

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

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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

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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.

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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.

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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.

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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.
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Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman