

**MINUTES OF MEETING  
SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, **February 3, 2022** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Rob Lisotta	Chairman
Stephen Handler	Vice Chairman
Ron Cervelli	Supervisor
Charles Usina	Supervisor

Also present were:

Ernesto Torres	District Manager, GMS
Erin Gunia	Amenity Manager
Jennifer Kilinski	District Counsel
Jerry Lambert	Field Operations Manager
Cheryl Graham	Riverside Management Services, Inc.

*The following is a summary of the discussions and actions taken at the February 3, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Lisotta called the meeting to order at 4:00 p.m. Four Board members were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Resident (Dennis) commented on Torcido drainage repair. Quotes were discussed.

February 3, 2022

Sweetwater Creek CDD

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

**A. Minutes of the December 2, 2021 Meeting**

Mr. Lisotta presented the December 2, 2021 meeting minutes and asked for any comments or corrections from the Board. There was a question about the swearing in of Mr. Cervelli and if he needed to be added to the minutes. The Board had no changes to the minutes.

**B. Financial Statements**

The financial statements as of December 31, 2021 were provided in the agenda and were for informational purposes. The Board had no questions.

**C. Check Register**

Mr. Lisotta presented the check register. The total was \$275,817.73.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, the Consent Agenda, was approved.
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**FOURTH ORDER OF BUSINESS**

**Discussion of Torcido Upland Area Drainage Repair**

Mr. Torres reviewed the quote contained in the agenda. Mr. Lisotta referred the question of repairing and then seeking restitution to Ms. Kilinski and she asked that the item be delayed until the next meeting so that she could discuss it further. Mr. Lisotta commented he was concerned about the length of time to repair and the water encroaching on his yard. Ms. Kilinski suggested they could do a not to exceed if they wanted to approve. Mr. Lisotta was hesitant to approve a not to exceed amount so the topic was delayed to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion of Phased-In Irrigation Controller (Requested by Supervisor Handler)**

Mr. Handler noted this was to move to a digital system for the irrigation system. This would assist with review and trouble shooting. Cost savings and penalty costs were discussed. This would replace older pumps and controllers would be moved to digital. After discussion, the Board decided to delay this item to the March meeting.

February 3, 2022

Sweetwater Creek CDD

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Instructing the St. Johns County Elections Office to Conduct the District’s 2022 General Election**

Mr. Lisotta stated this needed a vote from the Board and asked for a motion.

On MOTION by Mr. Usina, seconded by Mr. Handler, with all in favor, the Resolution 2022-05, Instructing the St. Johns County Elections Office to Conduct the District’s 2022 General Election, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Revised Engineer’s Report**

Mr. Lisotta noted that this report included some modifications to add the renovations to the amenity center building and other renovations can be reimbursed through the bond process.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, the Revised Engineer’s Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Fishing in District Ponds**

Mr. Lisotta noted residents had concerns about fishing and no fishing signs that were on specific ponds. Discussion ensued on changing District rules, continuing signs, or removing signs. After discussion the Board decided to keep the current policy and make no changes.

**NINTH ORDER OF BUSINESS**

**Discussion on Cooperation Between Marshall Creek and Sweetwater Boards (Requested by Supervisor Cervelli)**

Mr. Cervelli noted an email came from Marshall Creek and that there were some concerns with the request in that it was broad, not specific, and without a lot of direction. He added he would be in favor of this if it was something specific. Board discussion included options for discussions such as pickle ball courts and the ability to work with Marshall Creek, but not having open discussion on broad non-specific topics.

February 3, 2022

Sweetwater Creek CDD

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team**

Mr. Lambert gave an update on the Duval landscaping projects. There was discussion on proposals and quotes on irrigation issues in areas in the community. The Board asked for quotes on irrigating to bring back to the Board. There was discussion on planting in an area of the community. Mr. Lisotta commented on concerns about landscaping areas at residents' request and this was a concern for the District and limited budgets.

**B. District Counsel**

Ms. Kilinski noted there were no further updates.

**C. District Engineer**

Mr. Torres stated there was nothing further from the District Manager.

**D. Field Manager – Memorandum**

Mr. Lambert updated the Board on ongoing projects and are attached in the agenda.

**E. District Manager**

There being none, the next item followed.

**F. Amenity Facilities Manager**

Ms. Gunia gave updates on the monthly report.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests/Public Comment**

**Resident Comments:**

- Resident commented on the desire for pickle ball courts. Discussion with several residents and Board ensued on this topic.
- Resident (Mr. Johnson) commented on the water irrigation and drainage behind house to
- Landscaping projects on CDD property. Mr. Lisotta replied that they could work with residents on District permitting.
- Resident commented on wanting target dates on proposals and pricing for the irrigation issue. Mr. Lisotta replied on delays with the pandemic, and it was difficult to give target dates.

February 3, 2022

Sweetwater Creek CDD

- Discussion ensued on quotes for pickle ball courts and fitness center, future plan of action for expansion, budget concerns, and continued discussion of all issues at next meeting.

**Supervisor Comments:**

- Mr. Lisotta asked about fitness center expansion. This will be brought to the next meeting with more details. Mr. Lisotta asked that the Board consider this construction project.

**TWELTH ORDER OF BUSINESS**

**Next Scheduled Meetings – Thursday, March 3, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095**

Mr. Lisotta stated that the next Board of Supervisors meeting is scheduled for Thursday, March 3, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Handler, seconded by Mr. Cervelli, with all in favor, the Board of Supervisors Meeting was adjourned.

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 Secretary/Assistant Secretary

DocuSigned by:  
  
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 Chairman/Vice Chairman