

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, April 16, 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	Vice Chairman
Daryl Berman	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Travis Arnold	Yellowstone Landscape
Rhonda Mossing	MBS Capital Markets

The following is a summary of the discussions and actions taken at the April 16, 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 March 19,
2026 Meeting**

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

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

FOURTH ORDER OF BUSINESS

Update from MBS Capital Markets on Refunding the Series 2026 Bonds

Ms. Mossing stated that the Series 2016 Bonds currently have an average coupon rate of 5.31% and are slated to mature in 2047. In looking into a public offering, Ms. Mossing found that a 4.91% interest rate could be achieved. A private placement would bring the rate closer to 4.5%. With a 4.5% interest rate, the smaller single-family homes would save about \$98 per year and the larger units would save \$126 per year.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor authorizing MBS Capital Markets to send credit packages for a private placement was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold went over the landscape projects completed since the last meeting. He is looking at refreshing the landscape beds around the pool, finding matching products for the beach wall and installing new plants at the roundabout.

B. District Engineer

Mr. Lockwood stated that he is anticipating receiving the report from Legacy Engineering regarding the roadways and would forward it to Mr. Biagetti upon receipt. Next, Mr. Lockwood stated that the county inspector has agreed to inspect the curbs, however they did state that they looked at the repairs and they were good. Next, Mr. Lockwood informed the Board the annual engineer’s report is coming due. He asked for authorization to prepare the report for around \$2,000.

On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor authorizing the District Engineer to prepare the annual engineer’s report was approved.

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C. District Counsel

Ms. Buchanan reported that three bills were passed during the recent legislative session that would affect special districts. The first would allow for a resident board member to be recalled if certain parameters are met. The second increased sovereign immunity limits moderately. The last would require CDDs to accept electronic payments for certain items.

D. District Manager

Mr. Biagetti reminded the board members to complete their Form 1 by July 1st, and the four hours of ethics training by December 31st. Next, Mr. Biagetti asked if the board would be open to moving the July 16th meeting to July 9th. Lastly, Mr. Biagetti informed the Board that staff is still working to coordinate a security workshop that works for everyone.

E. Amenity Manager

Ms. Erickson provided an overview of past and future community events. Next, Ms. Erickson stated that Next Level Fitness has asked to offer free fitness classes on the event field. Additionally, Jax Swim has offered to do a water aerobics class once per week. There were no objections from the Board.

Mr. Berman asked how Charlie's Grill was progressing.

Ms. Erickson responded that there have been positive reactions from residents.

Mr. Berman asked if the process for beer and wine has been started.

Ms. Buchanan responded that it has been started, however, they are asking for a board member's name to be listed on the license.

Mr. Berman stated that he was willing to have his name listed.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the agreement with Bites by Ema was ratified.

F. Operations Manager – Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol

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SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Trash Collection

Mr. Birol presented two proposals for collecting trash around the 25 lakes and the common areas throughout the community totaling \$41,432 and \$53,560.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Riverside Management Services totaling \$41,432 was approved.

B. Dog Waste Collection

Mr. Birol presented two proposals for dog waste collection. Scoop Daddy’s proposal would come to \$19,000 annually. Doody Calls proposal for dog waste collection would come to \$26,208.

Mr. Berman asked that the dog waste stations be stocked with more bags.

No action was taken on the proposals

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Setting a Monetary Spending Threshold
for Onsite Staff**

Ms. Buchanan stated that a concern was raised that the onsite property managers do not have access to funding for certain unexpected expenses. This resolution would provide authority for the property manager to spend up to \$5,000, and for the property manager and Chair together to authorize spending up to \$10,000. Additionally, the resolution puts in writing authorization for emergency expenses.

The Board’s consensus was to authorize spending up to \$5,000 with the Chair’s, the District Manager’s and property manager’s combined approval.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2026-04, setting a monetary spending threshold was approved as revised.

EIGHTH ORDER OF BUSIENSS

Consideration of Amended Towing Policy

Mr. Biagetti stated that staff has received numerous complaints in the townhome area of overnight parking issues in the limited parking spots. Ms. Buchanan asked for clarification

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as to how the Board would like to manage the overnight parking that would still be feasible for staff.

Ms. Erickson suggested requiring a parking pass if the vehicle will be parked for longer than 48 hours.

Mr. Arias asked staff to bring a proposed policy to the next meeting for the Board's consideration.

NINTH ORDER OF BUSINESS

Ratification of Agreement with Bites by Ema

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

TENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti stated that the budget is scheduled to be approved at the May meeting and adopted in August.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2026

Mr. Biagetti provided an overview of the financial statements, copies of which were included in the agenda package for the Board's review. A modest increase in assessments is currently expected.

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 \$157,097.30 was included in the agenda package for the Board's review.

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

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Berman informed the audience members that anyone interested in running for the seats coming vacant on the board in November will need to file paperwork during the week of June 8th.

A resident asked if there are funds in the budget for updating, cleaning or repairing the furniture in the clubhouse.

Ms. Erickson responded that there is a line item for furniture replacement totaling \$5,000, however staff prefers to wait until the end of the busy season to replace anything. She added that the furniture is cleaned, but not monthly.

A resident asked how she could find the meeting dates and times.

Mr. Berman responded that the meeting dates are posted on the District’s website, www.MeadowViewatTwinCreeksbdd.com.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 21, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman