

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Public Hearing and Regular Meeting on August 13, 2021 at 10:00 a.m., at 2429 Sandridge Road, Green Cove Springs, Florida 32043.

Present were:

Liam O'Reilly	Chair
Rose Bock	Assistant Secretary
Blake Weatherly	Assistant Secretary
Mike Taylor	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Lauren Gentry	District Counsel
Glynn Taylor (via telephone)	District Engineer
Joe Cornelison	GreenPointe Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:11 a.m. Supervisors O'Reilly, Taylor, Bock and Weatherly were present. Supervisor Kern was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Cornelison introduced himself as part of the GreenPointe Group team. He is an Assistant Development Manager who would be working with Mr. Kern.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Wrathell presented the following:

A. Approval of Requisition(s)

- I. Number 35: Taylor & White, Inc. [\$13,204.48]
 - II. Number 37: Hopping Green & Sams [\$340.00]
 - III. Number 38: Hopping Green & Sams [\$244.00]
 - IV. Number 42: Taylor & White, Inc. [\$14,658.89]
 - V. Number 43: Clary & Associates, Inc. [\$1,472.50]
 - VI. Number 44: Basham & Lucas Design Group, Inc. [\$9,060.00]
 - VII. Number 45: Jax Utilities Management, Inc. [\$286,852.12]
- B. Ratification of Requisition(s)
- I. Number 36: Xylem Water Solutions U.S.A., Inc. [3,790.00]
 - II. Number 39: Jax Utilities Management, Inc. [\$492,871.31]
 - III. Number 40: Xylem Water Solutions [\$26,054.06]
 - IV. Number 41: England, Thims & Miller, Inc. [\$16,701.30]
- C. Ratification of Work Authorization(s)
- Taylor & White, Inc., Work Authorization #3 for Engineering Services
- D. Consideration of Work Authorization(s)
- Basham & Lucas Design Group, Inc. Work Authorization #2
- E. Ratification of Change Order(s)
- No. 6: Sandridge Dairy Phase One

On MOTION by Mr. O'Reilly and seconded by Mr. Weatherly, with all in favor, the Consent Agenda Items, as listed, were ratified and/or approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

- A. **Proof/Affidavit of Publication**
- The affidavit of publication was included for informational purposes.
- B. **Consideration of Resolution 2021-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell reviewed the proposed Fiscal Year 2022 budget and highlighted the following:

- Mr. Kern and Mr. O'Reilly provided input on the new "Field operations" line item budget; these items were expected to come on line during the course of the year.
- Costs for the Administrative and Operation & Maintenance (O&M) portions of the budget were broken down per the 238 platted units and reflected on Page 2.
- The Landowner contributions would only be for expenses incurred and requested through funding requests to the Developer.

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2021-14.

On MOTION by Mr. O'Reilly and seconded by Mr. Weatherly, with all in favor, Resolution 2021-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of FY2021/2022 Funding Agreement

Mr. Wrathell presented the FY2021/2022 Funding Agreement. Ms. Gentry stated the Agreement was similar to past Funding Agreements.

On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, the FY2021/2022 Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Engagement with KE Law Group, PLLC

- **Fee Agreement: KE Law Group, PLLC**

Ms. Gentry presented the Joint Letter of Hopping Green & Sams, P.A. (HGS) and KE Law Group, PLLC (KE), and the KE Fee Agreement, for ratification.

On MOTION by Mr. O’Reilly and seconded by Mr. Taylor, with all in favor, the Joint Letter of Hopping Green & Sams and KE Law Group, PLLC, engagement of KE Law Group, PLLC as District Counsel and the KE Law Group, PLLC Fee Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Approval/Acceptance of the Granary Park Phase I Subdivision Plat (in substantial form)

Ms. Gentry stated this was a standard procedure because the CDD is a signatory on the plat. Mr. O’Reilly stated that, since the CDD will own and maintain the roads, it would be dedicated to the CDD via the plat and followed up with a deed later. He noted the plat was in final form and would be presented to the Board of County Commissioners for approval.

On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor, acceptance of the Granary Park Phase I Subdivision Plat, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of June 30, 2021.

On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor, the Unaudited Financial Statements as of June 30, 2021, were approved.

NINTH ORDER OF BUSINESS

Approval of June 11, 2021 Regular Meeting Minutes

Mr. Wrathell presented the June 11, 2021 Regular Meeting Minutes.

On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor, the June 11, 2021, Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was nothing further to report.

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

Mr. Taylor reported that construction was going pretty well and he expected that, by the next meeting, the Phase II plans would be submitted to Clay County, CCUA and the St. Johns River Water Management District (STRWMD) for approval. Mr. O’Reilly asked Mr. Taylor if he agreed that the Phase I site work was approximately 80% completed. Mr. Taylor replied affirmatively.

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

- **NEXT MEETING DATE: September 10, 2021 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be scheduled on September 27, 2021, the same meeting date of Creekview CDD; a revised meeting schedule would be included in the next agenda.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor, the meeting adjourned at 10:30 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair