

**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, March 3, 2025**, at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida.

Present and constituting a quorum were:

Ron Cervelli	Chairman
John Smith	Vice Chairman
Stephen Handler	Supervisor
Rob Lisotta	Supervisor
Dan Colin	Supervisor

Also present were:

Darrin Mossing	District Manager, GMS
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVV
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVV
Alison Mossing	Vice President, RMS
Darrin Mossing	President, GMS
One Resident	

The following is a summary of the discussions taken at the March 3, 2025, Sweetwater Creek Community Development District's Workshop.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cervelli called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of District Management Concerns

Mr. Smith stated that his concerns are with oversight of management and the failure to address the accuracy of the employee's timecards.

March 3, 2025

Sweetwater Creek CDD

Mr. Lisotta asked that the Board provide RMS the information they need to provide a proposal that could be compared apples to apples, should the Board decide to issue a request for proposals.

Mr. Cervelli stated that he feels the current staffing structure is ineffective and costly.

Mr. Colin provided an overview of the Board's concerns and his discussions with RMS and GMS. There have been billing errors due to poor management, oversight, and miscommunication. The Board is not seeing supporting documentation for RMS's invoices. Moving forward, the Board will be able to see exactly what is being paid for. A new account manager is needed. At this point in time, Mr. Colin believes RMS, GMS and the District can work together, rather than going out for RFP.

Mr. Mossing gave an overview of the future staffing plan, which is to have three days of maintenance, two days of janitorial, and a fixed billing amount.

Mr. Lisotta cautioned against cutting staffing too much, but noted the board needs to understand what the roles are for each staff member.

Mr. Mossing stated that he would send the scope of services for RMS's agreement to the board members after the workshop.

Mr. Cervelli stated that he will present his proposed change to the staff structure at the next meeting.

FOURTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

Mr. Colin asked District Counsel if they've received more information on the potential of moving to taxable bonds in order to make the gates hard gates.

Ms. Kilinski responded that she will give Mr. Colin a list of what the underwriter still needs to provide further information.

FIFTH ORDER OF BUSINESS

Next Scheduled Meeting – Tuesday, March 11, 2025, at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095


SIXTH ORDER OF BUSINESS


Adjournment

The workshop was adjourned at approximately 5:23 p.m.

March 3, 2025

Sweetwater Creek CDD

DocuSigned by:

D1BA5E5E7410418...
Secretary/Assistant Secretary

Signed by:

77008D09A185429...
Chairman/Vice Chairman