

**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, **March 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
John Williams	Supervisor
Charles Usina	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Jerry Lambert	Field Operations Manager
Cheryl Graham	Riverside Management Services, Inc.
Lauren Gentry	KE Law Group
Mike Lucas	Basham Lucas Design Group

The following is a summary of the minutes and actions taken at the March 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. Mr. Lisotta noted that they will be holding an executive session at the end of the meeting.

SECOND ORDER OF BUSINESS

Public Comment

Resident (Dennis) had questions about item 7 the discussion on child watch, and item 9 discussion on resident landscape improvements on CDD property.

March 3, 2022

Sweetwater Creek CDD

Resident (John) questioned the work for the expansion of the fitness center. The resident also addressed areas on resident property that are not landscaped. The resident expressed concern regarding the pickleball parking areas.

Resident (unidentified) expressed his opinion that there is a need for pickleball courts in the community. He seconded John’s comments.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the February 3, 2022 Meeting

Mr. Lisotta presented the February 3, 2022 meeting minutes and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

B. Financial Statements

The financial statements were provided in the agenda and were for informational purposes. The Board had no questions.

C. Check Register

Mr. Lisotta presented the check register.

On MOTION by Mr. Williams, seconded by Mr. Usina, with all in favor, the Consent Agenda was approved.

FOURTH ORDER OF BUSINESS

Discussion of Architect on Plans for Fitness Center Expansion

Mr. Lisotta introduced Mike Lucas with Basham and Lucas. Mr. Lucas reviewed the plans for the fitness center expansion in the agenda package for the Board and offered to answer any questions regarding the work. The Board discussed the cost and how long it would take for the cost estimate to be completed. After Board discussion, they decided to move forward with engaging Basham and Lucas’s suggested contractor to develop a cost estimate for construction of the facilities per the plans.

On MOTION by Mr. Williams, seconded by Mr. Lisotta, with all in favor, Authorizing \$2,000 for Construction Estimates, was approved.

March 3, 2022

Sweetwater Creek CDD

FIFTH ORDER OF BUSINESS

Consideration of Basham Lucas Work Authorization for Parts 3-10

Mr. Lucas suggested tabling parts 3 through 10 of the Basham and Lucas Work Authorization to the April meeting agenda pending evaluation of the cost estimates.

SIXTH ORDER OF BUSINESS

Consideration of Construction RFP

The Board tabled this item to the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion on Child Watch

Mr. Lisotta reviewed the data from a six-month window. Over a six-month period they had 67 families and 933 total visits. He noted that 49 of the 67 families used the service 10 times or less. After Board discussion, they decided to table this item until after they decide on the expansion of the facilities.

EIGHTH ORDER OF BUSINESS

Update on Torcido Upland Area Drainage Repair

Mr. Lisotta noted that Mr. Lambert had taken trips to the Torcido Upland area. Mr. Handler noted that he visited the site and suggested taking action. The Board discussed potential reimbursement. Mr. Lisotta reviewed the Duval Landscape proposal presented at the previous meeting for \$19,346.22.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, the Duval Landscape Proposal for Torcido Upland Area Drainage Repair, was approved.

NINTH ORDER OF BUSINESS

Discussion on Resident Landscape Improvements on CDD Property

Mr. Lisotta reviewed the exhibit in the agenda package regarding the Policy for Variance Applications for Installation of Landscaping Improvements withing District Easements. Ms. Gentry noted that this form of policy and variance agreement is used in other Districts.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with Mr. Lisotta and Mr. Usina in favor and Mr. Williams and Mr. Handler opposed, the CDD Approval Process for Resident Landscape Improvements, the Motion Failed 2-2.

March 3, 2022

Sweetwater Creek CDD

E. District Manager

There being none, the next item followed.

F. Amenity Facilities Manager

Ms. Gunia was not in attendance but had provided a report to the Board prior to the meeting. The Board reviewed her report. Mr. Lisotta noted that he had asked for ideas for the new fitness center room.

TWELTH ORDER OF BUSINESS

Supervisor Requests/Public Comment

Resident Comments:

- Resident (Melody) thanked the Board for the park benches and noted she had seen people using them. She asked if the tall grasses could be removed from the sidewalks.
- Multiple residents advocated for the pickleball courts.

Supervisor Comments:

- Mr. Williams commented on the District Management change and noted that he wished he could thank Mr. Torres. Mr. Williams proposed that the Board go out for an informal RFP for District Management services. Ms. Gentry explained the RFP process.
- Mr. Oliver, the District Manager from GMS stepping in for Mr. Torres, introduced himself to the Board. He noted that in order to retain Sweetwater Creek as a client that GMS would lower their fees from \$42,500 to \$35,000 and the assessment roll from \$5,000 to \$2,500.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meetings – Thursday, April 7, 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, April 7, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

**At this time the Board went into a closed session to discuss security concerns.*

March 3, 2022

Sweetwater Creek CDD

FOURTEENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:

D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:

A4C277EDB9F3416...
Chairman/Vice Chairman