

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community  
5 Development District was held on Thursday, March 5, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St.  
6 Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Ron Cervelli	Board Supervisor, Chairman
11 Daniel Colin	Board Supervisor, Vice Chairman
12 Stephen Handler	Board Supervisor, Assistant Secretary
13 Kristen Cohen	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, FCS Management Group
16 Mary Grace Henley	District Counsel, Kilinski   Van Wyk PLLC
17 Meredith Hammock <i>(via phone)</i>	Kilinski   Van Wyk PLLC
18 Branden Marcinell <i>(via phone)</i>	District Engineer, Matthews DCCM
19 Erin Gunia	General Manager, Sweetwater Creek CDD
20 Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
21 Mike Woolridge	Duval Landscape
22 Anthony Whitener	Resident
23 Michael Barber	Resident
24 Chris Diesel	Resident

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26 *The following is a summary of the discussions and actions taken at the March 5, 2026 Sweetwater Creek*  
27 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
28 *request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

29 **SECOND ORDER OF BUSINESS – Audience Comments Regarding – MAJMOD Application to St.**  
30 **Johns County for Onda Lane Rezoning – (limited to 3 minutes per individual for agenda items)**

31 Anthony Whitener noted his objection to the rezoning and the reasons why he was against it.

32 Michael Barber noted his objection to the rezoning and the reasons why he was against it, which  
33 included current resident use of the area as well as the costs incurred and to be incurred for the  
34 rezoning.

35 Chris Diesel noted his objection to the rezoning as he also noted that it was a common use area that  
36 the community needed.

37 Supervisor Cervelli provided background information on the project as well as his input on the  
38 matter, which included what to add to the park, the possible parking issue, and the capital reserve  
39 in relation to issues that needed to be addressed within the community.

40 Supervisor Dr. Handler provided further background information on the project.

41 Discussion ensued.

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43 **THIRD ORDER OF BUSINESS – Audience Comments** – *(limited to 3 minutes per individual for agenda*  
44 *items)*

45 Bruce Brandenburg commented on Sweetwater Creek CDD and Marshall Creek CDD not  
46 combined as one CDD.

47 **The meeting moved to Item B. 2 – Consideration of – 415 Medio Dr. Sanitary Inspection**  
48 **Proposal Options under the Sixth Order of Business – Staff Reports, at this time.**

49 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

50 **FIFTH ORDER OF BUSINESS – Consent Agenda**

51 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
52 Held on February 5, 2026

53 B. Exhibit 3: Consideration for Acceptance – The January 2026 Unaudited Financial Statements

54 C. Exhibit 4: Ratification of 2025 True-Up with MCCDD

55 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved  
56 the Consent agenda as presented, for the Sweetwater Creek Community Development District.

57 **The meeting recessed at approximately 5:02 p.m. and reconvened at approximately 5:07 p.m.**

58 **SIXTH ORDER OF BUSINESS – Staff Reports**

59 A. Exhibit 5: Landscape Report

60 Mr. Woolridge presented the report for the month. Discussion ensued regarding billing and  
61 irrigation.

62 **The meeting moved to Item F. Horticulturalist Arborist Audit – Louise Leister, at this time.**

63 B. District Engineer

64 1. Exhibit 6: Consideration of Palencia North PUD LDТА Proposal

65 Mr. Marcinell presented the proposal to the Board. Discussion ensued regarding best- and  
66 worst-case scenarios cost wise.

67 On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH Mr. Cervelli voting ‘yay’ and Dr. Handler  
68 voting ‘nay’, the Board approved to withdraw the MAJMOD application, for the Sweetwater Creek  
69 Community Development District.

70 **The meeting moved back to the Fifth Order of Business – Consent Agenda, at this time.**

71 2. Exhibit 7: Consideration of – 415 Medio Dr. Sanitary Inspection Proposal Options

72 Mr. Marcinell presented the options to the Board. Discussion ensued.

73 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved  
74 the Atlantic Pipe Services proposal, in the amount of \$3,140.00, for the Sweetwater Creek Community  
75 Development District.

76 a. Atlantic Pipe Services - \$3,140.00.

77 b. FloLine Pipe Solutions, LLC - \$3,850.00

78 **The meeting moved back to Item B. 1. – Consideration of Palencia North PUD LDТА**  
79 **Proposal under the same section, at this time.**

80 C. District Counsel

81 Ms. Henley provided a brief update.

82 D. District Manager

83 Mr. McGaffney requested that the Board allow him and District Counsel to draft separate  
84 agreements for his company and Vesta District Services.

85 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board authorized  
86 District Counsel to draft FCS Management and Vesta District Services agreements to be brought back to  
87 the April Board meeting for approval, for the Sweetwater Creek Community Development District.

88 E. Exhibit 8: General Manager's Report

89 Ms. Gunia provided further updates outside of her submitted report for the month. Discussion  
90 ensued.

91 1. Exhibit 9: Fitness Center Manager's Report

92 Ms. Blythe presented her report for the month.

93 F. Horticulturalist Audit Report – Louise Leister

94 Mr. McGaffney introduced Ms. Leister and her work history to the Board. Ms. Leister provided a  
95 brief background of her professional work history and discussed the irrigation issues that had been  
96 previously mentioned as well as aging landscaping. Discussion ensued.

97 On a MOTION by Ms. Cohen, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board ratified  
98 the District Manager's actions to engage the horticulturalist, in the amount of \$1,000.00, for the Sweetwater  
99 Creek Community Development District.

100 **The meeting moved back to Item C. under the same section, at this time.**

101 **SEVENTH ORDER OF BUSINESS – Business Items**

102 A. Consideration & Scheduling of Budget Workshop at April 28, 2026, at 10:00AM

103 This item was tabled to the April 2<sup>nd</sup> Board meeting.

104 **EIGHTH ORDER OF BUSINESS – Discussion Topics**

105 **NINTH ORDER OF BUSINESS – Supervisors' Requests**

106 There being no Supervisors' requests, the next item followed.

107 **TENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**  
108 *minutes per individual)*

109 Bruce Brandenburg requested that Ms. Leister look into Rio Del Norte.

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111 Discussion ensued regarding how appointing a new Supervisor would work.

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120           **The meeting moved into the Security Session at approximately 6:22 p.m.**

121 **ELEVENTH ORDER OF BUSINESS – Discussion on Off-Duty Sheriff’s Deputies Roving Patrol\***

122 **\*In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting**  
123 **may be closed to the public, as it relates to details of the District’s security system plan. The closed**  
124 **session may occur at any time during the meeting and is expected to last approximately thirty (30)**  
125 **minutes but may end earlier or extend longer.**

126           **The meeting moved out of the Security Session at approximately 6:35 p.m.**

127           The Board directed staff to coordinate with the SJCSO regarding their off-duty sheriff’s program.

128 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 2 at 4:00PM**

129           All four Board members present stated that they would be attending the next Board meeting on  
130           April 2<sup>nd</sup> at 4:00 p.m.

131 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

132           Supervisor Cervelli asked for final questions, comments, or corrections before requesting a motion  
133           to adjourn the meeting. There being none, Ms. Cohen made a motion to adjourn the meeting.

134           On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adjourned  
135           the meeting at 6:37 p.m. for the Sweetwater Creek Community Development District.

136           *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
137           *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
138           *including the testimony and evidence upon which such appeal is to be based.*


139           **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
140           **meeting held on April 2, 2026.**

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Howard McGaffney (Apr 13, 2026 08:07:59 EDT)  
**Signature**

Howard McGaffney  
**Printed Name**

145 **Title:**  **Secretary**     **Assistant Secretary**

  
Chairman Cervelli (Apr 11, 2026 09:12:42 EDT)  
**Signature**

Chairman Cervelli  
**Printed Name**

**Title:**  **Chairman**     **Vice Chairman**









# March Mins.

Final Audit Report

2026-04-13

Created:	2026-04-10
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMcnNW7OnauVMdEsjwdZs0PBUWP_roLQC

## "March Mins." History

-  Document created by Jackie Leger (jleger@vestapropertyservices.com)  
2026-04-10 - 4:07:55 PM GMT
-  Document emailed to Chairman Cervelli (ron.cervellisweetwater@outlook.com) for signature  
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-  Email viewed by Chairman Cervelli (ron.cervellisweetwater@outlook.com)  
2026-04-11 - 1:09:51 PM GMT
-  Document e-signed by Chairman Cervelli (ron.cervellisweetwater@outlook.com)  
Signature Date: 2026-04-11 - 1:12:42 PM GMT - Time Source: server
-  Document emailed to Howard McGaffney (howard@cddmanagers.com) for signature  
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