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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 Thursday, October 15, 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
Blaz Kovacic *by phone*	Vice Chairman
Jim McNamee	Supervisor
Jessica Brown	Supervisor
Daryl Berman	Supervisor

Also present were:

Matt Biagetti	District Manager, GMS
Katie Buchanan *by phone*	District Counsel, Kutak Rock
Scott Lockwood	District Engineer, ETM
Jen Erickson	Amenity Manager, RMS
Christian Birol	Operations Manager, RMS
Travis Arnold	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the October 15, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Biagetti called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Arias noted that this comment period was for agenda items only and that there would be an opportunity for comments on other matters toward the end of the meeting.

Mr. Val Steve expressed concern about how residents playing recreational grass volleyball had been treated. He stated that on August 4th, while playing on the Phase IV green space around sunset, a private security officer told the group to leave immediately, citing instructions from the

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CDD management office. Toward the end of August, the same officer waited until the exact listed sunset time to tell them to leave while it was still light. On October 1st, a CDD office manager told the group to leave the multi-purpose field because it was reserved exclusively for soccer, and promised a memo to residents that Mr. Steve stated he had not received. He asked the Board for respectful treatment, follow-through on commitments, and a suitable shared space for grass volleyball under reasonable conditions that would protect the turf. It was noted grass volleyball is a separate activity and cannot be compared to sand volleyball. He also stated that the sand volleyball courts need maintenance to address uneven sand, holes and deteriorating nets.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 17, 2026 Meeting**

Ms. Brown requested the following additions to the minutes:

(1) Under landscaping, her question about how the mini mowers and their housing would be concealed to improve the appearance of the front entrance.

(2) Under item B, Mr. Lockwood's statement that Fresnel should be included in Mr. Ellis's report, and his request that those findings be added when the report was submitted to the Board.

(3) Ms. Brown's question as to whether the road crew should have checked in advance for muck or organic material, and Mr. Lockwood's reply that they should have and that clean fill was to be used.

(4) Mr. Ellis of Legacy's statement that he would be present at the October meeting with results for Arum and Whirlwind.

(5) Under the eighth order of business, her request that the fire pit return to Lakeside Park.

> On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the Minutes of the September 17, 2026 Meeting, as revised, were approved.

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FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape

Mr. Arnold of Yellowstone Landscape reported that the mower garages had been painted green, which made them difficult to see. A programming issue with one of the mowers had been resolved. As for the sane volleyball courts, the need for maintenance had been noted, with regular service to be scheduled approximately once a quarter. Staff are considering a 4x4 border around the courts, similar to the dog park, to keep sand from washing out in heavy rain, followed by resurfacing with new sand. Pricing will be brought to the Board for approval.

Mr. McNamee asked about the nets.

Mr. Birol responded that the nets are about a year old and cost $1,200 each because they are adjustable, custom-ordered and specific to the developer-installed poles. Residents have been tampering with them, including hanging their own nets and using tools to adjust them.

Mr. Arias asked that a message be sent out and that security monitor the courts. It was suggested that one side could be left adjusted for other uses.

Mr. Arnold continued to report that mowing is moving toward a biweekly schedule. Trimming of viburnum and common areas has progressed from Phase Four to the double fountain lake, and from Convex to the entrance and the townhome entrance. Muhly grass will be cut back once its flowering season ends, followed by other winter cutbacks. Weed clumps in the Bermuda along County Road 210 will be pulled and sprayed. Irrigation clocks were placed on a seven-day rain delay and will be programmed to run two days a week. Irrigation inspections will begin next week.

As for the Windemere enhancements, the irrigation heads and meter are in. Next week the Bahia will be sprayed on Monday, the area prepped Wednesday, St. Augustine sod installed

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Thursday, and boulders and plants installed Friday, subject to confirmation of the boulder delivery date. The county must also test the meter.

The 3B enhancement is on hold until the erosion project is completed.

Two projects are pending at the main entrance island: flagstone drainage, and replacement of the juniper on the back side. Crews will work around the holiday lights and monitor breaker trips at the front entrance.

Ms. Brown asked whether irrigation had already been reduced given the recent rain.

Mr. Arnold responded that the clocks had been on rain delay and would run two days a week.

Mr. Berman expressed concern if the Windemere project is not completed before Halloween, noting that a dozen vehicles and golf carts had parked in that field in prior years. Mr. Arias agreed that the corner should be completed by the end of the month and that sod should not be installed until the boulders were on site.

Mr. Arnold agreed to review the schedule with Halloween in mind.

Mr. McNamee asked about the erosion on the pond.

Mr. Birol responded that the pond maintenance vendor, had indicated a mid-to-end of October start for the 3B erosion project and had not yet confirmed a date. Staff will notify the Board once a date is set.

Ms. Brown stated that there were other erosion areas in the latest engineering report, so it was agreed that they would be taken care of later.

Mr. Birol responded that the smaller erosion areas on the back side of the Phase IV lake, identified in the engineering report, would be addressed at the same time, at an estimated additional $3,000 to $4,000 on top of the $16,000 planned for 3B.

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B. District Counsel

There being nothing to report, the next item followed.

C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Mr. Biagetti explained that at the end of each fiscal year the District reviews whether its goals and objectives were met. All Fiscal Year 2026 goals and objectives had been met. This review is an annual requirement, and the document will be posted on the District website upon Board approval.

> On MOTION by Ms. Brown seconded by Mr. Arias with all in favor, the Fiscal Year 2026 Goals and Objectives report was approved.

D. Amenity Manager – Discussion of Amenity Facility Policies

Ms. Erickson reported the following:

The Charlie's Grill vendor has closed for the season and left the space clean. The vendor paid a total of $1,322.41 in revenue share. Once that check clears, the revenue share would be refunded as a first-year courtesy, as previously discussed.

The vendor wishes to return and is interested in a multi-year contract. He proposed operating seven days a week before Memorial Day and after Labor Day; Ms. Erickson recommended three days a week during the slower season. Resident feedback was positive, and the vendor is open to menu changes suggested by the Board.

Mr. Berman supported honoring the refund. The Board agreed.

Ms. Erickson reported that upcoming events include a band, food trucks and bounce houses this Friday; a band with a s'mores station on the 30th; the second annual haunted house and food drive on the 23rd, and pumpkin decorating this Saturday. The adult-only pool event drew about 50 to 60 people and received positive feedback.

The security log from September 18th showed three main issues:

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(1) E-bikes and speeding.

(2) Behavioral issues involving unknown juveniles.

(3) Non-residents entering Lakeside Park on Wednesday evenings by popping the gates with paddles and drinking there.

Ms. Brown asked if there's anything that can be done to prevent people from popping the gates open.

Ms. Erickson responded that security has been alerted. Relocating the gate exit buttons was found to be too expensive.

A newly installed park-hours sign on Ripple Road in Phase Four was kicked over and has been repaired. Signs have been posted at all parks and green spaces showing hours of sunrise to sunset. It was noted sunset is a specific time, not when it gets dark.

Ms. Erickson recommended option three for the chair replacements, navy blue faux leather furniture at $154 per piece, noting that genuine leather was costly and the area receives heavy use. Mr. Arias expressed concern about durability. Ms. Erickson responded that the furniture would be returned if unsatisfactory, with free shipping and returns. Mr. Arias stated that he trusted her selection.

Next, the Board discussed the proposed revisions to the amenity rules. Ms. Erickson explained that the revisions were as follows:

(1) label open lawn and green spaces;

(2) distinguish informal activities, such as volleyball, from formal or organized activities, such as outside sports teams or more than four guests per household;

(3) set hours of sunrise to sunset for green spaces, parks, open lawns, and the multi-purpose and event fields;

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(4) allow staff to close portions of fields for turf repair; and

(5) prohibit metal or stiff spikes.

Ms. Brown and Mr. McNamee stated that, given the investment in the soccer field turf, goals and fencing, the fenced field should be designated for soccer.

Mr. Biagetti stated that the Board could designate the fenced space as the soccer field and delegate final wording to a Board member, with the revised policies published between meetings. Mr. McNamee was designated to sign off on the final wording.

> On MOTION by Mr. McNamee seconded by Mr. Berman with all in favor, revising the amenity policies as detailed above with Mr. McNamee authorized to approve the final wording, was approved.

Mr. Steve objected. He stated that the other fields have uneven surfaces that cause injuries and that the Phase Four field has drainage problems. He offered to use sandbags rather than pins to secure the net and to leave whenever soccer was being played.

Mr. Birol offered to have Yellowstone check the drainage on the Phase Four field, provided play began later in the morning to avoid disturbing neighbors. He agreed to get Mr. Steve's number and walk the area with him, noting that the flattest area is on the back side near the lake.

Mr. Arias stated that the policy would stand as approved. An audience member suggested eventually budgeting for a separate grass volleyball area in that location.

E. Operations Manager

1. Report

Mr. Birol reported that debris had been cleared with an excavator from the collapsed ditch and culvert on Twilight Lane, and water was now flowing better, with standing water along the fence line gone. The lights on the pool deck will be replaced with matching soft white LEDs within

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the next week or two. Commercial-style replacement soccer goals are being priced at around $3,000 for a pair.

2. Proposal for A/C Repairs

Mr. Birol explained that the coils on the main A/C unit were leaking Freon and should be replaced to avoid replacing the entire unit, which would cost almost $80,000. He expected the repair to extend the unit's life by another seven to eight years. The work would be performed under the District's existing A/C service contract.

> On MOTION by Mr. Arias, seconded by Ms. Brown, with all in favor, the proposal for coil repairs to the main A/C unit in the amount of $12,139 was approved.

3. Proposals for Splash Pad Refurbishment

Mr. Birol presented three proposals for white pebble Marcite with larger 6x6 tiles, which would save approximately $15,000 to $20,000 over the original small tile:

(1) Tempool: $153,760, with a 15-year pebble plaster warranty and a five-year labor warranty. A listed $41,200 full chip-out was not needed.

(2) Coastal Pool Care: approximately $155,000, with a limited lifetime warranty.

(3) C Buss Enterprises: $135,460 with a 15-year warranty, or $118,000 with a 10-year warranty.

Mr. Birol recommended the 15-year option. The project would start in January and take four to six weeks, with staff disassembling part of the splash park to reduce cost.

The Board discussed obtaining additional quotes and checking references. Mr. Arias stated that the splash pad should be completed before spring break. Mr. McNamee asked that the Sea Breeze tile color be confirmed as continuing to be available for the future main pool resurfacing, or that additional tile be purchased now.

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> On MOTION by Mr. Arias, seconded by Ms. Brown, with all in favor, the proposal from C Buss Enterprises for splash pad refurbishment with the 15-year warranty in the amount of $135,460, in the Sea Breeze color, with additional tile to be purchased if the tile may be discontinued, was approved.

After the vote, Mr. Berman reported a positive review of C Buss Enterprises from an operations manager at a CDD in north Jacksonville. Mr. Biagetti added that another district he works with had been satisfied with the vendor. Mr. Biagetti confirmed that Katie's office would draft an agreement.

FIFTH ORDER OF BUSINESS **Discussion of Suspension of Amenity Privileges**

Mr. Arias suggested an indefinite suspension until they request being placed back on the agenda. Mr. Biagetti and Ms. Buchanan recommended setting a specific term since the suspension was interim until the Board could meet. Ms. Buchanan noted that indefinite suspensions had been used only until payment for damages, and there was no damage in this case. She advised that a letter could impose a suspension of a set number of days starting from the first date of suspension, which the resident could challenge.

Ms. Erickson noted that the matter involved multiple incidents and that the individuals had continued to enter the amenities after receiving suspension letters. Terms of 60 days, 90 days and six months were discussed.

> On MOTION by Mr. Arias seconded by Mr. Berman with all in favor a six-month suspension of amenity privileges for the suspended resident, effective from the date of the letter was approved.

SIXTH ORDER OF BUSINESS **Discussion of Amenity Policies – Soccer Field and Multi-Purpose Field**

This item was discussed and acted upon under Staff Reports, Amenity Manager.

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SEVENTH ORDER OF BUSINESS **Discussion of Trees Within the Right of Way**

Mr. Arias explained that some homeowners had planted trees in the CDD right-of-way between the sidewalk and the roadway without approval. He asked the Board to agree that homeowners should not plant trees on CDD property going forward, and to consider what action to take on trees already planted, mostly in Phase 3B.

Mr. Lockwood stated that during construction, the St. Johns County Utility Department did not allow trees in the right-of-way near utilities, which require approximately seven and a half feet of separation. He stated that allowing such planting sets a precedent and risks damage to utilities serving the whole community.

Mr. Berman explained that some builders, including Mattamy and Toll Brothers, had planted trees in the right-of-way on wider lots. The HOA has not approved any such plantings in recent years and is increasing enforcement. The HOA wants assurance that the CDD supports its position before its November meeting.

Tyler Thors presented a survey showing that a builder-installed tree in front of his home in the Landing is on CDD property. Mr. Thors asked whether a homeowner would be liable for a tree the builder installed and noted that the HOA cannot grant permission for planting on CDD property.

Mr. Arias stated that builder-planted trees should remain the CDD's responsibility. He stated that the HOA should provide a list of lots where homeowners, not builders, planted trees, and those homeowners would be asked to remove them.

Mr. McNamee asked if indemnity agreements could be used.

Ms. Buchanan responded that obtaining indemnity agreements from those homeowners would be impractical.

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The Board discussed charging homeowners for removal, noting that some current owners did not plant the trees.

Ms. Erickson asked whether root barriers could be installed instead.

Mr. Birol responded that root barriers limit tree growth, and Mr. Berman noted that allowing them would encourage further unapproved planting.

The Board agreed by consensus that the HOA will continue to deny requests to plant trees in the CDD right-of-way, with the CDD's support. The CDD will act on removal of homeowner-planted trees based on information provided by the HOA. No formal action was taken.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

Mr. Biagetti reported that the unaudited financial statements through August 31, 2026 showed a positive variance of roughly $174,000.

B. Assessment Receipts Schedule

Mr. Biagetti reported that assessments were 101% collected.

C. Check Register

Mr. Biagetti reported the check register totals $221,039.23.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor, the Check Register in the amount of $221,039.23 was approved.

Mr. Arias asked when it would be known what the savings for the last fiscal year amounted to.

Mr. Biagetti responded that a good indication would be available at the November meeting. He added that a Fiscal Year 2026 budget amendment may be needed.

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NINTH ORDER OF BUSINESS **Engineer's Report – Discussion of Road Repairs**

Mr. Biagetti reported that staff had begun discussions with the utility department and the St. Johns River Water Management District regarding the District's consumptive use permit. Mr. Lockwood explained that the irrigation system draws from deep wells that were installed before reuse water was available. The DRI requires use of the lowest available source, which is reuse. With the permit up for renewal in January, the District may be required to convert irrigation from the wells to reuse. The cost is unknown because the District does not have irrigation as-builts. Mr. Birol will try to obtain them.

Ms. Brown asked whether the District could continue using the wells until they fail, noting that individual well owners had been grandfathered.

Mr. Lockwood stated that the District's permit must be renewed and the Water Management District has authority over the matter. He added that good-faith efforts to comply would likely earn some leniency.

Mr. Birol reported that the District may be able to keep one or two wells as backup and that he will meet with the Water Management District on October 28th to look at the wells. He expected the conversion to be a year or two out.

Mr. Biagetti stated that the Board would be updated at the November meeting.

Next, Mr. Lockwood summarized the Legacy reports from Mr. Ellis on Convex and Twilight:

(1) The borings found silty soils with clay and organics, and surface water was being trapped instead of draining.

(2) For Twilight, Mr. Ellis recommended deepening the ditch in the FPL easement. Mr. Birol had cleared this ditch, which Mr. Lockwood believed would help but not solve the problem.

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(3) The reports also raised edge drains, possibly installed two feet below the base, and the grading of residents' yards, which would require survey to evaluate.

Mr. Lockwood offered to prepare a work authorization, billed hourly with a not-to-exceed amount of approximately $12,500, for an edge drain design based on aerials.

Ms. Brown noted that the report describes the subsurface as inadequate. She asked about the presence of organic material, whether there were 12 inches of stabilized subgrade, whether the roads were built on A3 material, and about proctor and density testing.

Mr. Lockwood stated that the plans called for clean fill and 12 inches of stabilized subgrade. ECS, the geotechnical engineer, tested and certified the soils within the roadway, and the soils passed. Mr. Ellis found unsuitable soils outside the pavement.

Mr. Lockwood will pull the geotechnical reports for Twilight and Convex. A Twilight Lane resident in the audience described cracking and lime rock washing through the road.

Ms. Brown stated that this was the third time Legacy had failed to deliver results on schedule and recommended engaging a different firm.

Mr. Biagetti stated that the proposals for Arum and Whirlwind had been approved through delegation to the Chair and were received October 12th. Legacy's team had confirmed the borings would begin early next week. Mr. Lockwood apologized that Hutchinson had not been included because its limits were unclear to him, and agreed to confirm with Mr. Ellis that Fresnel was included.

Mr. Arias asked if there is another possible solution.

Ms. Brown stated that a knowledgeable contact had advised that edge drains would not work and that the least expensive fix might be to tear up and rebuild the roads. She stressed the

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need to act within the statute of limitations. Mr. Arias added that the cracking on Hutchinson became noticeable after the edge drain was installed near the entrance.

Mr. Lockwood recommended obtaining a second opinion from a reputable geotechnical firm before tearing up any roads. He suggested evaluating how the existing edge drains at the entrance and near the amenity center are performing.

Mr. McNamee noted that Mr. Lockwood had a conflict of interest as the engineer who certified the work. He added that future contracts should include deadlines and penalties for missed deadlines. Staff indicated this would be addressed with Katie.

> On MOTION by Mr. Arias seconded by Ms. Brown with all in favor, authorizing Mr. Lockwood to perform all work necessary, including survey and design, to determine the work needed on the ditch in the FPL easement draining toward Twilight Lane, together with the ditch work itself to be performed by District staff and Yellowstone, was approved.

Mr. Lockwood noted that 811 locates must be requested by the contractor and that he would provide a separate proposal for survey of the FPL area.

The Board directed that no edge drain or driveway-cutting design be pursued at this time. The pending Legacy reports should be completed by the November meeting so that the full package can be provided to a second firm for review. Ms. Brown will bring a recommendation for that firm. Mr. Biagetti will contact Legacy to express the Board's displeasure with the timeline. Mr. Arias noted that the District is keeping its receipts in hopes of eventual reimbursement.

TENTH ORDER OF BUSINESS **Other Business**

No other business was discussed.

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

A Twilight Lane resident described groundwater pushing under the curb and through the crown of the road, causing cracking and lime residue on his driveway and garage floor. He asked when the statute of limitations period began for Phase Four, noting that St. Johns County records show Phase 4C was accepted in 2024. He also urged the Board to set firm deadlines for vendors.

Ms. Buchanan stated that the county's approval of the as-builts starts the four-year statute of limitations for a breach of contract action, which for Phase Four would run to 2028. She explained that the construction defect deadline is seven years from when the defect was or should have been known. The District is working conservatively toward the four-year deadline.

The resident asked who put the piezometers in and how long they have been in.

Mr. Lockwood responded that Legacy installed and reads the piezometers, likely once or twice a week. He added that he would like Mr. Birol to provide pond elevations near Hutchinson to ensure that pond is operating as it should.

Mr. Arias stated that the Board views the road issues as a final punch list item and does not want the cost to fall on homeowners or the CDD.

Mr. Steve asked about the vacant area behind the school.

Mr. Berman explained that it is county-owned land intended as a community park. The original developer failed to build it, and the project is behind 13 other county park projects, so it is likely at least five years away.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – November 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake**

THIRTEENTH ORDER OF BUSINESS **Adjournment**

The Board thanked Mr. Kovacic for his service ats this was his last meeting, and he thanked the Board, noting his 12-year involvement with the District since 2013-2014.

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

Signed by:
Matt Bragetti
FB6F00213668403...
Secretary/Assistant Secretary

Signed by:
C5E80F62D87D424...
Chairman/Vice Chairman