

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, July 9, 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
Daryl Berman	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 <i>by phone</i>	Amenity Manager
Christian Birol	Operations Manager

The following is a summary of the discussions and actions taken at the July 9, 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

A. June 15, 2026 Workshop

B. June 18, 2026 Meeting

Copies of the minutes of the June 15, 2026 workshop and June 18, 2026 meeting were included in the agenda package for the Board's review.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor the June 15, 2026 workshop and June 18, 2026 meeting minutes were approved as presented.
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FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape**

Mr. Birol went over the upcoming landscape projects. He also presented a proposal for the next annual rotation for a total of \$13,005.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Yellowstone for summer and fall annuals was approved.

B. District Engineer

Mr. Biagetti stated that Mr. Lockwood is still working on a number of items and should have an update at the next meeting.

C. District Counsel

Ms. Buchanan informed the Board that the Governor vetoed the change to sovereign immunity limits. The Governor did sign the bill to initiate a process to recall resident board members for serious neglect of duties.

Mr. Arias asked if there is any money leftover in the construction fund.

Ms. Buchanan responded that there is around \$50,000 available between two accounts, however staff is working to ensure there are no outstanding invoices and to confirm the developer would release the funds to the District. Ms. Buchanan asked Mr. Biagetti to encourage the District Engineer to come to the next meeting with a recommendation on any repairs if appropriate.

D. District Manager

Mr. Biagetti presented two versions of informational letters to be sent to residents to educate them on the CDD and related assessments.

Mr. Berman stated that he would like more time to review the two and provide suggestions and would provide those to Mr. Biagetti.

E. Amenity Manager

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Ms. Erickson provided an overview of past and future community events. Next, Ms. Erickson and Mr. Birol reported on how the security patrols are going, noting there has been a reduction in vandalism and trash throughout the community. Ms. Brown suggested looking at reducing the patrol hours to save money.

Ms. Brown stated that she noticed the multi-use path is cracked and questioned if it can be sealed at the same time as the roadways. Mr. Birol responded that he would speak to the contractor.

F. Operations Manager – Report

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

FIFTH ORDER OF BUSINESS

Ratification of Updated Proposal from Riverside Management Services for FY27

Mr. Biagetti stated that the enclosed proposal formalizes the changes that were discussed at the June meeting.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Riverside Management Services was ratified.

SIXTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti stated that the budget as presented results in a 9.9% increase in assessments and \$182,000 being contributed to the capital reserve fund. The public hearing to adopt the budget will be held at the August meeting.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 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.

B. Assessment Receipts Schedule

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

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C. Check Register

A copy of the check register totaling \$169,561.02 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.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

A resident asked when the bonds will be paid off.

Mr. Biagetti responded that the bonds mature after 30 years and the specific date would depend on which Series of bonds the resident's property falls under.

Rick Ciambro asked if there is an update on the Phase 3 beautification projects.

Mr. Birol responded that there are a few things that need to be fixed around the pond area before anything else can proceed, which should occur in August. A pipe had to be enlarged and the reclaimed water meter has been delayed.

Rick Ciambro asked if it has been decided what the landscaping will look like in Phase 3B.

Mr. Arias responded the landscaping will mirror Phase 4, but the hardscape has not been decided yet as it depends on what funds are available.

John Fornuto asked if there will be comments allowed at the next meeting regarding the budget adoption.

Mr. Biagetti responded that there will be the normal public comment periods, and a public hearing will be opened specifically for the budget adoption in which members of the public can make comments on the budget.

Alison Untiedt asked who can be contacted regarding landscaping beautification projects.

Mr. Berman responded that any of the board members could be emailed.

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Alison Untiedt stated that her comments would be regarding the soccer field behind the school.

Mr. Berman responded the soccer field is not owned by the District. The county is responsible for that portion of land.

Lawrence Union asked what his rights are in regard to the woods behind his home.

Mr. Birol responded that it is a preserve area and no one can touch it unless there is a risk of a dead tree falling on private property.

Keith Propst stated that there are two dead trees that are in danger of falling on his property.

Mr. Birol responded that he would provide his contact information so that he could inspect them.

Jenny Propst commented on a dead tree between Phases 3 and 4 on Creekside's property.

Mr. Berman responded that he has already emailed Creekside regarding the tree.

Alison Untiedt asked if each section of the neighborhood could be named with signs installed.

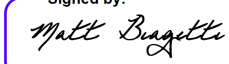
TENTH ORDER OF BUSINESS

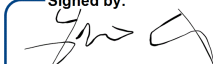
**Next Scheduled Meeting – August 20, 2026
at 10:00 a.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arias seconded by Ms. Brown 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