

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Regular Meeting on June 25, 2024, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Gregg Kern	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
Chris Loy	Kilinski Van Wyk
Glynn Taylor	District Engineer
Shana Talbert	Castle Group
Scott Brandt	Resident
Jim & Shelly Parker	Residents
Jennifer Ingram	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:10 p.m. Supervisors Bock, Kern, Odom and Taylor were present. Supervisor Cornelison was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident James Parker referred to the Fourth Order of Business and asked if that was done at the last meeting. Mr. Torres stated the Policies were adopted, in interim form; the Public Hearing will be set during the Fourth Order of Business.

Mr. Parker stated he is willing to work with Castle Group to address discrepancies that he discussed with Mr. Torres related to the Amenity Policies, Rules and Rates.

THIRD ORDER OF BUSINESS

Consent Agenda

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

I.	Number 55	Kilinski Van Wyk, PLLC	[\$63.00]
II.	Number 56	Taylor & White, Inc.	[\$4,366.48]
III.	Number 57	Ferguson Waterworks	[\$1,478.00]
IV.	Number 58	Ferguson Waterworks	[\$3,600.00]
V.	Number 59	Onsite Industries, LLC	[\$29,384.10]
VI.	Number 60	Kilinski Van Wyk, PLLC	[\$63.00]
VII.	Number 61	Ferguson Waterworks	[\$19,273.45]
VIII.	Number 62	Basham & Lucas Design Group, Inc.	[\$4,330.00]
IX.	Number 63	England, Thims & Miller, Inc.	[\$6,484.28]
X.	Number 64	Ferguson Waterworks	[\$46,600.00]
XI.	Number 65	Jax Utilities Management	[\$500,787.21]
XII.	Number 66	Jax Utilities Management	[\$1,409,044.11]
XIII.	Number 67	England, Thims & Miller, Inc.	[\$1,400.44]
XIV.	Number 68	Jax Utilities Management	[\$2,200.00]
XV.	Number 69	American Precast Structures, LLC	[\$1,200.00]

<p>On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Consent Agenda Items, were ratified and/or approved, as specified.</p>
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date

Mr. Torres presented Resolution 2024-08.

<p>On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, Resolution 2024-08, Designate the Date, Time and Place of July 31, 2024 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, for a Public Hearing and Authorize Publication of Notice of Such Hearing</p>

for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of May 31, 2024

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

SIXTH ORDER OF BUSINESS

Approval of May 28, 2024 Regular Meeting
Minutes

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the May 28, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

Mr. Loy reminded the Board of the requirement to complete four hours of ethics training. Board Members seated on or before March 31, 2024 must complete the requirement by December 31, 2024. Board Members seated after March 31, 2024 have until December 31, 2025 to complete the requirement. He stated that he can recirculate the memo with ethics training options. Some Board Members expressed interest in District Counsel's office hosting a "CDD 101" type of training to meet some of the requirement. He noted that Form 1 must be filed electronically, by July 1, 2024.

B. District Engineer: Taylor & White, Inc.

Mr. Taylor stated that Phase 3 is moving along and everything else is done.

▪ Castle Group report

This item was an addition to the agenda.

Ms. Talbert reported the following:

- 498 key fobs were issued to 270 units. Additional key fobs were ordered for households that only received one.
- Approximately 28 units have not completed the registration form to acknowledge the liabilities to utilize the amenities; once completed, those will be distributed.

- All renters have been designated appropriately on the access form to limit access to the one-year lease term; access will automatically be suspended until an updated lease is received.
- A lot of positive feedback was received about Thursday's event.
- Some complaints were received about improper attire.
- Several requests for hours to be posted on the gym door were received.
- Complaints were received about the pool chairs being moved around.
- Several police officers asked for the gym hours to be extended to accommodate their schedules.

It was noted that feedback will be coordinated with Ms. Maldonado and that policy changes can be considered once it is understood how the facilities are used.

A resident complained that the pool was cloudy by the third day it was open.

Ms. Talbert stated an e-blast was sent to advise that the pool is closed for cleaning. She discussed difficulty getting additional pool maintenance during the transition from the previous pool contractor and stated that the new pool contractor will begin on July 1, 2024.

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

- **NEXT MEETING DATE: July 31, 2024 at 2:00 PM**
 - **QUORUM CHECK**

Supervisors Kern, Taylor and Bock confirmed their attendance at the July 31, 2024 meeting.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Kern thanked Mr. Mike Taylor for expediting the opening of the Amenity Center.

NINTH ORDER OF BUSINESS

Public Comments

Resident Shelly Parker discussed comments and concerns posted on a Facebook page regarding algae at the pool, rules not being followed and children unsupervised at the playground and the pool. She voiced her opinion that supervision is needed at the pool. She discussed comments about unsecure/wobbly picnic benches and children under 16 wearing wet bathing suits in the exercise room and expressed concern about a steep dropoff on the jogging path at the pond surrounding the amenity center, which is also used by bicyclists.

Mr. Parker voiced his opinion that, while that area might not be fenced off, a sign warning about alligators, snakes and steep banks might be in order. He discussed his proposed grammatical revisions to the Amenity Rules; he thinks there are inconsistencies, including conflicting information about the number of guests allowed. He noted that the CDD does not have a gas fire pit and suggested the previous Rules against burning wood and trash should be reinserted. He noted that the Rules state that bicycles are prohibited on amenity property and expressed his opinion that residents are not complying with the Rules. He suggested adding rules about the dog park and parental supervision of children.

A Board Member stated that policy enforcement is a subject that the Board can address after determining how the community is being used and how well or poorly the residents police themselves. Pool monitors and security can be hired but that increases the budget and could increase assessments. He asked for issues to be reported so the Board can consider options in the future. He stated that the jogging path will be inspected and voiced his belief that the pond bank is no steeper than others but a sign might be in order. It was noted that the path was not designed for bicycles.

Discussion ensued regarding the Rules. It was noted that a more recent draft of the Rules includes rules for the dog park and wood burning fire pits.

Mr. Parker was asked to submit his suggested revisions to the rules in redline format.

Mr. Parker stated he did not receive a response to his earlier complaint about a washout on the property lines on each side of his home that initially extended to his property line fence for a length of 12'. It was noted that Mr. Cornelison is not present to respond.

Mr. Glynn Taylor stated that he will look into the issue with JJ.

Resident Scott Brandt stated he has had this issue since his closing. He discussed attempted solutions and stated that a GeoMat was installed in a small area but the initial solution proposed included installing GeoMat for 10' on each side; the actual solution installed was much smaller and the area floods when it rains.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 2:35 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair