

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, March 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
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Matt Biagetti	District Manager
Hunter Hurley <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Rich Gray	Riverside Management Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
John Ellis	Legacy Engineering

The following is a summary of the discussions and actions taken at the March 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 February 19,
2026 Meeting**

A copy of the minutes of the February 19, 2026 meeting was included in the agenda package for the Board's review.

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On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the February 19, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Refunding the Series 2016 Bonds

Ms. Mossing explained that each series of bonds typically have a ten-year optional call period, which means the bonds could be refunded at a lower interest rate for economic savings, either through a public rating or bank placement. The supplement to investment banking agreement presented to the board allows MBS to run the numbers to find opportunities for refunding for the district and to bring the results back to the board. She noted there is no financial obligation with the approval of the investment banking agreement unless the board proceeds with the refunding.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the supplement to the investment banking agreement with MBS Capital Markets, LLC was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

There being no report, the next item followed.

B. District Engineer

Mr. Lockwood presented a detailed report on the damaged curbing throughout the community along with recommendations what should be repaired and what is just a cosmetic concern. Mr. Lockwood believes a lot of the damage could have been done after the county performed their inspections.

Mr. Arias asked if there is a procedure in which the board can request the county come out to look at the curbing again as it's questionable whether the damage occurred during the final asphalt lift.

Mr. Lockwood stated that the county inspector can be asked to come back out.

Mr. Arias requested that request be made. Ms. Brown asked that Lens Court be included in that inspection as all of the equipment and dumpsters were installed at the end of that street.

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Next, Mr. Ellis provided an overview of the results from the core sample testing. The sample was taken from four feet below the road's surface. The asphalt and base thickness are there and there was nothing out of the ordinary found.

Ms. Brown asked if there was any clay found.

Mr. Ellis responded that there was not. He added that the cracking is likely tension cracking left over from the first lift. The cracks could be sealed to keep water out of them.

Ms. Brown asked if the water coming up from the cracks is normal.

Mr. Ellis stated that he did not see that occurring when he was onsite as it has been so dry, but the heat could cause the water to bubble up if it's gotten into the base material due to irrigation or heavy rains. Sealing the cracks would help with that as well and the water will dry out over time. It takes a long time to water to get out once the base gets wet.

Mr. Lockwood recommended waiting until the report from Legacy Engineering is finalized prior to seeking proposals for repairing the cracks in the asphalt, although he noted it may be worth repairing one spot to see how it performs.

Next, Mr. Lockwood stated that during the inspection he and Mr. Birol performed around Phase 3B, they found some erosion around the lakes and in some cases, there were holes in the top. He recommended filling the holes with clean soil to prevent water from continuously making those holes bigger, sooner rather than later. There was no apparent cause for the erosion. Mr. Birol added that Yellowstone can make the repairs.

Mr. Arias asked Mr. Birol to contact the nearby homeowner with the hole and notify them that they should not be digging in that area, because if the erosion occurs again, they will be responsible for making the repairs.

Ms. Erickson stated that she would contact the HOA to ensure they are following the appropriate process for homeowner requests for projects in which the CDD's property needs to be used for access.

C. District Counsel

Mr. Hurley stated that his firm would keep the Board up to date on the conclusion of the bills that passed during the recent legislative session.

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D. District Manager

Mr. Biagetti stated that the fiscal year 2027 budget is scheduled to be approved at the May board meeting and adopted at the August meeting. He asked the Board to provide any feedback on any changes they'd like to see made to the budget.

E. Amenity Manager

Ms. Erickson provided an overview of past and future community events. Next, she informed the Board that the new operator of Charlie's Grill has requested extended hours. They would like to be onsite from 11am to 7pm seven days per week. They have also requested to sell wine and beer, which would require either the District adding Bites by Emma to its liquor license at the vendor's expense, or turning the District's liquor license in, which would allow the vendor to get their own. She noted the vendor would be responsible for the trash bins and dining tables if they are onsite seven days per week.

Mr. Berman stated that it needs to be made clear that the hours need to remain consistent throughout the entirety of the summer once they're set in stone.

Ms. Erickson stated that the expectations have been made clear to the vendor.

The Board's consensus was to add the vendor to the District's liquor license and to extend the hours for Charlie's Grill to 6pm.

Mr. Berman suggested offering refunding the 5% cost share at the end of the season if Bites by Emma meets the cleanliness expectations of the District.

Ms. Brown stated that she feels the vendor should be upholding the cleanliness expectations as per the contract regardless.

On MOTION by Mr. Berman seconded by Mr. Arias with three in favor and Ms. Brown opposed, extending the hours for Charlie's Grill to 6pm and adding Bites by Emma to the District's liquor license subject to the vendor paying the associated costs was approved. The 5% cost share will be refunded at the conclusion of the season to the vendor if the cleaning requirements are upheld.

Ms. Erickson reported that she is working with a new swim lesson provider as the previous providers will not be returning this year.

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Next, Ms. Erickson presented options for increasing the facility attendant hours during the summer for either Saturday and Sunday for a fee of \$2,880, or seven days per week for a fee of \$9,720.

Mr. Berman stated that he feels \$31 per hour for the scope of services the attendants would be providing is pricey.

This item was tabled to see if RMS can provide a reduced proposal for seven days per week.

F. Operations Manager – Report

A copy of the operations report was included in the agenda package for the Board’s review. Mr. Birol added that the new gym equipment should be delivered in the next four to six weeks. Once it gets closer to the delivery date, staff will shut the gym down to paint, make any repairs, and do the floors.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Landscaping Projects

Mr. Birol provided an update on the landscaping projects approved at the previous meeting.

B. Pressure Washing of Curbs Along Main Road

Mr. Birol presented a proposal from Putting on Pressure, Inc. to pressure wash the curbing from the entrance to the corner of Twin Creeks and Trophy Lake Drive for a total of \$4,960.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Putting on Pressure totaling \$4,960 was approved.

C. Tennis Court Windscreens

Mr. Birol presented a proposal from Southeast Sports & Play to purchase windscreens around the tennis court for a total of \$5,118. He also informed the Board that the pickleball court windscreens were damaged in a recent storm, so he has received a quote totaling \$4,099

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to replace those as well. He is awaiting a quote from one more company, so he recommended approving a not to exceed amount and proceeding with the lower quote.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor purchasing windscreens from Southeast Sports & Play for an amount not to exceed \$9,200 was approved with Supervisor Arias authorized to approve the final purchase.

Next, Mr. Birol informed the Board that he is awaiting a proposal from Sterling Fence to enclose the soccer field. He believes it should be below \$13,840.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor installing fencing around the soccer field was approved.

Mr. Arias stated that there will be a discussion on a future agenda about increasing staff's spending threshold.

Ms. Brown stated she was concerned increasing the threshold would eliminate oversight for ensuring there are multiple bids obtained.

D. Additional Staffing Hours for Trash Collection

Mr. Gray presented a proposal from RMS to clean up roadside trash, clean trash around the ponds and parks and to change the dog waste stations throughout the community for a total of \$46,680 for the year.

The board members expressed concern with the hourly rate and asked if a reduced rate is available, as well as a reduction in hours. This item was tabled.

E. Additional Facility Attendant Hours for Summer

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

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2026

Mr. Biagetti provided an overview of the financial statements, copies of which were included in the agenda package for the Board's review.

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B. Assessment Receipts Schedule

Mr. Biagetti reported the on-roll assessments for fiscal year 2026 were 97% collected.

C. Check Register

A copy of the check register totaling \$234,061.78 was included in the agenda package for the Board’s review.

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

D. Ratification of Construction Funding Request No. 64

A copy of construction funding request number 64 totaling \$2,267.70 for installation of signage was included in the agenda package for the Board’s review.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor construction funding request number 64 was ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Ms. Brown stated that she is concerned about the front entrance not having the designer look that was intended due to the lighting being changed to bright LEDs.

Mr. Birol stated that the previous lights were \$120 for the ballast and \$87 for the light bulbs.

Mr. McNamee suggested looking into a tinted glass for the lights to soften the color.

TENTH ORDER OF BUSINESS

Discussion of Security Matters

Mr. Arias stated that the intention was to have a presentation by the alarm company, however the representative was out of town. He recommended holding a workshop dedicated to the security discussion when the representative is available. This item was tabled.

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ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 16, 2026
at 6:00 p.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

TWELFTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Matt Bengette
EB6F00213660403...
Secretary/Assistant Secretary

Signed by:
[Signature]
C5E80F62D87D424...
Chairman/Vice Chairman