

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, May 21, 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
Daryl Berman	Supervisor
Jim McNamee <i>by phone</i>	Supervisor
Jessica Brown	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
Alison Mossing	Riverside Management Services
Rhonda Mossing	MBS Capital Markets

The following is a summary of the discussions and actions taken at the May 21, 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 April 16,
2026 Meeting**

A copy of the minutes of the April 16, 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. Berman with all in favor the April 16, 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 MBS Capital Markets sent credit packages to approximately 20 banks after the last meeting and received two responses, from SouthState Bank and Seacoast Bank. Seacoast was the lowest bid at a 4.2% interest rate. The annual savings would amount to about 10% for the residents in that area. She recommended approving the proposal from Seacoast Bank and authorize staff to negotiate the terms, such as having to move the bank accounts to Seacoast Bank at their proposed interest rates.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Seacoast Bank was approved with staff authorized to negotiate the terms and the Chair authorized to provide final approval.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold went over the landscape projects completed since the last meeting. Next, he informed the Board there are some oak trees that have not recovered from the winter so a proposal will be submitted in the future for arbor injections.

B. District Engineer

Mr. Lockwood presented a report from Legacy Engineering regarding the cracking in the Phase 1 roadways. Legacy recommended sealing the cracks with a cold pour crack sealant product.

Mr. Arias stated that the cracks should have been addressed before the final asphalt lift was completed. He recommended waiting until it rains to see where the bubbling is coming from and research when the community initially noticed the lime rock bubbling up.

Next, Mr. Arias asked for an update on the issues with the curbing.

Mr. Lockwood responded that the county inspector came out and stated that there are three or four areas that would not meet his standards in Phases 3B and 4.

Mr. Arias asked that those areas be addressed as part of the final punch list.

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C. District Counsel

Ms. Buchanan stated that she would research what entity is responsible for the areas in which the curbing and roadways need to be addressed.

D. District Manager

1. Report on the Number of Registered Voters (2,398)

Mr. Biagetti informed the Board there are 2,398 registered voters reporting to be residing within the District's boundaries.

2. Reminder of Upcoming Election

Mr. Biagetti reminded the Board there are three seats up for election in November. The qualifying period runs from June 8th through June 12th.

Next, Mr. Biagetti reminded the board members to complete their Form 1 by July 1st and to complete four hours of ethics training by the end of the year.

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 lawn on Saturdays. There was also a request from a resident to offer drawing, painting and vocal classes in the social room with a profit share of 5% to the District.

The Board's consensus was not to allow the vocal lessons in the social room, as it may disrupt others.

F. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol informed the Board that the fire marshal has warned the five side gates need to be open. It was recommended alarm crash bars be installed. Sterling Fence could provide the bars for around \$5,000 to \$6,000.

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On MOTION by Mr. Arias seconded by Mr. Berman with all in favor installing crash bars on the side gates was approved.

2. Discussion of C Buss Pool Maintenance Contract

Mr. Birol stated that he has been unhappy with the current pool maintenance contractor. There have been a few instances in which they have no shown up on their scheduled maintenance days, and some instances of insufficient chlorine levels. A proposal from C Buss Enterprises was presented totaling \$3,800 per month, including chemicals and rental of the chemical controller, or \$1,600 per month for just the pool maintenance. This would be \$100 less per month than the current contractor.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from C Buss Enterprises was approved.

Next, Mr. Birol informed the Board that the splash pad marcite needs to be replaced after the summer season as it is chipping in multiple locations.

Next, Mr. Birol stated that the quote from St. Johns County for new meters for Phase 3B came in at double the cost that was expected due to a connection fee increase. The fees for the meters would be \$4,363.97 and \$5,154. He proposed holding off on the pine straw until the next budget begins to free up the funds needed for the meters.

The Board’s consensus was to move forward with the meters.

SIXTH ORDER OF BUSINESS

Consideration of Amended Towing Policy

Mr. Biagetti presented the towing policy, noting primary changes address the townhome guest parking.

Ms. Erickson stated that there have been multiple complaints of disabled cars or cars that haven’t moved in the guest parking for Harborside. The policy states that the parking spaces are strictly for guest parking. It allows for 48 hours parking. Anything beyond that would require a parking pass from District staff.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the amended towing policy was approved.

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SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from RMS for
Renewal of Onsite Management and
Maintenance Staff**

Mr. Biagetti presented the proposal from Riverside Management Services for fiscal year 2027 fees for facility management, attendants, operations manager, pool staff, event attendants, trash collection and facility maintenance. The increase comes to 4% for all but the lifeguards, which is a 6% increase due to the increase in minimum wage.

This item was tabled.

EIGHTH ORDER OF BUSIENSS

**Consideration of Resolution 2026-05,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. Biagetti presented the proposed budget for fiscal year 2027, which includes 4% inflationary increases, includes an additional \$110,000 for roving security, and \$182,000 going into the capital reserve fund. The budget as proposed would result in a 13% increase in assessments. It was noted the budget is presented high initially as it can be decreased going towards adoption but not increased.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor Resolution 2026-05, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 20, 2026 was approved.

The Board discussed holding a workshop to discuss the budget further and settled on Monday, July 15th at 10: 00 a.m.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Setting a Public Hearing Date to Adopt
Revised Rules of Procedure**

Mr. Biagetti stated that every few years District Counsel updates the rules of procedure to ensure they match any legislative changes, as well as best practices.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor Resolution 2026-06, setting a public hearing for August 20, 2026 to adopt revised rules of procedure was approved.

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TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 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. There is a positive variance overall and the capital reserve fund balance is at \$238,000. It was noted there are some expenses coming up that have not yet been included in the financials, such as the fencing around the soccer field, and the Phase 3B and Windemere landscaping projects.

B. Assessment Receipts Schedule

Mr. Biagetti reported the on-roll assessments for fiscal year 2026 were 98% collected.

C. Check Register

A copy of the check register totaling \$196,507.46 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.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Brown suggested included some more information in the same envelope as the mailed notice of increase in assessments to put residents on notice of other issues such as safety concerns and the need to keep trash cleaned up throughout the community.

Ms. Buchanan recommended using the language the Sheriff’s Office put out regarding e-bikes as they are the entity responsible for policing e-bike concerns.

A resident asked if wrist bands will be given out this summer.

Mr. Erickson responded the wrist bands were just for visitors, not residents.

A resident expressed concern over safety in the community, noting she does not like to go out after 4pm due to the kids terrorizing the neighborhood. She stated that she thinks security is imperative and questioned how often security would be present.

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A resident commented that the vendor at the concession stand is doing a great job and has a good menu. He questioned if there is anything the community members can do to increase the amount of business the vendor gets throughout the week, such as offering delivery to households.

Mr. Berman stated that the vendor chose to start prior to school being out with the understanding that it may be slow.

THIRTEENTH ORDER OF BUSINESS Discussion of Security Matters

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 11:53 a.m. The public portion of the meeting resumed at approximately 12:09 p.m. and the following motions were made.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor upgrading the security camera system for a total of \$9,710 was approved.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor terminating the contact with the St. Johns County Sheriff's Office and entering into a contract with S3 Security on a month-to-month basis was approved.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 18, 2026 at 10:00 a.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.

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Signed by:

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Secretary/Assistant Secretary

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Signed by:

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Chairman/Vice Chairman