

**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 **Monday, August 5, 2024** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present were:

Ron Cervelli	Chairman
John Smith	Vice Chair
Charles Usina	Supervisor
Stephen Handler	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Daniel Wright	Operations Manager, RMS
Mary Marchiano	Duval Landscape
Rob Bullock	Duval Landscape
Michael Woolridge	Duval Landscape

The following is a summary of the discussions taken at the August 5, 2024 workshop for the Sweetwater Creek Community Development District's Board of Supervisors.

FIRST ORDER OF BUSINESS

Roll Call

The workshop began at approximately 4:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

A resident stated that she was the president of the HOA for Isles of Palencia and she's getting a lot of feedback from residents that are upset about the state of the landscaping in the common areas close to their homes and the number of weeds in the ponds. The entrance has a lot of weeds and there is a huge area of pine straw that doesn't have anything in it. Trimming around the edges of the ponds has also been a huge concern for everyone, particularly in the middle pond. Additionally, irrigation is not consistent, there are some trees that need to be trimmed up, and one tree has fallen over on the south pond.

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Paul Gibbs stated that he is the Palencia North HOA president, and he has heard the same feedback from his residents. There are a lot of areas that need mowed and edged, a lot of sidewalks that need attention. It’s been a slow start to the execution of the landscaping this summer.

A resident stated that he echoes the previous comments, and the entrance roundabout should be a key feature of the community, and it looks tacky.

DJ Spurling stated that he has the same comments and concerns and added that he lives across from the new proposed parking lot and that is an area that gets knee high before it gets mowed, just like the two ponds behind him. When it does get mowed there’s lots of grass and trash left behind.

THIRD ORDER OF BUSINESS

Landscape Maintenance Matters

- A. Landscape Review**
- B. Irrigation**
- C. Mowing**
- D. Flower Beds and Flowers**
- E. Tree Trimming**
- F. Tree Replacement**

Mr. Cervelli stated that he thinks some clarity is needed as to where responsibilities lie. He is going to advocate at the upcoming meeting for a board member to be nominated to work with Mr. Wright on landscaping matters. There should be a drive through weekly with a district representative and any areas that have a shortfall need to be noted in a report with a Duval, along with a timeline for addressing the problem. He will also ask the Board to authorize him to work with the District Manager on approving all of the invoices that come in.

Mr. Smith presented pictures that he had taken of landscaping issues throughout the community and commented on the irrigation issues throughout the community needing to be addressed.

Mr. Woolridge stated that he would work on proposals for sod and irrigation.

Ms. Marchiano stated that she and Mr. Wright would make a list of all of the common areas that do not have irrigation, and the Board can advise which areas they’d like irrigation installed.

Mr. Usina requested the irrigation reports be cleaned up.

FOURTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

A resident suggested the Board put a message out to the residents regarding what is expected out of Duval, and what is expected out of the residents in terms of landscape maintenance.

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A resident asked if there is a plan to address the roundabout.

Mr. Cervelli responded yes.

A resident stated that everything that was mentioned at this workshop should be outlined in the contract, and the residents should understand what can be expected, such as if the pond banks are supposed to be mowed once a week.

A resident stated that it sounds like blame for the issues throughout the community is being deflected.

A resident stated that it sounds like too many people are involved in the landscaping.

Mr. Cervelli stated that the Board is aware of the issues, it's now a matter of how quickly they all can be fixed.

FOURTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at approximately 4:46 p.m.

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Jim Oliver
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Secretary/Assistant Secretary

Signed by:
Ron Cervelli
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Chairman/Vice Chairman