

***MEADOW VIEW
AT TWIN CREEKS***
Community Development District

JULY 9, 2026

AGENDA

**Meadow View at Twin Creeks
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092

www.meadowviewattwincreeksccd.com

July 2, 2026

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, July 9, 2026 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes
 - A. June 15, 2026 Workshop
 - B. June 18, 2026 Meeting
- IV. Staff Reports
 - A. Landscape
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. Amenity Manager
 - F. Operations Manager – Report
- V. Ratification of Updated Proposal from Riverside Management Services for FY27
- VI. Discussion of the Fiscal Year 2027 Budget

VII. Financial Reports

A. Financial Statements as of May 31, 2026

B. Assessment Receipts Schedule

C. Check Register

VIII. Other Business

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meetings – August 20, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XI. Adjournment

MINUTES

A.

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Monday, June 15, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present were:

Frank Arias	Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor
Matt Biagetti	District Manager
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager

The following is a summary of the discussions taken at the June 15, 2026 workshop.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti presented the fiscal year 2027 budget, which as presented would result in about a 13% increase in assessments. For the administrative budget, the increases include supervisor fees, the annual audit, trustee fees, telephone, postage and delivery, insurance, and a 4% increase for the services GMS provides as the management firm.

For the amenity center budget, the line items increasing are telephone/cable/internet, trash removal, gate monitoring, roving security, facility management, pool attendants, field management, facility maintenance, private event attendants, trash collection, repairs and maintenance, janitorial supplies, special events, holiday decorations, rentals and leases, and pest control.

For the grounds maintenance budget, the electric, and capital reserve line items are increasing.

Mr. Berman suggested looking at proposals for onsite management services before the budget process starts next year.

The Board asked to remove contracted security from the budget, to request a 3% increase and reduction in trash collection fees from RMS, requesting a cost share from the HOA for holiday decorations, remove the general supplies line item, remove the hydrology quality line item, remove the miscellaneous line item, and decreasing the tree removal line item.

THIRD ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

FOURTH 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

FIFTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at approximately 12:52 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

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, June 18, 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
Daryl Berman <i>by phone</i>	Supervisor
Jim McNamee	Supervisor
Jessica Brown	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
Alison Mossing	Riverside Management Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
Misty Taylor	Bryant Miller Olive

The following is a summary of the discussions and actions taken at the June 18, 2026 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Biagetti called the meeting to order and called the roll.

Mr. Biagetti asked if the Board would be willing to amend the agenda to include consideration of a proposal from Riverside Management Services for fiscal year 2027.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, amending the agenda to include a proposal from Riverside Management Services was approved.
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SECOND ORDER OF BUSINESS Public Comment

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS Approval of Minutes of the May 21,
2026 Meeting**

A copy of the minutes of the May 21, 2026 meeting was included in the agenda package for the Board’s review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the May 21, 2026 meeting minutes were approved as presented.

**FOURTH ORDER OF BUSINESS Matters Related to the Refunding the
Series 2026 Bonds**

Ms. Mossing stated that the refunding bonds are being placed with Seacoast Bank based upon the approved term sheet at a proposed interest rate of 4.2%, down from 5.4%. This will provide economic savings to 301 residential units located in assessment area one. The total savings over the life of the bonds is in excess \$1.1 million and will reduce the debt service assessments between \$150 and \$190 per unit.

A. Consideration of Supplemental Assessment Methodology Report

Ms. Buchanan stated that the supplemental assessment methodology report incorporates the reduced assessment rate taking advantage of the interest savings.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the supplemental assessment methodology report was approved.

B. Consideration of Delegation Resolution 2026-07

Ms. Taylor stated that the delegation resolution authorizes the issuance of the refunding bonds, approves the various documents attached to the resolution, primarily the ninth supplemental trust indenture, which is the contract with US Bank to receive the assessment revenues and pay the bondholders. The delegation resolution also approves an escrow deposit agreement, which will allow the bond funds to sit in escrow until the current

bonds are paid off on July 6th. Lastly, the delegation resolution authorizes the Chair to sign all necessary documents.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the delegation resolution 2026-07 was approved.

C. Consideration of Supplemental Assessment Resolution 2026-08

Ms. Buchanan stated that the supplemental assessment resolution acknowledges the 2016 lines will be replaced with the 2026 lien, confirms the interest rate and total amount of bonds, confirms the sources and uses, and identifies the debt service payment schedule.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor supplemental resolution 2026-08 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold went over the landscape projects completed since the last meeting. An arborist is inspecting declining oak trees.

B. District Engineer

Mr. Lockwood stated that he inspected the sinking pavers at the gazebo. The recommendation is to install gutters on the gazebo to redirect the rainwater.

Ms. Brown asked when the road sealing project will begin.

Mr. Lockwood responded that it has not rained enough for staff to determine a limit of where the repairs need to be.

Mr. Arias asked what the status is on the curbing issues in Phases 3B and 4.

Mr. Lockwood responded that the county’s opinion is the curbing is not part of their punch list and the roads are the CDD’s responsibility.

Mr. McNamee asked Ms. Buchanan what the recourse could be.

Ms. Buchanan responded that the CDD built the Phase 4 roadways, so they are the CDD’s responsibility. As for Phase 3, the records are less clear, and staff is still trying to determine how the roads were transferred to the CDD. She requested a cost estimate for the

repairs to understand the magnitude of the problem. There is a small amount of money in the construction account that could potentially be used for the repairs.

C. District Counsel

There being none, the next item followed.

D. District Manager

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 relayed a request to sell bundt mini cakes for a fundraiser for Lakeside school cheer for two days in August. She also relayed a request from a resident to hold a fundraising princess event. There were no objections from the board on the two events.

Next, the board discussed changing the subsidiary on the liquor license to Bites by Ema.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor authorizing the Chairman to execute the necessary documents to transfer of the subsidiary on the liquor license from RMS to Bites by Ema was approved.

F. Operations Manager – Report

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

Supervisor Berman joined the meeting in person at this time.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Biagetti provided an overview of the audit, noting there were no material deficiencies or negative findings to report.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the fiscal year 2025 audit report was accepted.

SEVENTH ORDER OF BUSINESS Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti stated that there was a budget workshop a few days prior in which the Board went over the 2027 budget in detail. Since the workshop, the refuse service line item was increased to \$22,000 to cover additional collections for the busy season during the summer. The budget is scheduled to be adopted on August 20th.

Mr. Berman stated that the HOA has agreed to cost share holiday decorations for fiscal years 2026 through 2028 and to retroactively cost share the 2025 holiday decorations.

Ms. Mossing went over the proposal from Riverside Management Services for fiscal year 2027 onsite management and maintenance services, which included a 4% increase for each service. Ms. Mossing also suggested passing the cost of the party attendants on to the person renting the facility to decrease the budget by \$11,000.

The board members asked Ms. Mossing to consider lowering the increase further and she agreed to lower the increase to 3%.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Riverside Management Services was approved as revised with the Chairman authorized to execute the final proposal.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of April 30, 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.

B. Assessment Receipts Schedule

Mr. Biagetti reported the on-roll assessments for fiscal year 2026 were 100% collected.

C. Check Register

A copy of the check register totaling \$246,494.98 was included in the agenda package for the Board’s review.

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

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Arias asked Ms. Erickson to send an e-blast notifying the community of the July meeting being moved up one week.

Mr. Berman asked if Mr. Kovacic plans to participate in meetings going forward. If not, he asked if Mr. Kovacic planned to resign so that the resident that has qualified for his seat could go ahead and be appointed.

Mr. Biagetti recommended keeping the board in place with all the ongoing curbing and roadway issues.

Ms. Brown asked what the percentage of the debt service assessment is versus the operations and maintenance assessment.

Mr. Biagetti responded that it varies by bond series and lot size. The operations and maintenance assessments range from \$1,400 to \$2,100 and the debt service assessments range from \$1,300 to \$1,700.

Ms. Brown asked that the community be educated on the details of the assessments.

Mr. Berman stated that cars have been on parking half in the street and half in their yard, which means they are parking partially on CDD property.

Tyler Thors stated that from his recollection, the policies on street parking are vague and do not address some issues that need to be addressed. He recommended reviewing the policies and to state the CDD’s position on the operations of all vehicles, including motorized scooter and bikes. Next, Mr. Thors thanked the board for taking their fiduciary duty to the residents seriously and also thanked GMS and RMS for coming in below the CPI rate of inflation and to work with the CDD.

A resident stated that there needs to be someone other than the contractor creating invoices that should be verifying that the amount of hours recorded was actually spent at the district.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 9, 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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

F.

Meadow View at Twin Creeks

7/9/2026

Community Development District

Field Operations & Amenity Management Report



Christian Birol
FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT
SERVICES, INC.

Jennifer Erickson
AMENITY MANAGER
RIVERSIDE MANAGEMENT
SERVICES, INC.

Meadow View at Twin Creeks
Community Development
District

Field Operations & Amenity Management Report

July 9, 2026

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – July 9, 2026

The following is a review of items related to Field Operations, Maintenance, and Amenity Management of Beacon Lake.



Ongoing Programming & Upcoming Events

Food & Beverage Programming

- **Weekly Food Truck Alley:** Three trucks scheduled every Friday night from 5:00 PM –8:00 PM (*fully planned through December 2026*).
 - **Chick-fil-A Spirit Nights:** Hosted on the 2nd and 4th Thursday of every month.
 - **Whiskey Club:** Meets the last Friday of each month at 7:00 PM.
 - **Ladies Night Out:** Hosted on the 4th Thursday of each month at 7:00 PM.
 - **Charlie's Grill is open 11am-6pm 7 days a week**
-

Health, Wellness & Fitness

- **Pilates Yoga Fusion:** Every Tuesday morning, led by a certified fitness instructor.
 - **Free Saturday Fitness Class:** Weekly community workouts hosted on the event lawn.
 - **Blood Drive & Vendor Village:** Scheduled for Saturday, July 18th to promote community wellness and support local vendors.
-

Clubs & Resident Interest Groups

- **American Mahjong:** Meets monthly on the 1st Wednesday.
 - **Book Club:** Meets monthly on the 2nd Wednesday.
 - **Beacon Lake Bunco:** Meets monthly on the 2nd Tuesday.
 - **Crochet Club: NEW!** Launching this summer on Thursday, July 16th.
 - **Ladies Night Out – 4th** Thursday monthly
-

Pool Deck & Summer Entertainment

- **Live Music at the Pool:** Highly successful hit with residents. Featuring **Violette** performing a variety of interactive songs on **6/26, 7/3, and 8/1**.

- **Poolside DJ Night:** Originally scheduled for 6/19; postponed due to weather and rescheduled for **Saturday, July 25th**.
 - **Father & Daughter Dance:** Hosted on 6/19 (*see full dedicated section above for photos and details*).
-

Summer Camps & Youth Activities

- **July 4th Rubber Duckie Dash:** 11:00 AM – 5:00 PM at the splash park. Kids hunt for hidden ducks to win a custom gift basket.
 - **RoboThink Summer Camp:** Week-long youth enrichment camp running from **July 6th – July 10th**.
 - **Princess Party Fundraiser:** Special community charity event scheduled for Tuesday, July 14th.
-

Creative Workshops

- **Flower Arranging Class:** Hosted by *Coastal Blooms* on Tuesday, July 21st in the social room.
-

🌻 Beacon Lake Community Events Summary A Look Back at Our Recent Community Gatherings

🎣 Beacon Lake Fishing Tournament (2026)

Our annual fishing tournament brought together residents of all ages for a competitive and fun-filled day by the water.

Event Highlights

- **Major Sponsor:** Proudly sponsored by **Yellow Stone Landscaping** along with several local businesses.
- **Activities:** Included competitive fishing divisions, custom airbrush tattoos, and professional face painting .
- **Participant Gear:** Every registered angler received custom Beacon Lake Fishing hats, tournament bibs, and professional gear kits.

Winners & Recognition

- **Novice Division:** Young anglers proudly showcased their custom wooden monkey trophies for 1st, 2nd, and 3rd place.
- **Advanced Division:** Top performers were recognized with advanced division plaques and prize envelopes.



Annual Father & Daughter Dance

An elegant and heartwarming evening hosted inside the main clubhouse, featuring a beautiful blue, white, and silver balloon display.

Event Highlights

- **Interactive Fun:** A professional facepainting artist created custom animals and designs for the children.
- **Entertainment:** A live DJ kept the dance floor packed with high-energy music, hula-hoop contests, and interactive games.
- **Amenities:** Families enjoyed a fully catered buffet and custom refreshments.



Manager's Note

Both events saw record-breaking attendance this year, significantly increasing community engagement and positive resident feedback.

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied. If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, and front sidewalk are blown off at the start of each day.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following



Completed Projects

Yellowstone Landscape:

Cleaned all landscape grass drains along Beacon Parkway, improving drainage and reducing flood risk.

Installed new Jack Frost plantings at the Townhomes entrance, enhancing seasonal curb appeal.

Cleaned up the palm trees on and around the pool deck to improve amenity presentation.

Atlantic Security:

Completed installation of all new security cameras, expanding coverage and strengthening community monitoring.

RMS Maintenance:

Installed No Parking signs in The Landings at the end of Loosestrife Way.

Installed new tennis nets for the summer season.

Repaired multiple damaged sections of the Phase 4 rear fence.

Installed new brackets on the Lakeside Park fence following wind-related damage.

Pressure-washed the Pool Deck Gazebo.

Pressure-washed the Lakeside Park building and surrounding hardscape areas. Repaired three pocket park benches along Beacon Lake Parkway.

Conclusion

For any questions or comments regarding the above information, contact Christian Birol, Field Operations Manager, at cbirol@rmsnf.com and Jennifer Erickson, Amenity Manager, at beaconmanager@rmsnf.com



FIFTH ORDER OF BUSINESS

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

June 19, 2026

Matt Biagetti
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Facility Management, Facility Attendants, Field Operations Management, Lifeguards, Pool Monitors, Trash Collection and Facility Maintenance Services

Dear Matt:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Meadow View at Twin Creeks Community Development District:

<u>Services</u>	<u>FY 2026 Adopted Budget</u>	<u>FY 2026 Fees</u>	<u>FY 2027 Proposed Fees</u>	<u>FY 2027 Revised Fees</u>
Facility Management	\$104,652	\$104,652	\$108,838	\$107,792
Facility Attendants(1,383 Hrs)	\$41,498	\$41,498.	\$41,498	\$41,498
Field Operations Management	\$100,700	\$100,700	\$104,728	\$103,721
Lifeguards (2,373 Hrs)	\$61,479	\$61,479	\$65,168	\$65,168
Pool Monitors (462 Hrs)	\$6,000	\$6,000	\$6,240	\$6,180
Private Event Attendants	\$6,500	\$6,500	\$11,000	\$0
Canoe Launch Attendants	\$2,000	\$2,000	\$2,000	\$0
Trash Collection Services(1,248 Hrs)	\$0	\$42,432	\$44,129	\$42,432
Facility Maintenance		\$40/Hour	\$45/Hour	\$45/Hour

The proposed fees for Facility Management and Field Operations Manager reflect a cost-of-living increase that allows us to issue percentage salary increases and bonuses each year. The amount for Lifeguard/Pool Attendant Services reflects a \$1.00 per hour increase to offset the impact of the mandated minimum wage increase of \$1.00, taxes, insurance, oversight and cost of living increase. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to continue to provide these services to your community.

Sincerely,

Alison Mossing

Alison Mossing
Vice President

Exhibit A

Scope of Services

Facility Management

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Plan and execute special events – Design, promotion and execution of events based on the level of interest and participation within the community
- Coordinate and meet vendors on site for services
- Manage and schedule all lifeguard staff
- Manage and schedule all attendant and monitor staff
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Hours subject to change due to Special Events and other after hours requirements

Facility Attendants

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Issue access cards to eligible residents after providing address verification and photo ID
- Assist with the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Any other tasks deemed necessary by Facility Manager
- Facility Attendants will work 5-7pm daily, for PTO coverage and Special Event support

Field Operations Management

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.

- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD as possible within budget & approvals.

Lifeguards

- Surveillance and monitoring of patrons using the pool
- Operate and supervise water slide
- Respond to first aid situations
- Enforce CDD Amenity Center Policies
- Closing and clearing the Pool for weather or mechanical failure
- Test pool chemicals daily and record in log
- Hours subject to change due to inclement weather

Schedule(2,373 Hours):

Spring Break(Daily)

9 Days - 11:00am-6:00pm (3 Guards)

Pre-Season(Saturday & Sunday - Weekends After Spring Break(Mid March) – School is Out (End of May)

Saturday/Sunday – 11:00am-6:00pm (3 Guards)

Memorial Day Weekend – Monday – 11:00am-6:00pm (3 Guards)

Summer(School Ends(June 1)-School Starts(Mid August)

Monday-Sunday – 11:00am-6:00pm (3 Guards)

Post Season(School Starts – Labor Day)

Saturday/Sunday – 11:00am-6:00pm (3 Guards)

Labor Day Weekend – Monday – 11:00am-6:00pm (3 Guards)

Pool Monitors

- Responsible for checking access cards and age of children entering the facility
- Checking number of guests admitted
- Enforcing District Policies
- Professionally address all residents' questions, concerns and comments regarding the District
- Document any issues that arise and report to Amenity Manager

Schedule(462 Hours):

Memorial Day Weekend – Saturday, Sunday, Monday – 11:00am-5:00pm

Summer(School Ends(June 1)-School Starts(Mid August)

Monday-Friday – 11:00am-4:00pm

Saturday-Sunday – 11:00am-5:00pm

Post Season(School Starts – Labor Day)

Saturday/Sunday – 11:00am-5:00pm

Labor Day Weekend – Saturday, Sunday, Monday – 11:00am-5:00pm

Trash Collection Services(1,248 Hours – 24 Hours Weekly)

- Roadside trash collection and disposal throughout community
- Collect and dispose of trash around all (25) ponds
- Collect and dispose of trash throughout all community parks and green spaces
- Change and restock all (26) park trash cans
- Change (36) dog waste stations and restock bags

Facility Maintenance

- Conduct minor repairs such as drywall repair, painting, electrical and other maintenance of CDD property that does not require a license or certification
- Pick up debris in and around the amenity center
- Arrange pool furniture and repair as needed
- Light pressure washing as needed
- Inspect gym equipment and repair as able or report needed repairs to management
- Conduct inspections of all doors and gates, resolve problems as able
- Control cobwebs and prevent other debris from accumulating on exterior walls and light fixtures
- Replace interior and exterior lights
- Replace AC filters as needed
- Inspect and clean playground features periodically
- Minor roadway patching when appropriate
- Clean and maintain all feature associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- All other tasks assigned by Management