

**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, April 23, 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

Also present were:

Jim Oliver	District Manager, GMS
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Erin Gunia	Amenities Manager, RMS
Dan Wright	Operations Manager, RMS
Matt Biagetti	GMS

The following is a summary of the discussions taken at the April 23, 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 Draft Survey Regarding the
Modification of the Land Use Designating for
Tract K**

Mr. Smith stated that the idea with the survey presented in the agenda package is to convey that there is an opportunity to convert some of the assets and to get feedback from the residents on whether they are in favor or not. It was noted the survey was revised after distribution to summarize

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that the goal of the project is to increase the District's capital reserve fund, thus likely decreasing resident assessment needs in the future.

Mr. Lisotta stated that he thinks the third paragraph is unnecessary and it needs to be made clear where the Board is in the process.

Mr. Cervelli stated that there's no mention that this project has any relation to assessments and that's part of the reason the Board is going forward with it. It needs to say that the by-product of doing this is to mitigate future assessment increases. Mr. Lisotta stated that there is mention of the assessments in the revised version, however he disagrees because if something were to happen, such as the roof, and the assessments needs to increase, it sets a bad precedent. While mitigating increases is the goal, he would prefer a more general statement that the goal is to improve the financials of the district.

Mr. Smith will work with District Counsel to make further revisions to the survey based on the discussions above and bring it back to the board at the next meeting.

THIRD ORDER OF BUSINESS

Discussion of Request for Proposals for Amenity and Field Operations and/or District Management Services and/or Financial Compliance and Accounting Services

Mr. Smith suggested changing the reference to amenity center to something more fitting, such as a recreational center. He also noted that there is no mention of the pickleball courts needing to be maintained. Lastly, he asked that any mention to ashtrays be removed.

Mr. Lisotta stated that there is no mention of the vendor needing vehicles to perform their duties.

The Board discussed removing the list of responsibilities from the RFP package to provide flexibility for the bidders to come up with a structure they believe will work best. Mr. Cervelli asked Ms. Kilinski to bring the revised package back to the next meeting.

FOURTH 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

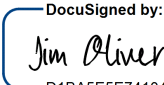
FIFTH ORDER OF BUSINESS

Adjournment

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The workshop was adjourned at approximately 5:05 p.m.

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman