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

FIRST ORDER OF BUSINESS – Roll Call

Supervisor Colin called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Ron Cervelli *(via phone)*	Board Supervisor, Chairman
Daniel Colin	Board Supervisor, Vice Chairman
Gary LaCombe	Board Supervisor, Assistant Secretary
Stephen Handler *(via phone)*	Board Supervisor, Assistant Secretary
Kristen Cohen	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
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
Rodney Hicks	Brightview
Chris Charbonneau	Brightview
George Rugen	United Land Services
Ed Dwyer	United Land Services
Billy Genovese	VerdeGo
Bruno Perez	VerdeGo
Larry	VerdeGo
Rubin Nucci	Yellowstone Landscape
Steve Sterzick	Yellowstone Landscape
Michael Scancio	Yellowstone Landscape
Kirk Hall	Resident
Bruce Brandenburg	Resident

The following is a summary of the discussions and actions taken at the July 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)*

Kirk Hall asked what the process was for repairing a lifted sidewalk and who would be in charge of said repair.

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

FOURTH ORDER OF BUSINESS – Landscape RFP Presentations, Scoring, & Selection

Mr. McGaffney provided a brief reminder that the Board went out for bid for landscaping and noted that five (5) vendors provided proposals.

A. Consideration of Waiving Deficiencies

Ms. Henley provided a brief explanation of the need to waive deficiencies in said proposals as well as the RFP scoring process.

> On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approving waiving deficiencies in the landscape RFP proposals, for the Sweetwater Creek Community Development District.

B. Presentations – *alphabetical order; under separate cover*

Each bidder had five (5) minutes to present.

1. Brightview

   Mr. Hicks presented the proposal and fielded questions from the Board.

   Ranked # 2

2. Greenery, The

   A representative from The Greenery was not present to present the proposal.

   Ranked #4

3. United Land Services

   Mr. Rugen and Mr. Dwyer presented the proposal and fielded questions from the Board.

   Ranked #3

4. VerdeGo

   Mr. Genovese and Mr. Perez presented the proposal and fielded questions from the Board.

   Ranked #1

5. Yellowstone

   Ms. Nucci, Mr. Sterzick, and Mr. Scancio presented the proposal and fielded questions from the Board.

   Ranked #5

Mr. McGaffney requested the Board members' 1-5 rankings of the bids and provided two possible options for the next steps in the process. The Board agreed to use one scorecard for the ranking and chose Supervisor Cohen's scorecard. Mr. McGaffney read into the record Supervisor Cohen's scores for each bidder.

> On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adopted Supervisor Cohen's scorecard as the formal District scorecard, for the Sweetwater Creek Community Development District.

> On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board authorized District Counsel to draft an agreement and negotiate terms with the #1 ranked company, and if unsuccessful, then pursue an agreement with the #2 ranked company and continue down the ranking until an agreement and terms could be successfully negotiated, for the Sweetwater Creek Community Development District.

On a MOTION by Mr. Colin, SECONDED by Mr. LaCombe, WITH ALL IN FAVOR, the Board approved the termination of the Duval Landscape agreement, for the Sweetwater Creek Community Development District.

C. Scoring

VerdeGo = 88.72

Brightview = 84.25

United = 74.21

The Greenery = 68.38

Yellowstone = 63.36

FIFTH ORDER OF BUSINESS – Consent Agenda

The meeting recessed at approximately 5:08 p.m. and reconvened at approximately 5:13 p.m.

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

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

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, 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

The meeting moved to Item F. Exhibit 8 under the same order of business, at this time.

A. Exhibit 4: Landscape Report

B. District Engineer

Mr. McGaffney provided a brief update on the RFQ and noted that one of the bidders requested to present either in August or October.

C. District Counsel

Ms. Henley provided an answer for Supervisor LaCombe's question regarding the billing for her services and provided a quick reminder to the Board members to complete their Form 1s if not already done so.

D. District Manager

1. Qualified Candidates – *Informational Purposes*
   a. Seat #1
      - Kristen Cohen (her current seat)
      - Paul Yonally
   b. Seat #2 – Gary LaCombe (his current seat; unopposed)

E. Exhibit 5: General Manager's Report

Ms. Gunia presented the report for the month and fielded questions from the Board.

1. Exhibit 6: Fitness Manager's Report

Ms. Blythe presented the report for the month. Discussion ensued regarding the pool chemical log.

2. Exhibit 7: Project Tracker

Ms. Gunia provided a brief explanation of what was being presented.

F. Exhibit 8: District Horticulturalist – Louise Leister

Ms. Leister presented the report for the month.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration of Pool Resurfacing Proposal Options

Ms. Gunia provided a correction to the amount listed for Exhibit 9E and provided her recommendation.

1. Exhibit 9A: Capital Pools - $256,328.00
2. Exhibit 9B: Crown Pools, Inc. - $228,997.00
3. Exhibit 9C: Epic Pools - $238,250.00
4. Exhibit 9D: Superior Pools & Spas, Inc. - $184,872.00
5. Exhibit 9E: Tempool, Inc. - $157,118.22

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the Tempool, Inc. proposal, authorizing District Counsel to draft an agreement for a December start date for the pool resurfacing project, in the amount of $157,118.22, for the Sweetwater Creek Community Development District.

B. Exhibit 10: Consideration & Adoption of **Resolution 2026-11,** Designating Officers

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-11,** Designating Officers, and chose to keep the current slate of the Board the same, for the Sweetwater Creek Community Development District.

C. Exhibit 11: Consideration & Adoption of **Resolution 2026-12,** Designating Signatories

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-12,** Designating Signatories, for the Sweetwater Creek Community Development District.

D. Exhibit 12: Consideration of FCS Management Group-Infrastructure Reinvestment Planning Proposal – *To Be Distributed*

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved the FCS Management Group – Infrastructure Reinvestment Planning proposal, in the amount of $5,000.00 one-time and $1,500.00 annually for a licensing fee, for the Sweetwater Creek Community Development District.

E. Exhibit 13: Consideration of Kimley-Horn Evaluation Meeting Request

EIGHTH ORDER OF BUSINESS – Discussion Topics

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Cervelli asked further questions regarding pool chemical reports as well as possibly scheduling workshops in the future in lieu of regular meetings and the benefits of doing so. Discussion ensued.

TENTH ORDER OF BUSINESS – Consideration of Scheduling a Special Meeting for July 16th at 4:00 p.m.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved a special meeting for July 16th at 10:00 a.m., for the Sweetwater Creek Community Development District.

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

Bruce Brandenburg requested clarification regarding liability of trees falling on fences.

TWELFTH ORDER OF BUSINESS – Next Regular Meeting & Budget Public Hearing Quorum Check: August 6 at 4:00PM

All five Board members stated that they would be attending the next Board meeting and Budget Public Hearing on August 6 at 4:00 p.m.

THIRTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:09 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 August 6, 2026.

Howard McGaffney (Aug 12, 2026 05:35:51 EDT)	Chairman Cervelli Chairman Cervelli (Aug 11, 2026 18:34:32 EDT)
Signature	**Signature**
Howard McGaffney	Ronald Cervelli
Printed Name	**Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** ☐ **Chairman** □ **Vice Chairman**