

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

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, March 21, 2024** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

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|-----------------|---------------|
| Ron Cervelli | Chairman |
| John Smith | Vice Chairman |
| Rob Lisotta | Supervisor |
| Charles Usina | Supervisor |
| Stephen Handler | Supervisor |

Also present were:

| | |
|------------------|----------------------------|
| Howard McGaffney | District Manager, GMS |
| Erin Gunia | Director of Amenities, RMS |
| Dan Wright | RMS |
| Jerry Lambert | RMS |
| Jim Oliver | GMS |

The following is a summary of the discussions taken at the March 21, 2024 Sweetwater Creek Community Development District's Board of Supervisors workshop.

FIRST ORDER OF BUSINESS

Roll Call

The workshop began at approximately 4:00 p.m. Four Board members were physically present.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2025 Budget

Mr. McGaffney stated that he and the Chair reviewed the contractual agreements and the change in costs for taking over the amenity operations. He presented a document summarizing all the anticipated budget changes.

Mr. Cervelli stated that the financial health of Sweetwater Creek is not very good. There is \$191,000 in capital reserves and that will be cut into by \$50,000 for this year. If the boardwalk and proposed projects are not budgeted for separately, the balance of capital reserves would become \$41,000 next year.

March 21, 2024

Sweetwater Creek CDD

Mr. McGaffney noted the projection is an overall increase to the budget of approximately \$82,000 with the substantial changes due to the removal of use of surplus funds, a reimbursement owed to FEMA, an increase in pool chemicals, the addition of a budget for tree pruning, addition of facility management, an increase in the storm cleanup line item, and the addition of a park repairs and maintenance line item.

Mr. Usina recommended getting an updated capital reserve study.

The Board discussed possible increases in the landscape contract and the affect that may have on the budget.

THIRD ORDER OF BUSINESS

Public Comment

A resident commented that the FEMA issue is Marshall Creek’s mistake and to pay them for their mistake is a huge issue.

Mr. Lisotta stated that had they not filed for FEMA assistance and paid for the boardwalk themselves, Sweetwater would be paying for it anyway.

FOURTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, April 4, 2023 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith, seconded by Mr. Usina, with all in favor, the workshop was adjourned at approximately 4:46 p.m.

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Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Ron Cervelli
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Chairman/Vice Chairman