MINUTES OF MEETING

SWEETWATER CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, October 1, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

Supervisor Cervelli 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
Kristen Cohen	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Mary Grace Henley *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD

The following is a summary of the discussions and actions taken at the October 1, 2026 Sweetwater Creek CDD Board of Supervisors Audit Committee 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)*

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Approval – The Minutes of the Audit Committee Meeting Held September 3, 2026

> On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the September 3, 2026 Audit Committee Meeting Minutes, for the Sweetwater Creek Community Development District.

B. Ranking of Audit Proposals

Mr. McGaffney provided a brief explanation for the reason behind the audit committee meeting as well as an overview of the summary and evaluation of the proposals.

1. Exhibit 2: Summary & Criteria Evaluation
2. Exhibit 3: DiBartolomeo, McBee, Hartley & Barnes

   Score – 100

3. Exhibit 4: Grau & Associates

   Score – 90

C. Audit Committee's Recommendation for Auditor Services

> On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board accepted the District Manager's ranking/score sheet as the Audit Committee's official ranking/scoresheet, and ranked DiBartolomeo, McBee, Hartley & Barnes as the number 1 auditing firm, for the Sweetwater Creek Community Development District.

FOURTH 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. Cervelli, WITH ALL IN FAVOR, the Board adjourned the meeting at 4:06 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 November 5, 2026.

Signature	Ronald Cervelli Ronald Cervelli (Nov 12, 2026 08:44:05 EST) **Signature**
Howard McGaffney	Ronald Cervelli
Printed Name	**Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** ■ **Chairman** □ **Vice Chairman**