

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Regular Meeting on February 27, 2024, immediately following the adjournment of the Creekview CDD Meeting scheduled to commence at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Gregg Kern	Chair
Joe Cornelison	Vice Chair
Rose Bock	Assistant Secretary
Mike Taylor	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Michael Molineaux	Field Operations - Castle Group
Shana Talbert	Castle Group
Megan Maldonado	GreenPointe

Residents present:

James Parker	Sharon Troyer	Luther Henley	Melinda Hester
Gil Kamenar	Donna Kamenar		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:11 p.m.

Supervisors Taylor, Bock, Odom and Cornelison were present. Supervisor Kern attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Resident James Parker questioned the deletion of one pet waste receptacle and asked if it was called for in the original plans. He expressed his belief that the plan was for the park to be split between large breeds and small breeds.

A Board Member stated Mr. Parker's belief is correct; this will be discussed later in the meeting.

A Board Member stated the receptacle was installed at the entrance. It was noted that an additional pet waste station can be added in the future.

Resident Sharon Troyer asked about fence installation.

Mr. Kern stated that is an HOA matter; HOA representatives will be available to answer questions after the meeting.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions (support documentation available upon request)

I.	Number 257	American Precast Structures, LLC	[\$7,068.00]
II.	Number 258	Ferguson Waterworks	[\$906.00]
III.	Number 259	American Precast Structures, LLC	[\$15,066.00]
IV.	Number 260	American Precast Structures, LLC	[\$5,535.00]
V.	Number 261	Ferguson Waterworks	[\$5,940.39]
VI.	Number 262	American Precast Structures, LLC	[\$5,535.00]
VII.	Number 263	K&G Construction	[\$437,327.18]
VIII.	Number 264	Basham & Lucas Design Group, Inc.	[\$4,500.00]
IX.	Number 265	American Precast Structures, LLC	[\$10,325.00]
X.	Number 266	Taylor & White, Inc.	[\$3,336.36]
XI.	Number 267	Taylor & White, Inc.	[\$125.00]
XII.	Number 268	Taylor & White, Inc.	[\$4,465.00]
XIII.	Number 269	Ferguson Waterworks	[\$3,078.00]
XIV.	Number 270	Jax Utilities Management, Inc.	[\$312,606.35]

XV.	Number 271	Ferguson Waterworks	[\$3,950.29]
XVI.	Number 272	Jax Utilities Management, Inc.	[\$113,050.00]
XVII.	Number 273	Basham & Lucas Design Group, Inc.	[\$7,650.00]
XVIII.	Number 274	Commercial Fitness Products	[\$24,148.19]
XIX.	Number 275	ETM, Inc.	[5,950.71]
XX.	Number 276	Onsite Industries, LLC	[\$20,581.95]
XXI.	Number 277	K&G Construction	[\$2,322.00]
XXII.	Number 278	K&G Construction	[\$19,591.60]
XXIII.	Number 279	Taylor & White, Inc.	[\$3,352.90]
XXIV.	Number 280	Kilinski Van Wyk, PLLC	[\$1,007.50]
XXV.	Number 281	Kilinski Van Wyk, PLLC	[\$874.50]
XXVI.	Number 282	K&G Construction	[\$299,315.68]
XXVII.	Number 283	Basham & Lucas Design Group, Inc.	[\$4,500.00]
XXVIII.	Number 284	Ferguson Waterworks	[\$2,232.00]
XXIX.	Number 285	Southern Recreation	[\$114,060.30]
XXX.	Number 286	ETM, Inc.	[3,044.63]
XXXI.	Number 287	Basham & Lucas Design Group, Inc.	[\$4,543.35]
XXXII.	Number 288	Onsite Industries, LLC	[\$45,503.05]
XXXIII.	Number 289	Ferguson Waterworks	[\$3,464.00]
XXXIV.	Number 290	Jax Utilities Management, Inc.	[\$299,358.85]

B. Ratification Item(s)

- I. The Tree Amigos Outdoor Services, LLC Agreement for Granary Park Phase 2B Landscape Installation
- II. Onsite Industries, LLC Agreement to Furnish and Install Mailbox Kiosks [Granary Park Phase 2B/2C/3B/3C – Amenity]

A Board Member stated Phase 3A is also included in the Agreement but it was inadvertently omitted from the agenda letter.

- III. Southern Recreation, Inc. Agreement for Installation of Playground Equipment

**IV. The Tree Amigos Outdoor Services, LLC Landscape Installation Agreement
[Granary Park Amenity/Lakefront]**

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Consent Agenda Requisitions, Quotes/Proposals and/or Agreements, were ratified and/or approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date

Mr. Torres presented Resolution 2024-04.

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, Resolution 2024-04, Designating a Date, Time and Location of November 5, 2024, at 8:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$6,465,000 Sandridge Community Development District Special Assessment Revenue Bonds, Series 2024; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2024-05.

Ms. Kilinski stated that nothing has changed since the Delegation Resolution was executed. The bonds closed successfully on February 14, 2024.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-05, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$6,465,000 Sandridge Community Development District Special Assessment Revenue Bonds, Series 2024; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property**

Ms. Kilinski presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property related to the Assessment Area 3 Project, which is unchanged since it was previously approved, with the exception of the additional bond closings.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Southern Recreation, Inc. Proposal for Granary Dog Park**

Mr. Taylor presented the Southern Recreation, Inc., proposal for the Granary Dog Park. The park will include small dog and large dog areas, play areas and a watering station. One pet waste station is included; additional stations can be added in the future.

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the Southern Recreation, Inc., Proposal for Granary Dog Park, in the amount of \$16,965, was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2024**

On MOTION by Mr. Odom and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of November 28, 2023 Regular Meeting Minutes**

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, the November 28, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk, PLLC**

- **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

Ms. Kilinski's Memorandum was included for informational purposes. Coursework must be completed by December 31, 2024.

B. District Engineer: Taylor & White, Inc.

There was no report.

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

- **NEXT MEETING DATE: March 26, 2024 at 2:00 PM**
 - **QUORUM CHECK**

Supervisors Kern, Cornelison, Bock and Odom confirmed their attendance at the March 26, 2024 meeting.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

Mr. Parker asked if the Phase 1 2021 A-2 bond was paid off and stated he did not pay a portion of it on his tax bill. Ms. Kilinski stated the A-2 bond is structured to be paid off at

closing. She suggested Mr. Parker give Staff his contact information and offered to send information from the offering documents that are public records.

Discussion ensued regarding the repayment of the A-2 bonds.

Mr. Parker stated that Lennar left marker posts in various locations of homes that have been completed for over one year. He voiced his opinion that lake erosion is occurring and he thinks the contractors performing curb repairs do not adequately clean up after themselves. Mr. Kern stated these concerns were noted and will be addressed.

Resident Luther Henley discussed what he believes is recurring erosion at 2738 Pointed Leaf Road. Mr. Torres took note of the matter.

Mr. Kern suggested these items/concerns, etc., be promptly emailed or reported to the District Manager or HOA Community Manager between meetings, so that action can be taken sooner.

Discussion ensued regarding ongoing issues with construction trash.

Mr. Kern stated vigilance is necessary and the HOA and the builder need to be reminded. It was noted that Lennar does not empty trash or provide adequate trash removal at construction sites. Mr. Kern stated that Lennar will be contacted in this regard.

Resident Melinda Hester asked when the Amenity Center will open and how it will be managed. Mr. Taylor stated the landscaping is being installed, so the project is in the final stages. Due to supply chain issues, the electrical gear is delayed; it will be shipped on March 15, 2024; the pool cannot be filled because the pumps cannot circulate the water. The current estimate is that the Amenity Center will open in late April or early May. Castle Group will email a Memorandum to residents/homeowners. Key fobs will provide access during designated hours; the fobs will be distributed by Castle Group in advance of opening to the general public and residents, as it is a public facility.

Mr. Kern stated all residents are members and, while memberships are offered to the public at a cost, it is rare for nonresidents to join. The CDD will revise and amend policies to incorporate the Amenity Center in advance of the opening to designate hours of operation, etc.

Ms. Hester asked when the final paving will be done and how it will be managed. Mr. Taylor stated flaggers will be present to direct traffic; while some curing time is needed, asphalt

can typically be driven on by the end of the day. He estimated that asphalt paving will be done in two to three weeks.

Mr. Kern stated a notice will be sent asking community members to avoid parking in the street when paving is scheduled. Residents will need to be mindful of contractor instructions due to the materials used and the possibility of tracking tar into driveways.

Ms. Hester stated, despite emails some residents habitually park in the street.

Discussion ensued regarding the HOA's ability to enforce parking regulations on the public roads.

Mr. Kern stated the HOA can enforce its policies on a CDD public right-of-way (ROW). He is not familiar with the HOA.

Ms. Talbert suggested residents contact her if an issue exists, as she can send individual letters to remind residents in that area to be courteous.

Resident Gil Kamenar asked if parking is an HOA issue. Mr. Kern replied affirmatively; the CDD does not have parking policies. The HOA's governing documents apply. Mr. Kamenar expressed concern for children due to what he thinks is reckless drivers.

A resident expressed concern that emergency vehicles might not be able to get through with cars parked on both sides of the street.

Mr. Kern stated while there are certain restrictions, the roadways are ultimately under County jurisdiction so the Sheriff's Office can provide traffic enforcement. Traffic violations should be reported to the Sheriff.

Resident Donna Kamenar noted that lights are being installed at the pool and asked if lights can be installed at the entrance. Mr. Kern stated, while Clay Electric provided roadway lights, the Amenity Center provided lights privately. The challenge with the entrance is that no utilities exist in the entrance area.

Discussion ensued regarding landscape lights and uplighting the entrance sign.

The consensus was that an electrician will be engaged to assess the lighting possibilities.

Mr. Taylor stated the lighting at the pool provides security.

Asked about pool occupancy, it was noted that Department of Health guidelines will be followed. Mr. Kern stated the pool is constructed to accommodate the size of the community.

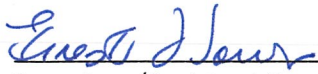
Asked about enforcement of occupancy, it was noted that the current plan does not call for the Management Company to provide such a service. If occupancy becomes an issue, a pool monitor might be engaged by the HOA.

Mr. Kern stated the one-time investment in a security system has been found to aid in facility management. Recurring operating costs will be evaluated by the Board in the future.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the meeting adjourned at 2:54 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Ernest J. Hauer", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and difficult to decipher.

Chair/Vice Chair