

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

OCTOBER 21, 2020

BOARD OF SUPERVISORS

SPECIAL MEETING

AGENDA

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Sandridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 14, 2020

Board of Supervisors
Sandridge Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Special Meeting on October 21, 2020 at 11:00 a.m., at The Wood Development Company of Jacksonville, 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003 and via Zoom video at <https://zoom.us/j/2043596216>, Meeting ID 204 359 6216 or telephonically at 1-929-205-6099, Meeting ID 204 359 6216. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Supplemental Engineer's Report
4. Consideration of Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2021-01, Delegation Resolution
6. Consideration of Website Related Proposals
 - A. Strange Zone, Inc., Quotation #M20-1004 for District Website Design, Maintenance and Domain
 - B. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit
7. Consideration of Resolution 2021-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of September 30, 2020
9. Consideration of September 8, 2020 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*

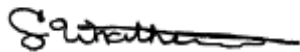
- B. District Engineer: *Taylor & White, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: _____, 2020 at __:__ A.M./P.M.
 - QUORUM CHECK

SUSIE WOOD	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MATT ROBERTS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
DARYL ANDERSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
EMILY MEAGHER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
LIAM O'REILLY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

OPTIONS FOR MEETING PARTICIPATION

Join Zoom Meeting: <https://zoom.us/j/2043596216>

Meeting ID: 204 359 6216

or

Dial by Location: 1-929-205-6099

Meeting ID: 204 359 6216

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COMMUNITY DEVELOPMENT DISTRICT

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COMMUNITY DEVELOPMENT DISTRICT

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Strange Zone, Inc.

Quotation

260 NW 67th Street #108
Boca Raton, FL 33487
Phone: (305) 607-2989

DATE June 1, 2020
Quotation # M20-1004
Customer ID SCDD

Prepared by: Stephan

Prepared For:

C.O. Daphne Gillyard
Sandridge Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Phone: (561) 571-0010

Description	AMOUNT
Website creation & development <i>Website will be created using company provided colors, images & logo if available. The website will include the following pages & content: Home page, About page, What is a CDD page, Required reporting information page, FAQs page, News section if desired, Contact page, and Meetings & documents page which include PDF documents of audits, budget, meeting agenda, meeting schedule & minutes from meetings. The website HTML Code will be WCAG 2.0 AA Compliant. Client will be responsible for providing WCAG 2.0 AA Compliant PDF.</i>	\$975.00
Website maintenance For 1 year Please allow up to 48 hours for updates to be posted. <i>Maintenance includes posting of minutes, meeting agendas, audits, scheduled meetings, budgets, general documents, and any other content update needed. Creation of new pages will be a separate fee of \$50/ Page.</i>	\$600.00
Website hosting & Email For 1 year <i>Hosting service also includes 5 emails address accounts with 2GB of space for each account. Business Email with 50GB of Space \$10/User/Month</i>	Included
Domain Registration (sandridgecdd.net)	\$35.00
SSL Certificates 1 year	\$69.99
TOTAL	\$ 1,679.99

If you have any questions concerning this quotation, Stephan, (305) 607-2989, strangezone@gmail.com

Payment must be received before the start of this agreement.

Date

THANK YOU FOR YOUR BUSINESS!

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

6B

Date: June 1, 2020

Re: Mitigation items for the Sandridge CDD website

This proposal is for the Sandridge CDD website, which our development and audit team will perform the scope of services outlined below. ADA Site Compliance is a consultancy which provides specific services for the client. Any services outside of the scope below, or separate sites or templates, will require additional evaluations and proposals.

Technological Auditing

WCAG Standards

Technological auditing of the agreed upon pages.

Detailed Reports

Accessibility Policy and Compliance Shield

Indication to all website visitors that compliance, accessibility, and usability are a priority.

Provides contact information (phone and/or email) for users who find inaccessible areas of the website.



Scope of Services Performed by ADA Site Compliance:

- A. Technological Auditing and Reporting – WCAG Standards
- B. Accessibility Policy and Compliance Shield
- C. Technical Support – Email and Phone

Compliance Shield, Accessibility Policy and 1 Annual Technological Audit

\$210 per website (normally \$549) – Annual Pricing

Sandridge CDD Representative

By: _____

Name: _____

Its: _____

Date: _____

ADA Site Compliance Representative

By: *Scott Trachtenberg*

Name: Scott Trachtenberg

Its: CEO



SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sandridge Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity ("**DEO**"), a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2020/2021 MEETINGS

The Board of Supervisors ("Board") of the Sandridge Community Development District ("District") will hold meetings for Fiscal Year 2020/2021 at 11:00 a.m., at The Wood Development Company of Jacksonville, 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, as follows:

November __, 2020
December __, 2020
January __, 2021
February __, 2021
March __, 2021
April __, 2021
May __, 2021
June __, 2021
July __, 2021
August __, 2021
September __, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the 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.

**District Manager
Sandridge CDD**

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**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Sandridge Community Development District Board of Supervisors held multiple Public Hearings and a Regular Meeting on September 8, 2020, at 11:00 a.m., at The Wood Development Company of Jacksonville, 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003 and remotely, at 1-888-354-0094, Conference ID 2144145.

Present were:

Susie Wood	Chair
Emily Meagher	Vice Chair
Alfred “Darryl” Anderson	Assistant Secretary
Matt Roberts	Assistant Secretary
Liam O’Reilly	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell Hunt and Associates, LLC (WHA)
Jennifer Kilinski	District Counsel
Lauren Gentry	Hopping, Green & Sams, P.A.
D. Glynn Taylor	District Engineer
Sete Zare	MBS Capital Markets
Erik Wilson	Wood Development Co. of Jacksonville

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:03 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was advertised to be held in-person and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communication media technology, including virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

40 **THIRD ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
41 **2019/2020 Budget**

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43 **A. Affidavit of Publication**

44 The affidavit of publication was included for informational purposes.

45 **B. Consideration of Resolution 2020-35, Relating to the Annual Appropriations and**
46 **Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2019,**
47 **and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an**
48 **Effective Date**

49 Mr. Wrathell presented the budget for the remainder of Fiscal Year 2020.

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51 **On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the**
52 **public hearing was opened.**

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No members of the public spoke.

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57 **On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor, the**
58 **public hearing was closed.**

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Mr. Wrathell presented Resolution 2020-35 and read the title.

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63 **On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor,**
64 **Resolution 2020-35, Relating to the Annual Appropriations and Adopting the**
65 **Budget for the Remainder of the Fiscal Year Beginning October 1, 2019, and**
66 **Ending September 30, 2020; Authorizing Budget Amendments; and Providing**
67 **an Effective Date, was adopted.**

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70 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
71 **2020/2021 Budget**

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73 **A. Affidavit of Publication**

74 The affidavit of publication was included for informational purposes.

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76 **B. Consideration of Resolution 2020-36, Relating to the Annual Appropriations and**
 77 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**
 78 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
 79 **Date**

80 Mr. Wrathell presented the Fiscal Year 2021 budget.

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82 **On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the**
 83 **public hearing was opened.**

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86 No members of the public spoke.

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88 **On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor, the**
 89 **public hearing was closed.**

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92 Mr. Wrathell presented Resolution 2020-36 and read the title.

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94 **On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor,**
 95 **Resolution 2020-36, Relating to the Annual Appropriations and Adopting the**
 96 **Budget for the Fiscal Year Beginning October 1, 2020, and Ending September**
 97 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**
 98 **was adopted.**

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101 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments
 and Objections to the Adoption of the
 Rules of Procedure, Pursuant to Sections
 120.54 and 190.035, Florida Statutes**

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106 **A. Affidavit of Publication**

107 The affidavit of publication was included for information purposes.

108 **B. Consideration of Resolution 2020-37, Adopting Rules of Procedure; Providing a**
 109 **Severability Clause; and Providing an Effective Date**

110 Mr. Wrathell provided an overview of the Rules of Procedure. Ms. Gentry stated the
 111 Rules are procedural and unchanged since presented at a previous meeting.

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On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the public hearing was opened.

No members of the public spoke.

On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor, the public hearing was closed.

Mr. Wrathell presented Resolution 2020-37 and read the title.

On MOTION by Mr. Anderson and seconded by Mr. O'Reilly, with all in favor, Resolution 2020-37, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Website Related Proposals

- A. Strange Zone, Inc., Quotation #M20-1004 for District Website Design, Maintenance and Domain**
- B. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Ratification of Taylor & White, Inc., Agreement for Professional Engineering Services

152 Mr. Wrathell presented the Agreement with Taylor & White, Inc., for Professional
153 Engineering Services.

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On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor, the Taylor & White, Inc., Agreement for Professional Engineering Services, was ratified.

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NINTH ORDER OF BUSINESS

Ratification of Taylor & White, Inc., Work Authorization Number 1

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Mr. Wrathell presented the Taylor & White, Inc., Work Authorization Number 1.

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On MOTION by Mr. Anderson and seconded by Ms. Wood, with all in favor, the Taylor & White, Inc., Work Authorization Number 1, was ratified.

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TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2020

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Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2020. In response to a question regarding the timing of Developer funding, Mr. Wrathell stated that, although there is usually a lag for the initial funding, the Developer does provide the funds.

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On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.

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ELEVENTH ORDER OF BUSINESS

Consideration of Minutes

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A. August 11, 2020 Landowners’ Meeting

B. August 11, 2020 Public Hearings and Regular Meeting

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184 Mr. Wrathell presented the August 11, 2020 Landowners’ Meeting and the August 11,
185 2020 Public Hearings and Regular Meeting Minutes.

186 The following change was made to both sets of minutes:

187 Landowners’ Meeting, Line 14 and throughout: Change “Daryl” to “Darryl”

188 Public Hearing and Regular Meeting, Line 15 and throughout: Change “Daryl” to “Darryl”

189 On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the
 190 August 11, 2020 Landowners’ Meeting and the August 11, 2020 Public Hearings
 191 and Regular Meeting Minutes, as amended, were approved.

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TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Ms. Gentry stated the Bond Validation was successful and the District can proceed with the bond issuance when ready.

B. District Engineer: *Taylor & White, Inc.*

Mr. Taylor stated comments were received from the St. Johns River Water Management District (SJRWMD). The CCUA and Clay County documents would be re-submitted to the regulatory agencies on September 18th.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE:** _____, 2020 at ___:___ A.M./P.M.

- **QUORUM CHECK**

The next meeting date was to be determined.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There being no Board Members’ comments or requests, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Public Comments

Mr. Wilson asked how much lead time was needed to advertise Special Meetings. Mr. Wrathell stated Management usually needs a 12-day lead time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Wood and seconded by Mr. Anderson, with all in favor, the meeting adjourned at 11:24 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair