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 Tuesday, June 2, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Ron Cervelli	Board Supervisor, Chairman
Daniel Colin	Board Supervisor, Vice Chairman
Gary LaCombe	Board Supervisor, Assistant Secretary
Stephen Handler	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Mary Grace Henley	District Counsel, Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Louise Leister	Horticulturalist
John Smith	Resident

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

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

John Smith noted several areas around the community, including Codo and Las Calinas, that needed more flowers to be planted. Ms. Gunia noted that the areas mentioned and others would begin to see improvements starting June 8th.

THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FOURTH ORDER OF BUSINESS – Recognition of Former Supervisor John Smith for Distinguished Service

Led by Supervisor Dr. Handler, the Board presented the service award to Mr. Smith for his contributions to the Board in relation to the pickleball construction project.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Budget Workshop Held on April 21, 2026

B. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 7, 2026

C. Exhibit 4: Consideration for Acceptance – The April 2026 Unaudited Financial Statements

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

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 5: Landscape Report

B. District Engineer

C. District Counsel

Ms. Henley provided brief reminders of the ethics training, qualifying period, and Form 1 submittal.

D. District Manager

1. Form 1 Submittal Reminder: July 1st

E. Exhibit 6: General Manager's Report

Ms. Gunia presented further updates. Discussion ensued regarding vandalism and the effectiveness of roving patrol against it, as well as mulching. The Board agreed to wait until after the landscaping projects to complete the mulching.

1. Exhibit 7: Fitness Manager's Report
2. Exhibit 8: 2026 Landscape Enhancement Projects

   Ms. Gunia and Ms. Leister presented the proposals. Discussion ensued regarding the benefits of the proposed landscape enhancements.

3. 2027 Landscape Enhancement Projects – *Under Separate Cover*
4. 2027 Capital Projects – Pool Resurfacing

   Discussion ensued.

   The meeting recessed at approximately 4:57 p.m. and reconvened at approximately 5:06 p.m.

   Discussion continued regarding O&M funds for future projects, such as landscaping, as well as reserves and the assessment increase percentage to be adopted at the August meeting.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration & Adoption of **Resolution 2026-10,** Setting Public Hearing on Revised Fees

Ms. Henley provided a brief explanation of the need for the resolution.

On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-10,** Setting Public Hearing on Revised Fees, for the Sweetwater Creek Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

There being no discussion topics, the next item followed.

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Colin requested an update on the Supervisor designated emails.

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

There being no audience comments, the next item followed.

The following item was not previously presented on the agenda.

Consideration of Agenda Amendment to Postpone the Engineering Services RFQ presentations to September 5th

> On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved the amendment of the agenda to approve the postponing of the Engineering Services RFQ presentations to the September 5th meeting and authorized the District Counsel to draft an RFQ addendum accordingly, for the Sweetwater Creek Community Development District.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 2 at 4:00PM

All four Board members present stated that they would attending the next Board meeting on July 2 at 4:00 p.m.

TWELFTH ORDER OF BUSINESS – Adjournment

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

> On a MOTION by Mr. Cervelli, SECONDED by Ms. Colin, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:59 p.m. for the Sweetwater Creek Community Development District.

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

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

Howard McGaffney (Jul 8, 2026 15:23:58 EDT)	Chairman Cervelli Chairman Cervelli (Jul 8, 2026 14:59:21 EDT)
Signature	**Signature**
Howard McGaffney	Ron Cervelli
Printed Name	**Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** ■ **Chairman** □ **Vice Chairman**

June Mins.

Final Audit Report 2026-07-08

Created:	2026-07-08
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXMfslM03dCtXF_eoFGq90hvyXYYuVLj5

"June Mins." History

Document created by Jackie Leger (jleger@vestapropertyservices.com)

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Document emailed to ron.cervellisweetwater@outlook.com for signature

2026-07-08 - 6:11:46 PM GMT

Email viewed by ron.cervellisweetwater@outlook.com

2026-07-08 - 6:55:28 PM GMT

Signer ron.cervellisweetwater@outlook.com entered name at signing as Chairman Cervelli

2026-07-08 - 6:59:19 PM GMT

Document e-signed by Chairman Cervelli (ron.cervellisweetwater@outlook.com)

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Agreement completed.

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