

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, April 2, 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 Supervisor Cervelli 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 Jodi Moore	General Manager, Marshall Creek CDD
22 William Baisden	Resident
23 Kirk Hall	Resident
24 Heather Hurrie	Resident
25 Mike Warren	Resident

26
27 *The following is a summary of the discussions and actions taken at the April 2, 2026 Sweetwater Creek*
28 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
29 *request by emailing PublicRecords@vestapropertyservices.com.*

30 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
31 **agenda items)**

32 William Baisden commented on the vacant seat and the Board’s appointment of the vacant seat.

33 Kirk Hall discussed the sunshine laws, his process of learning about the Board, the Onda Lane
34 project, revenue generation for the District, and the Board vacancy.

35 Heather Hurrie discussed the Onda Lane project and the field that was being used, as well as the
36 use of other common areas and amenities.

37 Mike Warren discussed the assessments and that the District Manager had committed to meeting
38 with him.

39 **THIRD ORDER OF BUSINESS – Recognizing Former Chairman & Supervisor Rob Lisotta for**
40 **Distinguished Service**

41 Supervisor Cervelli presented Rob Lisotta with the award on behalf of the Board and the
42 community and recognized him publicly for his distinguished service to the District.

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

44 **FIFTH ORDER OF BUSINESS – Officer Appointment**

45 Supervisor Colin nominated Gary LaCombe to fill vacant seat #2.

46 Supervisor Cohen nominated Kirk Hall to fill vacant seat #2.

47 On a MOTION by Mr. Colin, SECONDED Mr. Cervelli, WITH Dr. Handler voting ‘yay’ and Ms. Cohen
48 voting ‘nay’, the Board appointed Gary LaCombe to fill vacant seat #2, for the Sweetwater Creek
49 Community Development District.

50 A. Resumes

51 1. Exhibit 2: Gary LaCombe

52 2. Exhibit 3: Kirk Hall

53 3. Exhibit 4: Nathan “Paul” Yonally

54 B. Exhibit 5: Oaths of Office – State & District

55 C. Exhibit 6: New Supervisor Information Form

56 D. Form 1

57 E. Exhibit 7: Review of Sunshine Law & Supervisor Duties

58 F. Exhibit 8: Consideration & Adoption of **Resolution 2026-08**, Appointing Assistant Secretary

59 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adopted
60 **Resolution 2026-08**, Appointing Assistant Secretary, for the Sweetwater Creek Community Development
61 District.

62 **SIXTH ORDER OF BUSINESS – Consent Agenda**

63 A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
64 Held on March 5, 2026

65 B. Exhibit 10: Consideration for Acceptance – The February 2026 Unaudited Financial Statements

66 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
67 the Consent agenda as presented, for the Sweetwater Creek Community Development District.

68 **SEVENTH ORDER OF BUSINESS – Staff Reports**

69 A. Exhibit 11: Landscape Report

70 B. District Engineer

71 Mr. Marcinell provided an update on the recent video of the pipe under Medio. Discussion ensued
72 regarding the Las Calinas manhole.

73 C. District Counsel

74 Ms. Henley provided updates on the current legislative session, which included the updated process
75 for recalling a Board member, Board members’ sovereign immunity, the e-bikes bill, task force,
76 and electronic payments for non-assessments.

77 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved
78 moving the June 4th meeting at 4:00 p.m. to June 2nd meeting at 4:00 p.m., for the Sweetwater Creek
79 Community Development District.

80 D. District Manager

81 Mr. McGaffney would work with District Counsel to separate the agreements for FCS and Vesta
82 Districts Services with the District.

83 E. Exhibit 12: General Manager’s Report

84 Ms. Gunia summarized her report and provided any further updates.

85 Supervisor Dr. Handler and Ms. Gunia discussed Comcast, the firewall issues, and disruption of
86 services. It was also noted that AT&T did not have lines that could provide services to the fitness
87 center location.

88 Supervisor Colin and Ms. Gunia discussed changing the IT company.

89 Supervisor Cervelli discussed obtaining RFIDs for residents.

90 Ms. Moore, the General Manager at Marshall Creek CDD, provided an update on the RFID tags
91 and registrations.

92 1. Exhibit 13: Fitness Manager Report

93 Ms. Blythe provided an update on the fitness center attendance and noted that the District’s
94 logo shirts had arrived and were ready for purchase.

95 F. District Horticulturalist – Louise Leister

96 1. Consideration of District Horticulturist Proposal

97 On a MOTION by Mr. Colin, SECONDED Ms. Cohen, WITH ALL IN FAVOR, the Board approved the
98 District Horticulturist proposal once a week annually, for the Sweetwater Creek Community Development
99 District.

100 **EIGHTH ORDER OF BUSINESS – Business Items**

101 A. Exhibit 14: Consideration of Off-Duty Sheriff’s Deputy-Roving Patrol – *If Available*

102 B. Consideration of Budget Workshop – Tuesday, April 21st at 4:00 p.m.

103 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
104 to schedule a budget workshop for April 21st at 10:00 a.m., for the Sweetwater Creek Community
105 Development District.

106 **NINTH ORDER OF BUSINESS – Discussion Topics**

107 A. Deficiency Letter – Duval Landscaping – *Under Separate Cover*

108 This item was not discussed and was removed from the agenda.

109 **TENTH ORDER OF BUSINESS – Exhibit 15: Horticulturalist Audit Report – Louise Leister**

110 Discussion ensued regarding the priority of potential projects, and it was noted that Supervisors
111 could send their ideas to Mr. McGaffney to relay to Ms. Leister.

112 Ms. Leister would engage with Florida Forestry regarding the vines and would review the Duval
113 Landscape Maintenance contract.

114 **ELEVENTH ORDER OF BUSINESS – Supervisors’ Requests**

115 **TWELFTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*
116 *3 minutes per individual)*

117 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 21st at 10:00 a.m.**

118 All five Board members present stated that they would be attending the budget workshop on April
119 21st at 10:00 a.m.

120 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

121 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to
122 adjourn the meeting. There being none, Ms. Cohen made a motion to adjourn the meeting.


123 On a MOTION by Ms. Cohen, SECONDED by Mr. LaCombe, WITH ALL IN FAVOR, the Board
124 adjourned the meeting at 6:24 p.m. for the Sweetwater Creek Community Development District.

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

128 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
129 **meeting held on May 7, 2026.**

130

131

132 
133 Howard McGaffney (May 19, 2026 15:37:10 EDT)
Signature

Chairman Cervelli
Chairman Cervelli (May 19, 2026 15:36:00 EDT)
Signature

Howard McGaffney
Printed Name

Chairman Cervelli
Printed Name

134 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman










April Mins.

Final Audit Report

2026-05-19

Created:	2026-05-12
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACVD5fDCBzffgYnt_jKaxnyEIBJRoypVn

"April Mins." History

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2026-05-12 - 3:34:05 PM GMT
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2026-05-12 - 3:34:10 PM GMT
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2026-05-13 - 3:23:34 PM GMT
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2026-05-19 - 7:24:32 PM GMT
-  Document e-signed by Chairman Cervelli (ron.cervellisweetwater@outlook.com)
Signature Date: 2026-05-19 - 7:36:00 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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2026-05-19 - 7:36:02 PM GMT
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2026-05-19 - 7:36:51 PM GMT
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