

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, September 17, 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
Jessica Brown	Supervisor
Jim McNamee	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Rich Gray	Riverside Management Services
John Ellis <i>by phone</i>	Legacy Engineering
Travis Arnold	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the September 17, 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 August 20, 2026 Meeting

A copy of the minutes of the August 20, 2026 meeting 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 August 20, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape**

Mr. Arnold went over the upcoming landscape projects. He informed the Board the area off the backside of the pond with the two fountains is staying wet from the drainage of the houses. It was also noted a palm is being tested for fungus as it is declining.

Mr. McNamee asked Mr. Arnold to stay on top of clearing the drain boxes on the multi-use path.

Ms. Brown asked how the mini mowers and their housing re being concealed to improve the appearance at the front entrance.

B. District Engineer – Discussion of Road Repairs

Mr. Ellis reported that piezometers were installed on Twilight and Convex to measure the groundwater levels. During a visual inspection, it was found that the ground is wet between the houses and at the edge of the roads and the water level is high on both sides of the roads. He believes that is due to drain off from the property next door to Beacon Lake. The soil is all sand, and the water appears to be moving through the soil well.

Mr. Lockwood recommended the Board authorize looking at Whirlwind and Arum as well. As for the drainage issues that were found on Twilight and Convex, he believes a solution is to install installing edge drains on either side of the roads. Three dry days are needed before Mr. Lockwood can confirm the ponds are draining properly. Additionally, he recommends the FPL right of way ditch for the trail road that is owned by the CDD be cleared out. Mr. Lockwood stated that Fresnel should be included in Mr. Elli's report and asked him to add those findings when submitting the report to the Board.

Ms. Brown asked whether the road crew should have checked in advance to ensure there was no muck/water retaining organic material.

Mr. Lockwood responded that they should have and that clean fill was supposed to be used.

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The Board discussed needing to find the source of the muck on the sides of the roads that is preventing water from flowing correctly and authorizing Legacy to do further testing.

Mr. Arias asked Mr. Ellis to attend the next meeting in person to go over the results. He also asked Ms. Buchanan to look into what needs to be done to file a complaint prior to the statute of limitations expire depending on the results of the tests.

Mr. Ellis stated that would not be a problem.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor authorizing Legacy Engineering to test Fresnel, Whirlwind, Arum, and Hutchinson and delegating the Chairman the authority to provide final approval was approved.

Ms. Buchanan asked if the Board would like to authorize an amount for staff to approve between meetings to keep the road drainage investigation process moving.

Mr. Berman and Ms. Brown indicated they were against authorizing anything higher than what staff is already authorized to spend.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

E. Amenity Manager – Information on Ping Pong Tables

Ms. Erickson provided an overview of past and future community events. Next, she presented some options for replacing the furniture in the TV room for a total of \$7,392.

Mr. Berman stated that he felt like eight chairs was too much for the number of people that are typically watching TV.

Ms. Brown suggested finding a better solution for the movie room chairs to something more stain resistant.

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On MOTION by Mr. Arias seconded by Mr. Berman with all in favor purchasing one couch and four chairs for the social room for a total of \$4,292 was approved.

Next, Ms. Erickson suggested purchasing Kettler ping pong tables for outdoor use for a total of \$2,375.99 for the turf area at the request of residents.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor purchasing one ping pong table for \$2,375.99 was approved.

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 he's in the process of getting pricing to resurface the splash park, and the estimates are coming in around \$130,000 to \$150,000.

2. Ratification of Pool Pump Repairs

Mr. Birol informed the Board that the pool pump for the splash park went down just after the last meeting and was replaced for a total of \$6,500

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the replacement of the pool pump totaling \$6,500 was ratified

3. Proposal for Soccer Field Fence

Mr. Birol presented a proposal from Sterling Specialties to replace the fencing by behind the soccer goals with a thicker gauge fence for a total of \$3,460. He also gave an option of installing Plexi-glass behind the goals with the Beacon Lake logo, which would be pricey.

The Board's consensus was to table this item and ask Sterling if there are any other options.

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FIFTH ORDER OF BUSINESS**Discussion of Liquor License**

This item was tabled.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of July 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 101% collected.

C. Check Register

A copy of the check register totaling \$1,106,495.35 was included in the agenda package for the Board's review. It was noted the check register includes transfers to the general fund and capital reserve accounts in the amount of \$900,000.

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

SEVENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

Mr. Arias thanked the staff members for their efforts on the roadway issues and liquor license.

Ms. Brown stated that she would like to see the firepit returned to Lakeside Park.

Mr. McNamee stated that the board needs to think about what needs to be done with the area where the fire pit was pulled out. Mr. Arias added that other items to think about are the beach erosion, the kayak launch, the splash pool resurfacing, and the weight/exercise room.

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Mr. McNamee recommended instead of engaging residents on social media, board members should direct the residents to District staff to voice their concerns.

A resident asked if the security reports can be released to the residents.

Mr. Berman responded that he would not suggested releasing the detailed report to residents, but possibly a monthly safety update of things that have occurred that could affect everyone, or things that residents could look out for.

Tyler Thors recommended making sure Legacy Engineering is aware that time is of the essence when approval is given for the proposals to test the other areas and provide a report on the results.

A resident commented that the residents would like the Lakeside fire pit back. Next, she asked if the fountain at Lakeside is having issues again.

Mr. Arias responded that the fire pit became a safety hazard with the vandalism that kept occurring.

Mr. Birol responded that the fountain was shut off to avoid damaging the motor as it was not feeding water well. The fountain vendor is scheduled to look at it.

The resident suggested letting residents know when the fountain will be down for maintenance. Next, she asked if the sod will be repaired in the main landscaping areas from the e-bikes.

Mr. Birol stated that anything that gets put in the area gets destroyed immediately.

A resident asked if the gate and the rusted benches would be painted.

Mr. Birol responded that they would.

A resident stated that some people have planted trees between the sidewalks and the street and asked if that is an HOA or CDD issue.

Ms. Buchanan responded that typically the CDD owns that area, but the homeowner has the obligation to maintain it. Mr. Arias added that he does not recall anyone coming to the Board to ask for approval to plant a tree in those areas.

The Board's consensus was that the CDD would be in agreeance with the HOA that if there is no approval, the tree would have to be removed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 15,
2026 at 6:00 p.m. at the Lake House at**

September 17, 2026

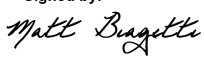
Meadow View at Twin Creeks CDD

**Beacon Lake, 850 Beacon Lake Parkway,
St. Augustine, Florida 32095**

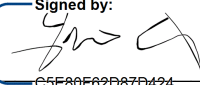
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arias seconded by Mr. McNamee with all
in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

Signed by:

C5E80F62D87D424...

Chairman/Vice Chairman