

**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, April 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 <i>by phone</i>	Supervisor
Rob Lisotta	Supervisor
Dan Colin	Supervisor

Also present were:

Matt Biagetti	District Manager, GMS
Christina Evans	District Engineer, Matthews DCCM
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
Erin Gunia	Director of Amenities, RMS
Dan Wright	Operations Manager, RMS
Alison Mossing	Vice President, RMS
Richard Gray	Director of Field Operations, RMS
Darrin Mossing	President, GMS
Michael Woolridge	Duval Landscape

The following is a summary of the discussions and actions taken at the April 3, 2025 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mike Barber stated that he was at the meeting to again express the Onda Lane resident's opposition to the plan to sell Tract K. He feels it would negatively affect the value of the homes on Onda Lane. Mr. Barber asked that the Board put an end to the discussion regarding developing

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Tract K for residential use. He suggested using the field for recreational space as it's the only green space available in the north section of the community. Mr. Barber also addressed Supervisor Smith stating that he did not disclose his call with counsel and the engineer regarding the possibility of success of the modification, and he has not followed up with the Onda residents. He believes there is a lack of transparency.

Mr. Cervelli responded that no decisions have been made regarding the modification of Tract K as the Board does not have the information needed to even begin to make a decision. In his opinion, to take a position now without having the information needed would not be fulfilling the responsibility to all of Sweetwater.

Mr. Smith added that he would be glad to talk to Mr. Barber.

Next, Mike Barber asked what the outcome of the discussion with counsel regarding the probability of success was that is included in the invoices.

Mr. Smith responded that he does not know what that invoice is referring to.

Mark Kaprelian stated that he had previously commented at a meeting that he was targeted for a 59% rate increase that no one else in the neighborhood other than a few other Rio Del Norte homeowners received. He asked if there has been any follow up on his comments.

Mr. Cervelli stated that District Counsel was asked to investigate Mr. Kaprelian's comments, and they will be asked to provide an update on any findings later in the meeting.

Alicia Terios stated that when she comes to the meetings, she looks for something to be said about what is going on in the neighborhood and she never hears anything and never sees messages requesting resident feedback. She also pointed out several landscaping and irrigation concerns.

Mr. Smith stated that he's not going to write a blog everyday about the things he's done for the community. He directed her to Mr. Wright who can address any maintenance concerns and noted Duval Landscape has been working on some of the concerns Ms. Terios brought up.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes

1. March 3, 2025 Workshop

2. March 11, 2025 Board of Supervisors Meeting

Copies of the minutes were included in the agenda package for the Board's review.

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B. Financial Statements

Copies of the financial statements were provided to the Board for their review.

Mr. Colin stated that he and GMS have worked out all the details regarding funds owed to the District whether it be late charges or maintenance issues, and current check registers with invoices included will be provided to the Board beginning in May. He thanked GMS and RMS for their responsiveness.

C. Check Register

A copy of the check register was included in the agenda package for the Board's review.

D. Ratification of Requisition Nos. 152-154

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the consent agenda was approved 5-0.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team – Maintenance Report

Mr. Woolridge provided an overview of the items that have been completed and that are still in progress. He noted the front pump is sucking up a lot of sand and is having to be drained weekly. A deeper investigation is needed to determine how the issue can be resolved.

The Board asked Mr. Wright to bring some quotes back to the Board to replace the well with a deep well.

Mr. Lisotta stated that the soil that is going down along Las Calinas seems to be working. If there is an area that is not responding, sod will be replaced. He's aware of the complaints about Privado Park and it will be fixed.

B. District Engineer – Update Regarding Major Modification Application

Ms. Evans stated that she has provided a site plan for Tract K (included in the agenda package) and contact information for a commercial broker who can put together a financial analysis including how much money could be made off of the seven lots included in the site plan.

Mr. Smith asked Ms. Evans to explain the difference between a major and minor modification.

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Ms. Evans stated that there are different thresholds when you request changes to the PUD. With removing open space, it falls into a major modification. The DRI being closed also must be accounted for. Until the concept plan is finalized, the financial analysis is done, and a survey is sent to residents, the application for the modification will not be submitted to the county.

C. District Counsel

Mr. Cervelli asked Ms. Kilinski if she has a response to Mark Kaprelian's comments regarding his assessment increase.

Ms. Kilinski responded that her firm is doing a deep dive into the assessment methodologies that yielded those assessment numbers, but more documents are needed that were created prior to GMS serving as the District Manager before she can provide an answer.

D. District Manager

1. Update on Cost Share True-Up

Mr. Biagetti stated that GMS is waiting on Marshall Creek's response to the information provided regarding the cost share true-up.

2. Financial Update

Mr. Biagetti reported that the capital reserve balance is at \$410,496 and another \$100,000 will be added to that balance during this year. There is \$1,569,334 in the unassigned fund as of February 28th, which will be used to carry the District through the rest of fiscal year 2025 and the first few months of fiscal year 2026. He also added that the capital reserve study has been provided by Reserve Advisors, however there were formatting errors that need to be fixed.

E. Field Manager – Report

A copy of the field operations report was included in the agenda package for the Board's review.

Mr. Colin stated that there have been two incidences where people have hurt themselves walking in the gravel outside the pickleball courts, so it is a safety hazard and needs to be addressed. Mr. Wright provided the Board with a proposal from All Weather Contractors with options for pouring asphalt or installing pavers. The pavers were recommended as the asphalt could erode or compress over time where it would not be level.

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On MOTION by Mr. Colin, seconded by Mr. Lisotta, with all in favor, the proposal from All Weather Contractors for installation of pavers for a total of \$7,060 was approved 5-0.

Next, Mr. Wright reported that the county is finished with the mainline project. He also informed the Board that one of the speed signs is down due to a battery leak. To purchase a new sign would be \$3,000, or all the internal parts could be replaced in the current sign for \$1,295.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, refurbishing the current speed sign for a total of \$1,295 was approved 5-0.

Lastly, Mr. Wright stated that he's working on getting some uneven sidewalks fixed.

Mr. Lisotta informed the Board that he's been working with RMS on improving communication and the process for approving maintenance items between meetings.

F. Director of Amenities – Report

A copy of the amenities report was included in the agenda package for the Board's review.

Mr. Handler informed the Board that he spoke with the vendor making some roof repairs regarding the condition of the roof and they advised the roof is getting beyond repairs and will need to be replaced sooner than later. The estimated cost of replacement is \$300,000.

FIFTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommended Criteria and Authorizing Staff to Issue and Request for Proposals for Audit Services

On MOTION by Mr. Lisotta, seconded by Mr. Colin, with all in favor, the audit committee's recommendation was approved and staff was authorized to issue a request for proposals for audit services 5-0.

SIXTH ORDER OF BUSINESS

Update Regarding Process for Potential Conversion to Taxable Bonds

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Ms. Kilinski stated that GMS is working on tracking down requisitions from the bond issue from 2007 as the first step in this process is to identify what portions of the bond proceeds from 2007 were explicitly used to fund the roads. If the bonds were not used to the fund the roads, then the refunding option becomes infinitely easier.

SEVENTH ORDER OF BUSINESS

Update Regarding Capital Reserve Study

This item was discussed under the District Manager's Report.

EIGHTH ORDER OF BUSINESS

Board Guidance Regarding Fiscal Year 2026 Budget

Mr. Biagetti stated that the budget is scheduled to be approved at the June meeting. He suggested the Board think about anything they may want to see added.

Mr. Lisotta asked if a workshop should be scheduled between the May and June meetings.

The Board's consensus was to hold a workshop. A date and time will be determined between meetings.

NINTH ORDER OF BUSINESS

Other Business

Mr. Cervelli stated that he has not yet finalized a draft of the informal RFP package that was discussed at the last meeting for operations and management services. It will be added to the next agenda.

Mr. Smith stated that he will be working on gathering information from Marshall Creek on the Envera software and bring a summary to the Board.

TENTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

A resident asked what impact converting the bonds to taxable bonds would have on the residents.

Mr. Colin stated that he impacts are not yet known as the research is still being done. He noted the Board would need to get feedback from the community once that impact is known.

Ms. Kilinski added that each resident would receive a mailed and published notice detailing what the impacts to their individual lot would be and there would be a public hearing.

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ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, May 1, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 5:25 p.m.

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Jim Oliver

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Secretary/Assistant Secretary

Signed by:

Ron Cernelli

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Chairman/Vice Chairman