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, August 20, 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 *by phone*	Vice Chairman
Daryl Berman	Supervisor
Jessica Brown	Supervisor
Jim McNamee	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan *by phone*	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
John Ellis *by phone*	Legacy Engineering
Travis Arnold	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the August 20, 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**

Michael Michaud stated that water is coming up through the roads and asked if it would be addressed on the agenda.

Mr. Biagetti responded that it will be discussed under the road repairs item.

A resident asked if the erosion of the embankment of the pond near 375 Twilight would be addressed.

Mr. Birol responded that he would look at it.

Jack Wanger asked if the CDD is responsible for cleaning up the preserves.

Mr. Birol responded that the county is responsible, however if there is a dead tree in the preserves and is in danger of falling on a fence or home, the CDD will remove it.

Mr. Lockwood clarified that the preserves are conservation easements and are typically not maintained at all as they are to be left in their natural state.

Jack Wanger commented that there are multiple issues in the Duval Asphalt contract and asked if a representative of the CDD will be present during the work and if they would be authorized to approve additional funds for drainage repairs found to be needed during the work.

Mr. Biagetti responded that the project would be discussed in depth during the meeting.

A resident asked about the erosion on the pond banks.

Mr. Arias responded that it would be discussed during the meeting.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 9, 2026 Meeting**

A copy of the minutes of the July 9, 2026 meeting 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 July 9, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

Mr. Arnold went over the upcoming landscape projects.

B. District Engineer

1. Acceptance of the 2026 Annual Engineer's Report

Mr. Lockwood presented the annual engineer's report, a copy of which was included in the Board's agenda package for their review. It was noted a revision was made to the report to state that the second lift of asphalt has been completed in Phase 2.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the 2026 annual engineer's report was accepted.

2. Discussion of Road Repairs

Mr. Lockwood stated that he and Mr. Birol would be looking to see if a manhole off Convex is clogged. Issues with water coming up off Twilight have been discovered and is being investigated.

Mr. Ellis stated that he was asked to look at the groundwater levels along the roadway and soils and why the road had water coming through cracks. Ultimately, he provided two recommendations. The first was to seal the cracks in the roadway and the second was to look at the pond level. Mr. Lockwood added if the pond levels were the same tomorrow as they were today, then that is an indication that something is clogged or blocked.

Mr. Lockwood stated that sealing the cracks in the asphalt should cost around $4,000.

Mr. McNamee stated that sealing the cracks is a Band-Aid fix and he does not want to spend those funds until a cause of the water issues is found and addressed.

Mr. Ellis stated that the cracks in the roadways are due to damage during the construction of the homes. Now that the construction has concluded, the cracks will not get worse and so long as the ponds are working as intended, the water is due to water getting in from rain, which would be solved by sealing the cracks.

Mr. Lockwood stated that Mr. Ellis will inspect the groundwater issues on Twilight and provide a proposal. He recommended approving a not to exceed amount to get that work moving.

The Board was in agreeance to allow Legacy Engineering to move forward with their proposal under staff's discretionary approval amount once the proposal was complete.

C. District Counsel

Ms. Buchanan had nothing to report.

Mr. Arias asked if the leftover debt service reserve fund money can be accessed and used for upcoming projects that need to be done.

Ms. Buchanan stated that the money is generally used to pay back obligations owed to the developer because they have paid out of pocket for things on behalf of the District. Given some deficiencies with the roads that have been identified, it is possible to request the developer work with the district to utilize that money for the repairs.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Biagetti presented a proposed meeting schedule including meetings on the third Thursday of each month at 10:00 a.m. with evening meetings to be held once each quarter.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Biagetti presented proposed goals and objectives, noting they are the same as what was adopted the previous year.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the 2027 goals and objectives were approved as presented.

E. Amenity Manager

Ms. Erickson provided an overview of past and future community events.

Mr. McNamee suggested tabling the discussion of the liquor license as it will not be in place in time for this summer.

Ms. Erickson stated that after reviewing the amenity policies, there are some inconsistencies, so she has made some recommended revisions, which were included in the agenda package for the Board's review. Revisions include changing the hours for the pickleball and tennis courts to close at 9pm as previously agreed upon by the Board and adding hours for the sports park, playground and green spaces to sunrise to sunset. Additionally, the fishing policies were made consistent with the previously approved flyer.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the amenity policy revisions were approved.

F. Operations Manager

1. Report

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

2. Proposal for Convex Lane Asphalt Sealing

A proposal from Duval Asphalt totaling $4,176 was included in the agenda package for the Board's review.

The Board's consensus was to wait until the results from the upcoming inspections and testing were complete prior to considering the proposal.

This item was tabled.

3. Proposals for Pond Bank Erosion Repairs

Two proposals were presented to the Board totaling $16,000 and $49,866 for lake bank erosion repairs in Phase 3B. Mr. Birol stated that Future Horizons will do the same work that Lake Doctors proposed. He recommended going with the sod option rather than seeding as the seed would not be warrantied.

On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Future Horizons totaling $16,000 for the fabric and sod option was approved.

4. Ratification of Proposal for Replace Pump

Mr. Birol stated that the $6,991 proposal from First Coast Wells to replace the pump at the townhomes was over his spending threshold.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the replacement of the pump for a total of $6,991 was ratified.

FIFTH ORDER OF BUSINESS **Acceptance of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

Mr. Biagetti stated that the engagement letter authorizes the audit firm to begin the auditing process for the fiscal year. The fee is covered in the budget.

> On MOTION by Ms. Brown seconded by Mr. McNamee with all in favor the engagement letter with Grau & Associates was accepted.

SIXTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Revised Rules of Procedure; Consideration of Resolution 2026-09**

Ms. Buchanan stated that the revisions include updates adopted in recent legislative sessions. Some of the revisions include clarifying that a vote from board members are required unless a valid conflict exists, updates to publishing requirements for rulemaking proceedings, and updating the procurement procedures.

> On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the public hearing was opened.

There being no comments, a motion to close the public hearing followed.

> On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearing was closed.

> On MOTION by Mr. Berman seconded by Mr. Arias with all in favor Resolution 2026-09, adopting revised rules of procedure was approved.

SEVENTH ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. Biagetti presented the budget, noting there is a 9.9% increase in assessments being proposed.

Mr. McNamee suggested cutting the trash collection budget in half after discussion with the operations manager. He also suggested using security to lock up to cut staff hours.

The Board's consensus was to leave staff hours as-is and to cut the trash collection budget by $20,000.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the public hearings were opened.

Susan Kos asked if the Board has considered replacing or cleaning the furniture in the amenity center, specifically the sofa and chairs.

Mr. Berman stated that he was going to suggest replacing the chairs and would take lead on finding replacement options.

Susan Kos questioned if the budget is covering all of the events that are being held.

Ms. Erickson stated that for certain events, third-party vendors will pay the CDD for use of the facility.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearings were closed.

A. Consideration of Resolution 2026-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Ms. Buchanan stated that the resolution authorizes staff to make changes to the line items so long as they do not exceed $15,000 or 15% and formally adopts the budget.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2026-10, relating to annual appropriations and adopting the budget for fiscal year 2027 as revised was approved.

B. Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that the resolution levies the annual operations and maintenance assessment necessary to support the budget and certifies the assessments to be billed via the property tax bills.

> On MOTION by Mr. Arias seconded by Ms. Brown with all in favor resolution 2026-11, imposing special assessments and certifying an assessment roll was approved.

EIGHTH ORDER OF BYSINESS **Discussion of Liquor License**

This item was tabled.

NINTH ORDER OF BUSINESS **Consideration of Revised Amenity Policies**

This item was discussed under the amenity manager's report.

TENTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of June 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 101% collected.

C. Check Register

A copy of the check register totaling $172,545.73 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.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

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

Mr. McNamee stated that he has engaged in conversations regarding issues with security and where they patrol. RMS has been asked to ensure security is being instructed to patrol ponds and parks off side streets and not just the main drag.

A resident stated that she has observed security sitting in his parked car while kids were riding their bikes around the court.

Ms. Erickson stated that security should be engaging with the kids to inform them of the rules.

A resident asked if there are rules and regulations for scooters and e-bikes as he's observed them riding in the middle of the road.

Mr. Berman responded that the CDD has no authority over the roads.

A resident asked if the CDD could host some educational events regarding e-bike safety.

Mr. Berman responded that one was already held. Ms. Brown stated that there was not good attendance at the event.

Mr. Arias stated that rules are in place for the CDD, however the Sheriff's Office is the only entity that can enforce e-bikes on the roads.

Multiple residents suggested installing signage prohibiting e-bikes.

A resident recommended a one-sheet terms and conditions for the CDD for the Duval Asphalt proposal as he is concerned about their terms.

Mr. Biagetti stated that District Counsel will be writing up an agreement hat better protects the District.

A resident commented that there is erosion is occurring at the pond off of Stargaze.

Mr. Birol stated that he will be look at the Stargaze pond.

A resident asked how the board members are elected or appointed and what the terms are.

Mr. Arias responded that the board members are homeowners that are elected. Mr. Berman stated that the ballot for the board seats is on the same midterm or presidential election ballot in November. However, the people that ran this year, ran unopposed, so the seats will not need to be on the ballot to be put to vote.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 17, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:
Matt Biagetti
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Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman