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, October 1, 2026 at 4:06 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	District Counsel, Kilinski | Van Wyk PLLC
Meredith Hammock	Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
Alex Acree	Acree Engineering
Joe Schofield	Alliant Engineering
David Sowell	Kimley-Horn
Genevieve Mongon	Resident
Donna Mancini	Resident
Adrian Reed	Resident

The following is a summary of the discussions and actions taken at the October 1, 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)*

Genevieve Mongon discussed the condition, cleanliness, and maintenance of the fitness center.

Donna Mancini also discussed the conditions of the fitness center.

Adrian Reed asked about the conditions of the bocce ball courts.

Supervisor Cervelli commented on the cleanliness of the fitness center.

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

FOURTH ORDER OF BUSINESS – Presentation of District Engineer Proposals

Mr. McGaffney and Ms. Henley provided a brief over the District Engineer RFQ.

A. Exhibit 2: Acree Engineering

Mr. Acree presented his proposal and fielded questions from the Board.

B. Exhibit 3: Alliant Engineering

Mr. Schoefield presented his proposal and fielded questions from the Board.

C. Exhibit 4: Kimley-Horn

Mr. Sowell presented his proposal and fielded questions from the Board.

D. Consideration of District Engineer RFP Proposals

Discussion ensued among the Board members before scoring commenced utilizing the Chairman's scorecard.

> On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board accepted the Chairman's scorecard and evaluation criteria ranking with Acree Engineering ranked as number 1, Alliant Engineering ranked as number 2 and Kimley-Horn ranked as number 3, for the Sweetwater Creek Community Development.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on September 3, 2026

B. Exhibit 6: Consideration for Acceptance – The August 2026 Unaudited Financial Statements

Supervisor LaCombe asked a question regarding the legal fees. Discussion ensued.

> On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, 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 7: Landscape Report – VerdeGo

A representative from VerdeGo provided updates on what had been completed over the month. Discussion ensued.

The meeting moved to Item G., at this time.

B. Exhibit 8: Aquatics Report – Solitude Lake Management

A representative from Solitude Lake Management provided updates on what had been completed over the month. Discussion ensued.

C. District Engineer

D. District Counsel

Ms. Henley provided verbal updates for the Board.

E. District Manager

1. Exhibit 9: 2026 Capital Reserve Fund Analysis Report – FCS Management Group

Mr. McGaffney provided a brief overview of the report and suggested a workshop to formally discuss everything with the Board and the public. Discussion ensued.

The meeting moved to Item F. 1, at this time.

F. Exhibit 10: General Manager's Report

Ms. Gunia presented the report for the month. Discussion ensued regarding the HVAC issue.

1. Exhibit 11: Fitness Manager's Report

Ms. Blythe presented the report for the month. Discussion ensued regarding the cleanliness issues brought to the Board by residents during audience comments.

The meeting moved back to Item F., at this time.

G. District Horticulturalist – Louise Leister

Ms. Leister provided a verbal update for the Board.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration of Conservation Area Mailers to Residents

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the conservation area mailers to residents, for the Sweetwater Creek Community Development District.

B. Consideration for Acceptance the Audit Committee's Recommendation for Auditor

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board accepted the Audit Committee's recommendation for auditor, for the Sweetwater Creek Community Development District.

C. Exhibit 13: Consideration of Approving Reduced Final Invoice for Duval Landscaping

Mr. McGaffney provided a brief explanation. Discussion ensued.

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board accepted the negotiated 50% reduction to the final Duval Landscaping invoice and approved the final payment, for the Sweetwater Creek Community Development District.

Mr. McGaffney provided a brief explanation of both Exhibit 14 and Exhibit 15. Discussion ensued.

D. Exhibit 14: Consideration of Finalized FY 2025-2026 Performance Standards & Measures

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the finalized FY 2026-2027 performance standards & measures, for the Sweetwater Creek Community Development District.

E. Exhibit 15: Consideration of FY 2026-2027 Performance Standards & Measures

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH Mr. Cervelli and Dr. Handler voting 'yay' and Mr. LaCombe voting 'nay', the Board approved the FY 2026-2027 performance standards & measures, as amended to be edited to match the FY 2025-2026 version, for the Sweetwater Creek Community Development District.

The meeting recessed at approximately 7:04 p.m. and reconvened at approximately 7:10 p.m.

EIGHTH ORDER OF BUSINESS – Discussion Topics

A. Tree Maintenance within CDD Owned Right of Ways

Mr. McGaffney provided a brief explanation. Discussion ensued.

On a MOTION by Mr. Cervelli, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board authorized staff to work with the HOA on ownership and maintenance responsibilities related to the right-of-way to include trees, sod, irrigation and to draft a proposed policy for future Board consideration, for the Sweetwater Creek Community Development District.

B. November Meeting

Supervisor Dr. Handler noted the need for a November meeting. Discussion ensued. The Board agreed to meet on November 5th at 4:00 p.m. in the same meeting location.

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH Mr. Cervelli and Mr. LaCombe voting 'yay' and Mr. Colin voting 'nay', the Board approved setting a Board meeting for November 5th at 4:00 p.m., for the Sweetwater Creek Community Development District.

C. Exhibit 16: District Staff & Chair/Vice Chair Actions Regarding HVAC System Repairs

On a MOTION by Mr. Cervelli, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the actions of district staff and the Chair/Vice Chair regarding the HVAC system repairs, for the Sweetwater Creek Community Development District.

NINTH ORDER OF BUSINESS – Supervisors' Requests

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

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.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 3rd at 4:00PM

Four Board members present stated they would be attending next Board meeting on November 5 at 4:00 p.m., which had been agreed up and motioned to add to the meeting schedule during the meeting. Supervisor Cervelli stated that he would not be attending the next Board meeting.

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. Colin made a motion to adjourn the meeting.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:28 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 08:47:55 EST) **Signature**
Howard McGaffney **Printed Name**	Ronald Cervelli **Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** ☐ **Chairman** □ **Vice Chairman**