.

A representative from Atlantic Security gave an overview of a new system that is available that could immediately address someone that is onsite during hours in which staff are not present. The Board requested a proposal be brought back to the next meeting to discuss the options in detail during a closed security session.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Soccer Field Turf, Windemere Boulders and Landscaping, Phase 3B Landscaping, and Spring Annuals**

Mr. Birol presented a proposal from Yellowstone totaling \$92,965 for new turf on the soccer field, new entrance island plant installations, Phase 3B plant installations, enhancements to Windemere, and the spring annuals. He also presented an option that includes new turf and irrigation in Phase 3B, for a total of \$142,057.82.

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Mr. Berman presented an alternate option of an astro turf field for \$58,000 with 10 years of maintenance included. He also proposed looking at making the Windemere common area more of an additional amenity by adding ninja course equipment.

Following a lengthy discussion, the following motion was made to approve packet 1 with some adjustments.

On MOTION by Mr. Arias seconded by Mr. McNamee with four in favor and Mr. Berman opposed, the spring enhancements packet 1 from Yellowstone was approved at an amount not to exceed \$117,000.

**B. Janitorial Services**

This item was discussed under the Amenity Manager’s report.

**C. Phase 4 Playground Fence Repairs**

This item was tabled to determine if the fence is truly needed. Mr. Arias directed Mr. Birol to take the fence down if it is determined it is not needed.

**D. Pressure Washing Curbing and Drainage Along Main Road**

A proposal from Riverside Management Services totaling \$7,000 was presented to the Board. The Board directed Mr. Birol to get at least one more quote. This item was tabled.

**E. Splash Park Panels and Nets**

Mr. Birol presented a proposal from #201 Wrap totaling \$4,762.43 to wrap the splash park panels, which includes a 10-year warranty. He also presented a proposal from Splashtacular totaling \$11,980 to replace the netting around the splash park.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposals for the netting and wrap totaling \$4,762.43 and \$11,980 were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03,  
Instructing the St. Johns County  
Supervisor of Elections to Conduct the**

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**District’s 2026 General Election**

Mr. Biagetti stated that Seats 2, 4 and 5, currently held by Jim McNamee, Blaz Kovacic, and Frank Arias, are up for election in November 2026. The qualifying period will occur in June.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor resolution 2026-03, instructing the St. Johns County Supervisor of Elections to conduct the District’s 2026 general election was approved.

**SEVENTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of December 31, 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 2026 were 94% collected.

**C.    Check Register**

A copy of the check register totaling \$167,284.80 was included in the agenda package for the Board’s review.

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

**EIGHTH ORDER OF BUSINESS                      Other Business**

Mr. Biagetti stated that the results of the core samples from the roadway should be available by the March meeting.

**NINTH ORDER OF BUSINESS                      Supervisors’ Requests and Audience Comments**

Mr. Berman reiterated that anyone interested in serving on the Board has the opportunity to apply through the general election process.

Mr. Kovacic asked Mr. Gray to request Mr. Lockwood look at the county drawings for the park in Phase 4 while they are on their drive thru of the community. He also stated that

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he’s encouraged Mr. Lockwood to attend the CDD meetings in person as that would help with better communication.

Mr. Berman stated that the back fence wall in Phase 4 will stay in place to have a clear separation from the playground to the space under the wires.

Stephanie Hughes stated that she contacted the county representatives about Trophy Lake and the basketball courts and received a response from Ryan King that he is working on the Trophy Lake issue. As for the basketball courts, she was told the CDD is responsible for any maintenance.

Mr. Arias stated that the basketball court is part of the capital reserve plan for the CDD and will be redone every seven years or so.

Rodney Cawthen asked if Phase 4 could have a Beacon Lake sign installed.

Mr. Arias responded that the Heron Lake sign and white signage is indication that Phase 4 is part of Beacon Lake.

**TENTH ORDER OF BUSINESS**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:  
  
EB6F00213668403...  
Secretary/Assistant Secretary

Signed by:  
  
C6E80F62D87D424...  
Chairman/Vice Chairman