

SANDRIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 27, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
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 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 20, 2024

Board of Supervisors
Sandridge Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Public Hearing and Regular Meeting on August 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Ratification/Consideration of Requisitions *(support documentation available upon request)*
 - I. Number 87 Ferguson Waterworks [\$238.00]
 - II. Number 88 American Precast Structures, LLC [\$4,620.00]
 - III. Number 89 Basham & Lucas Design Group, Inc. [\$4,920.00]
 - IV. Number 90 Ferguson Waterworks [\$728.95]
 - V. Number 91 England, Thims & Miller, Inc. [\$15,201.10]
4. Public Hearing to Hear Public Comments and Objections to the Adoption of the Amenity Rules, Policies, Rates and Suspension and Termination of Privileges Rule
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2024-13, Amenity Rules and Policies; a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date
5. Acceptance of Unaudited Financial Statements as of July 31, 2024
6. Approval of July 31, 2024 Public Hearings and Regular Meeting Minutes

7. Staff Reports

- A. District Counsel: *Kilinski / Van Wyk, PLLC*
- B. District Engineer: *Taylor & White, Inc.*
- C. Field Operations and Amenities: *Castle Group*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 24, 2024 at 2:00 PM
 - QUORUM CHECK

SEAT 1	GREGG KERN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MIKE TAYLOR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JOE CORNELISON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ROSE BOCK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BRAD ODOM	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests

9. Public Comments

10. 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 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3AI

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 87
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$238.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

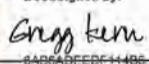
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By: 
6A8B6BEE0F114B6
Responsible Officer

Date: 7/31/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


Consulting Engineer



WATERWORKS
9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

SANDRIDGE COMMUNITY DVLDP DIST
2300 GLADES ROAD #410W
C/O WRATHELL HUNT & ASSOC LLC
GRANARY PARK PH 3B
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2096912-1	\$238.00	68151	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW #149
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 872080

SHIP TO:

JAX UTILITIES MANAGEMENT
4850 FEEDMILL RD
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	GRANARY PARK PH 3B3C	219	GRANARY PARK PH 3B3C	07/23/24	IO 113692
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION		UNIT PRICE	UM	AMOUNT
2	2	MUL063098	8 PVC SWR GXGXG TEE		119.000	EA	238.00
INVOICE SUB-TOTAL							238.00

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$238.00
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3A11

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 88
- (B) Name of Payee; American Precast Structures, LLC
- (C) Amount Payable; \$4,620.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By Gregg Kim
Responsible Officer

Date: 7/31/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]
Consulting Engineer

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/25/2024	INVOICE	9875
Sandridge Community Development District	GRANARY PARK PH 3	SHIP VIA	YPU	DATE	07/25/2024
c/o Wrathell, Hunt & Associates, LLC	CLAY COUNTY, FL 32043			TERMS	Net 30
21300 Glades Road #410W				DUE DATE	08/24/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
964	8862	GRANARY PARK PH 3

DESCRIPTION		QTY	RATE	AMOUNT
GRADE RINGS	2" X 24"	37	60.00	2,220.00T
GRADE RINGS	3" X 24"	40	60.00	2,400.00T

Thank you for your business.	SUBTOTAL	4,620.00
	TAX	0.00
	TOTAL	4,620.00
	BALANCE DUE	\$4,620.00

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3AIII

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

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- (A) Requisition Number; 89
- (B) Name of Payee; Basham & Lucas Design Group, Inc.
- (C) Amount Payable; \$4,920.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

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**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By Gregg Kern
Responsible Officer

Date: 8/6/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


Consulting Engineer



Basham & Lucas Design Group Inc.

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256 US
(904) 731-2323

INVOICE

BILL TO
Sandridge CDD
District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

INVOICE 10255
DATE 08/01/2024
TERMS Due on receipt
DUE DATE 08/31/2024

PROJECT NAME
(21-01F) Granary Park CA

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 1: Shop Drawing Review (NTE \$25,000)	25,000.00	10.00 % of 25,000.00	2,500.00
Part 2: Construction Administration (NTE \$20,000)	20,000.00	10.00 % of 20,000.00	2,000.00
Part 3: Swimming Pool Construction Administration	2,100.00	20.00 % of 2,100.00	420.00
Part 5: Reimbursable Expenses (NTE \$2,000)	2,000.00	0.00 of 2,000.00	0.00
BALANCE DUE			\$4,920.00

Estimate Summary

Estimate 20-401	52,000.00
Invoice 9752	4,542.84
Invoice 9974	4,587.77
Invoice 9912	4,543.35
Invoice 10153	4,330.00
Invoice 10097	4,543.35
Invoice 9687	7,100.37
Invoice 9816	4,500.00
Invoice 9864	4,500.00
Invoice 10037	2,280.15
Invoice 10216	4,682.50
This invoice 10255	\$4,920.00
Total invoiced	50,530.33

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3AIV

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

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- (A) Requisition Number; 90
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$728.95
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

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4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By Gregg Kim
Responsible Officer

Date: 8/6/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]
Consulting Engineer



801 THORPE ROAD
ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163049	\$51.30	68150	1 of 1


PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FEL-ORLANDO WATERWORKS #126
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 872080

SHIP TO:

SANDRIDGE COMMUNITY DVLP DIST
2300 GLADES ROAD #410W
C/O WRATHELL HUNT & ASSOC LLC
GRANARY PARK PH 3A
BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						07/31/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR JULY	51.300		51.30	
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to Ferguson.com and request access to Online Bill Pay.</p> 							
TERMS:						TOTAL DUE	\$51.30

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

FERGUSON®
WATERWORKS
 801 THORPE ROAD
 ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163050	\$677.65	68152	1 of 1


**PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126
 PO BOX 100286
 ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 872080

SHIP TO:

SANDRIDGE COMMUNITY DVLP DIST
 2300 GLADES ROAD #410W
 C/O WRATHELL HUNT & ASSOC LLC
 GRANARY PARK PH 3C
 BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						07/31/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR JULY	677.650		677.65	
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to Ferguson.com and request access to Online Bill Pay.</p> 							
						TOTAL DUE	\$677.65

TERMS:

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3AV

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

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- (A) Requisition Number; 91
- (B) Name of Payee; England, Thims & Miller, Inc.
- (C) Amount Payable; \$15,201.10
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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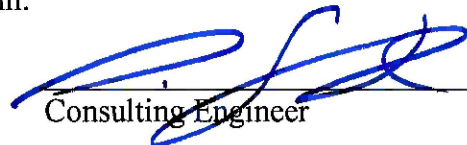
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By: Gregg Kim
Responsible Officer

Date: 8/7/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


Consulting Engineer



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

Sandridge CDD
c/o Wrathell, Hunt & Associates
2300 Glades Road #410W
Boca Raton, FL 33431

May 02, 2024
Invoice No: 213579
Total This Invoice \$4,470.91

Project 21214.04001 Granary Park Phase 3 - CEI

Professional Services rendered through April 27, 2024

Phase 01 Limited Development (CEI) Inspection Ser

Total Fee 89,418.27
Percent Complete 34.00

Total Fee 4,470.91
Total this Phase \$4,470.91
Total This Invoice \$4,470.91

Outstanding Invoices

Number	Date	Balance
211268	11/29/2023	1,788.36
213069	4/3/2024	5,365.10
Total		7,153.46

Total Now Due \$11,624.37



14775 Old St. Augustine Road, Jacksonville, FL 32258
etm-inc.com | 904.642.8990

Sandridge CDD
c/o Wrathell, Hunt & Associates
2300 Glades Road #410W
Boca Raton, FL 33431

August 01, 2024
Invoice No: 215026
Total This Invoice \$10,730.19

Project 21214.04001 Granary Park Phase 3 - CEI

Professional Services rendered through July 27, 2024

Phase 01 Limited Development (CEI) Inspection Ser

Total Fee 89,418.27
Percent Complete 51.00

Total Fee 10,730.19
Total this Phase \$10,730.19
Total This Invoice \$10,730.19

Outstanding Invoices

Number	Date	Balance
213579	5/2/2024	4,470.91
Total		4,470.91

Total Now Due \$15,201.10

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

4A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT

CLAY TODAY

Published Weekly
Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Notice of Rule Development Sandridge CDD

In the matter of Hearing August 27, 2024

LEGAL: 116242

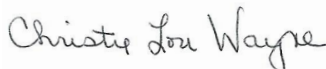
Was published in said newspaper in the issues:

7/18/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 07/18/2024



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

NOTICE OF RULE DEVELOPMENT BY THE

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and related improvements (hereinafter collectively referred to as the "Amenities"), the Sandridge Community Development District (the "District") hereby gives the public notice of its intent to establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates") and adopt a new rule establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended.

A public hearing on the adoption of the proposed Amenity Rates and Disciplinary Rule will be conducted by the District on **August 27, 2024, at 2:00 p.m., or immediately following conclusion of the Creekview Community Development District meeting, at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.** A preliminary copy of the proposed Amenity Rates and Disciplinary Rule may be obtained, without cost, by contacting the District Manager's Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (561) 571-0010.

Ernesto Torres
District Manager

Legal 116242 Published 7/18/2024 in Clay County's Clay Today newspaper

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RULES AND POLICIES; A SUSPENSION AND TERMINATION RULE; ADOPTING RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sandridge Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which anticipates owning, operating and maintaining certain recreational amenity facilities and other improvements throughout the District (collectively, “**Facilities**”); and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, policies, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board desires to adopt rules, policies, rates and charges regarding use of the District’s Facilities, rules relating to the suspension and/or termination of patrons’ rights to utilize the Facilities, and rates applicable to patrons’ use of the Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the *Amenity Policies and Rates* (“**Facility Rule**”), which is attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board finds that the fees and rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

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

SECTION 1. The Facility Rule set forth in **Exhibit A**, inclusive of policies, rates and fees and disciplinary rule, are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of August 2024.

ATTEST:

**SANDRIDGECOMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Facility Rule

EXHIBIT A

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES Adopted August 31, 2024¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on August 27, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Sandridge Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Sandridge Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Device” – means an electronic Access Device issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Sandridge Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” –means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT’S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable

by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Device.

- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring two (2) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Device. Renter's Access Device shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Devices.** Access Device will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Device for entrance to the Amenities. A maximum of two (2) Access Devices will be issued per Household under all circumstances.

All Patrons must use the Access Device issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Devices free of charge. Replacement Access Devices may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Device in the device reader to gain access to the Amenities. This Access Device system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Device to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Devices are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen access devices must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen devices. Patrons are responsible for notifying the District immediately if an Access Device is lost or stolen. The lost or stolen Access Device will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Device unless said Access Device is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from Sunrise until Sunset (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.

CURRENT AMENITIES HOURS OF OPERATION

Swimming Pool and Pool Deck: 30 minutes after Sunrise until 30 minutes before Sunset

Dog Park: Sunrise until Sunset

Fitness Center: 4:00 A.M. to 10:00 P.M.

Fire Pit: Sunrise until Sunset

Playground: Sunrise until Sunset

- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Devices.** Each Patron must scan in an Access Device in order to access the Amenities and must have his or her assigned Access Device in their possession and available for inspection upon District Staff's request. Access Devices are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Device at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of

- traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts, scooters, motorcycles, swamp buggies, mopeds, and low speed vehicles (LSV) and other vehicles that are not properly titled, registered and insured or allowed to operate on public roadways per state and local ordinances are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless such vehicles are owned by the District.
- (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas, except open flames are allowed at the designated fire pit and Sterno-type heaters used to warm food during private events, if permitted and authorized by the District.
 - (f) **Bicycles, Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, jogging trail, pool area, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be required.
 - (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
 - (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
 - (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
 - (o) **Compliance with Laws and District Rules and Policies.** The provisions in this document are in addition to any posted signage appearing at District Amenities and shall have control if contradictions exist. All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
 - (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
 - (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.

- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Device and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.
- (v) **Security.** The Amenities, or certain areas thereof, may be under 24-hour video surveillance for security purposes.
- (w) **First-Come, First-Served.** Unless otherwise stated, all Amenities are available on a first-come, first-served basis.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including the Fitness Center, restrooms, tavern and bar area, fire pit area, and any building, or enclosed or fenced area (including the Pool, Playground and Dog Park) to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within the Amenities, except for the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Individuals with a disability

and Service Animal trainers may be accompanied by a Service Animal in the fenced pool area (F.S. 413.08) however, the Service Animal is not allowed to enter the pool water.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before Sunset until 30 minutes after Sunrise pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats, snorkels, and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool. No dogs are permitted in the fenced pool area.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. Changing of clothes or diapers on the pool deck is not allowed, please use the restrooms (diaper changing table is available).
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances and "Wet Deck Areas" must be kept clear at all times. The "Wet Deck" area is a 4 foot wide area around the outside edge perimeter of the pool water which shall not be obstructed by people, furniture or objects.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, anyone who is not reliably toilet trained, and all incontinent individuals must wear rubber lined swim diapers, as well as a swimsuit over the swim

diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemic
- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
 - During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period and as applicable under Florida code following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass or breakable items are permitted in the pool area.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.
- (21) **Food and Beverages.** Food and beverages are prohibited in the pool and on the Wet Deck area and as otherwise required by the Florida Department of Health.

FITNESS CENTER POLICIES

All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) **Hours and Maximum Occupancy.** Use of the Fitness Center is permitted only from 4:00 AM to 10:00 PM. Any Patron using the Fitness Center outside of the posted hours will be responsible for reimbursing the District for any fees or charges incurred in responding to the Fitness Center security alarm. The maximum occupancy of 20 people shall not be exceeded at any time.
- (2) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) **Eligible Users.** Patrons fourteen (14) years of age and older may use the Fitness Center, but any minor aged fourteen (14) to seventeen (17) years must have a fully executed Waiver of Liability on file in substantially

the form attached hereto as **Exhibit D**. No children thirteen (13) years of age or younger are permitted in the Fitness Center. Guests eighteen (18) years of age or older may use the Fitness Center if accompanied by an adult Patron age eighteen (18) or older.

(4) Proper Attire. Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing choices include t-shirts, tank tops, shorts (no jeans), leotards, and sweat suits. Swimsuits (wet or dry) are never considered appropriate clothing and are not allowed in the Fitness Center.

(5) Food and Beverage. Food (including chewing gum) is not permitted within the Fitness Center. Nonalcoholic beverages; however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

(6) Personal Training. Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited. For purposes of this section, "personal training" shall mean provision of one-on-one fitness or exercise instruction by a person who does not have an established place of business for the primary purpose of conducting physical exercise and who holds a license or certification attesting that they are capable of providing such instruction.

(7) General Policies.

- Each individual is responsible for wiping off fitness equipment after use.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios and other personal music devices are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Please return weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.

FIRE PIT POLICIES

(1) Hours of Operation. Unless otherwise posted, the fire pit may be used from sunrise to sunset. Use of the fire pit is available on a first-come, first-served basis and may not be reserved at any time. Use may be limited to one (1) hour if other Patrons are waiting to use the fire pit.

(2) Use. Only Patrons eighteen (18) years of age or older may ignite fires in the Fire Pit at their own risk. Patrons must bring their own tinder, kindling and hardwood to burn in the Fire Pit. The wood in the Fire Pit should not be stacked higher than the rim of the Fire Pit. Minors under fourteen (14) years of age must be accompanied and supervised by an adult eighteen (18) years of age or older at all times when the Fire Pit is in use.

(3) Prohibited. Patrons must use sound judgment when igniting and attending fires. Do not ignite fires under windy conditions or use cardboard, newspaper, plant materials, trash, gasoline, and other accelerants to

start or maintain a fire. Burning paper pieces can easily blow away and create a remote fire hazard. Do not leave the Fire Pit unattended until after the Clean-Up process (described below) is completed.

- (4) **Attire.** Proper footwear and clothing must be worn in the Fire Pit area when the Fire Pit is in use. This includes shirts and close-toed shoes. No bathing suits are permitted.
- (5) **Food & Drink.** Food is not to be cooked in or on the Fire Pit. Drinks must be in a non-breakable, spill proof container. Alcoholic beverages are prohibited in the Fire Pit area.
- (6) **Furniture.** Adirondack chairs around the Fire Pit are for Fire Pit users only and must not be removed from the Fire Pit area. Violators will be prohibited from future use.
- (7) **Clean-Up.** Patrons who ignited the fire in the Fire Pit are responsible to ensure that the fire is fully extinguished before leaving. This includes pouring water on the embers and stirring them with a poker until embers are completely out and cool to the touch. All ash is to be disposed of after use in the metal ash bucket using an ash shovel.

JOGGING TRAIL POLICIES

- (1) **Hours of Operation.** Trails may be used from sunrise to sunset.
- (2) **Use.** The trail skirts the outside perimeter of the Amenity Center and is designed for jogging, running or just a leisurely stroll.
- (3) **Prohibited.** No motorized or non-motorized forms of transportation can be used on the trails including but not limited to bicycles, skateboards, roller blades, etc.
- (4) **Approved Programs.** All events, races, competitions must be facilitated by the District.
- (5) **Exercise Caution.** Nearby lakes & ponds adjacent to the jogging trail present dangers from steeply sloped pond banks and sides. Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety and are commonly found in or near ponds.

DOG PARK POLICIES

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Supervision.** Minors under fourteen (14) years of age present at the Dog Park must be accompanied and supervised by an adult at least eighteen (18) years of age at all times. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the Dog Park. No more than three (3) dogs are permitted per handler.
- (4) **Reservations not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.

- (5) **Attire.** Proper footwear and clothing should be worn while inside Dog Park.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the Dog Park. Dog toys and bones are not permitted inside the Dog Park.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from sunrise to sunset.
- (3) **Equipment Use.** Playground equipment is for children twelve (12) years of age and younger.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children under fourteen (14) years of age within the fenced playground park area. Children under five (5) years of age must always remain within the line of sight and near the supervising adult. All children are expected to play cooperatively with other children.
- (5) **Attire.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (6) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (7) **Food & Drink.** No food, drinks or gum are permitted in the playground equipment area as defined by the border surrounding the play equipment, other than water in non-breakable containers. Food and drinks (no gum) are permitted in the fenced in park area outside the playground equipment area. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the park.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (9) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not to be used on the Playground.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.

- (3) Patrons may fish from District Lakes in designated areas only and only on District property (not behind private homes). However, the District has a “catch and release” policy for all fish caught in the Lakes.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, grass clippings, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

RENTAL POLICIES

(1) Rentals; Patrons Only. Patrons must reserve Amenities available for rental through the District Manager in order to use those areas on an exclusive basis. Patrons must also reserve Amenities being used for any organized party or event in order to use those areas on a non-exclusive basis. Unless otherwise directed by the District, only Residents and Non-Resident Annual Users may rent or reserve the Amenities for parties and events. All rentals and reservations are subject to availability and the discretion of the District Manager.

Amenities Available for Rental: The following Amenities are available for rental: Tavern with Bar

(2) Payment & Registration. Patrons interested in renting the Amenities may pick up the application packet at the Amenity Center or download it from the Sandridge CDD website. The form is attached hereto as **Exhibit D**. At the time the reservation is made, two checks, money orders, or credit card authorizations (no cash), one for the deposit and one for the rental fee in full, both made out to the District must be delivered to

the Amenity Manager, along with completed paperwork and insurance certificate. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

- (3) Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's Amenity Rates. The deposit will secure the rental time, location and date. To receive the full refund of the deposit, immediately after the party, the renter must:

 - (a)** Remove all garbage and replace garbage liners; and
 - (b)** Take down all decorations or event displays; and
 - (c)** Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.
 - (d)** Within 10 days the District will refund the deposit or the District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary in order to repair any damages (including any clean-up costs) arising from the rental.
- (4) Food & Drinks.** The Patron may bring in his or her own food and non-alcoholic beverages. If the Patron desires to have alcohol available at an Amenity Center event, the Patron must notify the Amenity Manager in advance as a licensed and insured bartender must be approved by the Amenity Manager to serve alcohol at the event at the expense of the Patron.
- (5) Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- (6) Duration of Events.** Unless otherwise authorized by the Amenity Manager, each rental shall take place during normal operating hours. No after-hours events shall extend past midnight in any case, including cleanup.
- (7) Capacity.** The Tavern/Bar capacity limit 56 persons shall not be exceeded at any time for a party or event.
- (8) Noise.** The volume of live or recorded music must not violate applicable County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (9) Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
- (10) Staffing.** Depending on the nature of the event, the District may, in its sole discretion, require the Patron renting the District's facilities to pay for additional event attendant staffing or outside security services.
- (11) Cancellation.** Please see the latest Amenity Rental Agreement for cancellation policies.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: August 31, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [DATE] at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Sandridge Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. Access Device. Access Devices are the property of the District. The District may request surrender of, or may deactivate, an Access Device for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Access Device or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

- letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
 - c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Devices associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the appellant of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or

enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

- Exhibit A:** Amenity Rates
Exhibit B: Amenity Access Registration Form
Exhibit C: Assignment Of Amenity Rights And Privileges
Exhibit D: Amenity Facility Rental Agreement

EXHIBIT A AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500 - \$4,000 (\$2,850 as of August 31, 2024)
Replacement Access Device	\$30.00 - \$50.00 (\$30.00 as of August 31, 2024)
Tavern Rental Deposit	\$150 refundable deposit
Tavern Rental Fee	\$200 (4 hours maximum, including set-up and take down);

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

Sandridge Community Development District
Resident User Information Form

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

PRIMARY PATRON INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____
Address _____
Street Address *Apartment/Unit #*

TENANT INFORMATION (IF APPLICABLE)*

Begin Lease Date _____ End Lease Date _____
Owner Last Name _____ Owner First Name _____
Owner Address _____

Street Address

**Tenant shall provide a copy of their release and Owner shall submit an Amenity Rights release form*

EMERGENCY NOTIFICATION INFORMATION

Home Phone Number _____
Cell Phone Number _____ Name _____
Cell Phone Number _____ Name _____
Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space:

Sandridge Community Development District
Resident User Information Form

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address	District Resident*
1.			
2.			
Name(s) of Children	Age	Birthdate	
3.			
4.			
5.			
6.			
7.			
8.			

*Non-Residents must complete the Non-Resident User Agreement and pay Annual User Fee.

**In the event that one of the devices is lost, we will be responsible in paying \$30.00 for each replacement access device.

Please initial

PLEASE READ AND SIGN BELOW:

The undersigned agrees and acknowledges that the above information is true and correct. It is understood that Resident Access Devices and Guest Passes are the property of the Sandridge Community Development District ("District") and are non-transferable, in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks, and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, supervisors, agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross or intentional negligence of the District. Furthermore, Patron understands that the District and its staff, supervisors, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, supervisors, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

Print Name: _____

Signature: _____

Date: _____

DISTRICT Employee Initials _____

Sandridge Community Development District Non-Resident User Agreement

THIS AGREEMENT made and executed this ____ day of _____, 202__, by and between the Sandridge Community Development District (“District”), and _____ whose address is _____ (“User”). The District is the owner of the real property and facilities comprised of pools and other recreational facilities within the District located in Clay County, Florida (“Facilities”). User is a non-resident member of the public desiring to utilize the Facilities. A non-resident is a person or family who does not reside or own property within the District. The District will permit User to utilize the Facilities subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. User shall pay a one-time non-refundable annual fee (“Membership Fee”) to utilize the Facilities for 12 months. (Please Initial Membership Type).

_____ \$2,800/Year Household All-Amenities

The 12-month period shall commence as of the date of this Agreement and terminate on that same date the following year.

2. The right to use the Facilities provided through this Agreement is personal to the person paying the Membership Fee and family members residing in his/her Household (as defined in the District’s Amenity Policies) and is not transferable, alienable, devisable, or inheritable. This Agreement shall be binding upon and shall inure to the benefit of the District and its respective legal representatives and successors. Nothing herein shall inure to the benefit of any third-party, not a party to this Agreement.
3. User agrees that use of Facilities by User, User’s family members residing in his/her Household, and User’s guest shall be subject to all rules, policies and procedures of the District as may be amended from time to time and by signature on this form, hereby agrees he/she has received a copy of such policies or was given the opportunity to receive a copy and will abide fully by the same. Failure by User, family members residing in his/her Household, or User’s Guests to abide by all rules, policies and procedures of the District may result in forfeiture of the right to utilize the Facilities. In such event, no portion of the Membership Fee shall be refunded.
4. User(s) agrees and acknowledges that the information provided herein is true and correct. It is understood that Access Devices and Guest Passes are the property of the District and are non-transferable, in accordance with the District’s rules, policies and/or regulations. In consideration for the admittance of the herein listed persons, along with each of their Guests, to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its supervisors, officers, professional staff, amenity contractor, agents and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross negligence of the District. Furthermore, User(s) understands that the District and its supervisors, officers, professional staff, amenity contractor, agents and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. User(s) expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. User(s) hereby releases and discharges the District and its supervisors, officers, professional staff, amenity contractor, agents and

**Sandridge Community Development District
Non-Resident User Agreement**

employees as a result of User(s), or his or her minor children's, participation in these activities. User(s) further understands that the District is not responsible for personal property lost or stolen while at the Facilities. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

5. All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with the District's Rules of Procedure and Florida law.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

USER

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Payment Type: ☐ Cash ☐ Check # _____ ☐ Credit Date Paid: _____

Amount of Payment: \$ _____ Amenities Expiration Date: _____

E-mail added to _____ .com: _____

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address
Name(s) of Children	Age	Birthdate

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

Sandridge Community Development District
Non-Resident User Agreement

PRIMARY USER INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____

Address _____
Street Address *Apartment/Unit #*

EMERGENCY NOTIFICATION INFORMATION

Home Phone
Number _____

Cell Phone Number _____ Name _____

Cell Phone Number _____ Name _____

Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST
FROM PUBLIC RECORDS DISCLOSURE**

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Code Enforcement Officer*<input type="checkbox"/> Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*<input type="checkbox"/> Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*<input type="checkbox"/> Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*<input type="checkbox"/> Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*.<input type="checkbox"/> Firefighter certified in compliance with s. 633.408, F.S.<input type="checkbox"/> Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*.<input type="checkbox"/> Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*<input type="checkbox"/> Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*<input type="checkbox"/> Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" | <p>efforts to protect such information from being accessible through other means available to the public.").</p> <ul style="list-style-type: none"><input type="checkbox"/> Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*<input type="checkbox"/> Law enforcement personnel including correctional officers and correctional probation officers.*<input type="checkbox"/> Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *<input type="checkbox"/> Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*<input type="checkbox"/> U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*.<input type="checkbox"/> Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **<input type="checkbox"/> County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.").<input type="checkbox"/> Other (list applicable statute): _____ |
|---|--|

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____

Years Held: _____

Description of Position: _____

Signature: _____ Date: _____
If request is submitted instead by the person's employing agency, complete the following:
Agency: _____ Name/Title: _____

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

EXHIBIT C

ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Devices previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Devices for the designated lease period. A fee of \$30.00 per Access Device issued is payable by cash or check at the time a card is issued.

On this date _____, the owners of the property located at:

_____ ("Property") state:
(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated August 31, 2024 and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Device from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Sandridge Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Devices will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Devices will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

(Additional Owners continue on separate page)

EXHIBIT D
AMENITY FACILITY RENTAL AGREEMENT

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
RENTAL APPLICATION AND AGREEMENT**

Name of Applicant: _____ Today's Date: _____

Street Address: _____

Contact: Phone: _____

Email: _____

Rental Area: The rental area
is limited to: _____ ("Amenities").
Duration: ☐ Two Hours ☐ Three Hours ☐ Four Hours
Intended Use: _____

Date of Event: _____ Time: _____

to _____ Estimated Attendance: _____

Event Host (if different from above): _____

Phone _____ /Email: _____

Indemnification:

I agree to indemnify, defend and hold harmless the Sandridge Community Development District ("District") and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, and if alcohol is present, arising out of, or in connection with the, the consumption or provision of alcohol. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. ____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee/Deposit (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. ____ The reservation is limited to the Tavern and Bar for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant's purposes that the District is providing the premises and Amenities on an "as is" basis.
3. ____ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a

result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.

4. ____ The District shall not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities. All Patrons, Guests, and invitees use such District facilities and Amenities at their own risk. All Patrons, Guests, and invitees are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively "Wildlife") may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.
 5. ____ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
 6. ____ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District's Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
-
7. ____ The interior and exterior of the Amenities are under closed circuit television surveillance.
 8. ____ Rental Fee: A non-refundable rental fee of \$200.00 will be charged for rental of the Amenities ("Rental Fee"). A check shall be made out to the "Sandridge Community Development District" and submitted to District staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Fee.
 9. ____ Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by the District in accordance with the District's Policies. Proof of liability insurance acceptable to the District is required.
 10. ____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
 11. ____ The Applicant has reviewed, fully understand, and agree to abide by, the District's Policies.
 12. ____ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
 - a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Wipe off tabletops; and
 - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Staff.
 13. ____ The following items are not permitted within the Amenities:
 - a. Glitter, confetti, or silly string;
 - b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
 - c. Lit decorative candles (excluding cake candles).
 14. ____ The Applicant agrees to complete any additional documentation required by the District in conjunction with bringing in any outside vendors for the event (e.g. food trucks).
 15. ____ The District reserves the right to cancel the rental if it necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).

16. ____ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application.

Alcohol:

Will alcohol be served/consumed? Check one: ☐ Yes, served; ☐ Yes, BYOB; ☐ No

If you answered “yes” for either served or BYOB alcohol above, please initial below:

1. ____ The Applicant understands that if he/she intends to personally serve or sell alcohol, he/she must hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the District Manager prior to the event.
2. ____ The Applicant understands that he/she is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District’s property. The Applicant understands that any violations of the rules of this agreement or the District’s Amenity Rules may cause the Applicant to lose all or a portion of their deposit monies and result in further penalties or legal action.
3. ____ The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately, and the District also reserves the right to call law enforcement to enforce the same.
4. ____ If event liability insurance coverage is required, the Sandridge Community Development District is to be named on the policy as an additional insured party as follows: Sandridge Community Development District and its supervisors, District Manager, agents, officers, staff, and contractors.
5. ____ I have reviewed and agree to comply with the insurance requirements below:

	BYOB	Served/Sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired.
Insurance	None required if residents only or with residents and up to four Guests. Otherwise, a Homeowner’s Insurance Rider/Endorsement providing special event coverage.	Event liability insurance: <ul style="list-style-type: none">• \$250,000 Property Damage;• \$1,000,000 Personal Injury,• Alcohol Rider• District named as additional insured

District Use Only:

Fee Amount: \$ _____ Check #: _____ Date: _____

Deposit Amount: \$ _____ Check #: _____ Date: _____

Insurance Certificate Provided: Yes ____ / N/A ____

Proof of Licensed and Insured Alcohol Vendor Provided: Yes ____ / N/A ____

Additional Completed License Agreement for Outside Vendor: Yes ____ / N/A ____

District Manager Initials: ____

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund Series 2021	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2021	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS								
Cash	\$ 39,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,787
Investments								
Revenue	-	184,341	238,176	-	-	-	-	422,517
Reserve	-	179,111	208,996	229,543	-	-	-	617,650
Prepayment	-	1,561	-	-	-	-	-	1,561
Capitalized interest	-	6	-	-	-	-	-	6
Construction	-	-	-	-	3,423	29,090	94,285	126,798
Cost of issuance	-	-	-	6,176	-	-	-	6,176
Interest	-	-	-	183,755	-	-	-	183,755
Due from Sandridge Land Dev.	63,390	561,853	131,673	-	-	-	512,954	1,269,870
Prepaid expense	1,960	-	-	-	-	-	-	1,960
Utility deposit	2,500	-	-	-	-	-	-	2,500
Total assets	<u>\$ 107,637</u>	<u>\$ 926,872</u>	<u>\$ 578,845</u>	<u>\$ 419,474</u>	<u>\$ 3,423</u>	<u>\$ 29,090</u>	<u>\$ 607,239</u>	<u>2,672,580</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Contracts payable	-	-	-	-	-	7,200	604,574	611,774
Retainage payable	-	-	-	-	-	293,722	333,626	627,348
Tax payable	122	-	-	-	-	-	-	122
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>6,122</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>300,922</u>	<u>938,200</u>	<u>1,245,244</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	63,390	561,853	131,673	-	-	-	512,954	1,269,870
Total deferred inflows of resources	<u>63,390</u>	<u>561,853</u>	<u>131,673</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>512,954</u>	<u>1,269,870</u>
Fund balances:								
Restricted for:								
Debt service	-	365,019	447,172	\$ 419,474	-	-	-	1,231,665
Capital projects	-	-	-	-	3,423	(271,832)	(843,915)	(1,112,324)
Unassigned	38,125	-	-	-	-	-	-	38,125
Total fund balances	<u>38,125</u>	<u>365,019</u>	<u>447,172</u>	<u>419,474</u>	<u>3,423</u>	<u>(271,832)</u>	<u>(843,915)</u>	<u>157,466</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 107,637</u>	<u>\$ 926,872</u>	<u>\$ 578,845</u>	<u>\$ 419,474</u>	<u>\$ 3,423</u>	<u>\$ 29,090</u>	<u>\$ 607,239</u>	<u>\$ 2,672,580</u>

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 118,199	\$ 118,353	100%
Assessment levy: off-roll	-	166,859	135,851	123%
Landowner contribution	-	-	326,220	0%
Total revenues	-	285,058	580,424	49%
EXPENDITURES				
Professional & administrative				
Supervisors	889	5,021	7,536	67%
Management/accounting/recording	3,333	33,333	40,000	83%
Legal	6,348	22,862	25,000	91%
Engineering	-	344	1,500	23%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,667	1,000	167%
Trustee	-	8,062	4,050	199%
Telephone	17	167	200	84%
Postage	-	129	500	26%
Printing & binding	42	417	500	83%
Legal advertising	967	1,041	1,500	69%
Annual special district fee	-	175	175	100%
Insurance	6,552	12,337	5,500	224%
Contingencies/bank charges	9	95	500	19%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Tax collector	-	2,364	2,466	96%
Meeting room rental	180	1,620	-	N/A
Total professional & administrative	18,504	90,549	96,592	94%
Field operations				
Landscape maintenance	13,500	90,342	150,000	60%
Landscape contingency	-	-	15,000	0%
Utilities	19,702	28,002	50,000	56%
Lake/stormwater maintenance	4,694	41,312	40,000	103%
Irrigation repairs	-	-	10,000	0%
Accounting	458	4,583	5,500	83%
Total field operations	38,354	164,239	270,500	61%

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Amenity Center				
Utilities				
Telephone & cable	374	374	4,783	8%
Electric	-	-	8,750	0%
Water/irrigation	300	300	9,333	3%
Trash removal	144	326	1,458	22%
Security				
Alarm monitoring	-	-	200	0%
Monitoring	-	-	7,233	0%
Access cards	-	-	583	0%
Management contracts				
Facility management	-	-	20,000	0%
Landscape maintenance	-	-	15,263	0%
Annuals & pine straw	-	-	4,667	0%
Landscape contingency	-	-	5,000	0%
Field management	-	-	30,000	0%
Pool maintenance	1,800	1,800	9,730	18%
Pool repairs	-	-	2,917	0%
Pool chemicals	-	-	7,000	0%
Janitorial services	-	-	8,015	0%
Janitorial supplies	-	-	1,750	0%
Facility maintenance	-	-	8,750	0%
Fitness equipment lease	2,477	10,404	19,150	54%
Pest control	-	-	875	0%
Pool permits	-	-	583	0%
Repairs & maintenance	-	22,353	4,667	479%
New capital projects	-	-	7,000	0%
Special events	-	-	5,833	0%
Holiday decorations	-	2,591	6,333	41%
Fitness center repairs/supplies	-	-	1,750	0%
Office supplies	-	-	292	0%
Operating supplies	-	-	5,425	0%
ASCAP/BMI license	-	-	992	0%
Insurance property	-	-	15,000	0%
Total amenity center	5,095	38,148	213,332	18%
Total expenditures	61,953	292,936	580,424	50%
Excess/(deficiency) of revenues over/(under) expenditures	(61,953)	(7,878)	-	
Fund balances - beginning	100,078	46,003	-	
Fund balances - ending (projected)				
Unassigned	(61,953)	(7,878)	-	
Fund balances - ending	\$ 38,125	\$ 38,125	\$ -	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 365,829	\$ 366,259	100%
Interest	1,449	19,844	-	N/A
Total revenues	<u>1,449</u>	<u>385,673</u>	<u>366,259</u>	105%
EXPENDITURES				
Debt service				
Principal	-	125,000	125,000	100%
Interest	-	230,838	230,838	100%
Tax collector	-	7,317	7,630	96%
Total expenditures	<u>-</u>	<u>363,155</u>	<u>363,468</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,449	22,518	2,791	
Fund balances - beginning	363,570	342,501	376,854	
Fund balances - ending	<u>\$ 365,019</u>	<u>\$ 365,019</u>	<u>\$ 379,645</u>	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 401,273	0%
Assessment levy: off-roll	-	418,494	-	N/A
Interest	1,748	14,437	-	N/A
Total revenues	<u>1,748</u>	<u>432,931</u>	<u>401,273</u>	108%
EXPENDITURES				
Debt service				
Principal	-	130,000	130,000	100%
Interest	-	287,450	287,450	100%
Tax collector	-	-	8,360	0%
Total debt service	<u>-</u>	<u>417,450</u>	<u>425,810</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,748	15,481	(24,537)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(845)</u>	<u>(8,595)</u>	<u>-</u>	N/A
Total other financing sources	<u>(845)</u>	<u>(8,595)</u>	<u>-</u>	N/A
Net change in fund balances	903	6,886	(24,537)	
Fund balances - beginning	446,269	440,286	357,358	
Fund balances - ending	<u>\$ 447,172</u>	<u>\$ 447,172</u>	<u>\$ 332,821</u>	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,688	\$ 8,556
Total revenues	<u>1,688</u>	<u>8,556</u>
EXPENDITURES		
Debt service		
Interest	-	76,824
Cost of issuance	-	179,635
Underwriter's discount	-	129,300
Total expenditures	<u>-</u>	<u>385,759</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 1,688	 (377,203)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	798,514
Original issue discount	-	(1,837)
Total other financing sources	<u>-</u>	<u>796,677</u>
 Net change in fund balances	 1,688	 419,474
Fund balances - beginning	<u>417,786</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 419,474</u></u>	<u><u>\$ 419,474</u></u>

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 137
Total revenues	<u>13</u>	<u>137</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	13	137
Fund balances - beginning	3,410	3,286
Fund balances - ending	<u><u>\$ 3,423</u></u>	<u><u>\$ 3,423</u></u>

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,003,328
Interest	103	1,495
Total revenues	<u>103</u>	<u>1,004,823</u>
EXPENDITURES		
Capital outlay	(248)	3,003,933
Total expenditures	<u>(248)</u>	<u>3,003,933</u>
Excess/(deficiency) of revenues over/(under) expenditures	351	(1,999,110)
OTHER FINANCING SOURCES/(USES)		
Transfer in	845	2,296,917
Total other financing sources/(uses)	<u>845</u>	<u>2,296,917</u>
Net change in fund balances	1,196	297,807
Fund balances - beginning	(273,028)	(569,639)
Fund balances - ending	<u><u>\$ (271,832)</u></u>	<u><u>\$ (271,832)</u></u>

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 3,801,977	\$ 3,822,684
Interest	535	20,973
Total revenues	<u>3,802,512</u>	<u>3,843,657</u>
EXPENDITURES		
Capital outlay	628,978	7,692,434
Total expenditures	<u>628,978</u>	<u>7,692,434</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,173,534	(3,848,777)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,666,486
Transfer out	-	(2,288,322)
Total other financing sources/(uses)	<u>-</u>	<u>3,378,164</u>
Net change in fund balances	3,173,534	(470,613)
Fund balances - beginning	(4,017,449)	(373,302)
Fund balances - ending	<u>\$ (843,915)</u>	<u>\$ (843,915)</u>

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held Public Hearings and a Regular Meeting on July 31, 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
Rose Bock	Assistant Secretary
Mike Taylor	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Chris Loy (via telephone)	Kilinski Van Wyk
Glynn Taylor	District Engineer
Rob Hamlett	First Service
James McMahon	Castle Group
Megan Maldonado	GreenPointe Developers
Scott Brandt	Resident
Larry & Jeannine Koski	Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:08 p.m. Supervisors Kern, Bock, Taylor and Odom were present. Supervisor Cornelison was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

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

I.	Number 70	Ferguson Waterworks	[\$1,100.00]
II.	Number 71	Ferguson Waterworks	[\$12,648.00]
III.	Number 72	Taylor & White, Inc.	[\$7,940.59]
IV.	Number 73	Ferguson Waterworks	[\$2,535.79]
V.	Number 74	Janet O. Whitmill, RLA Inc.	[\$5,200.00]
VI.	Number 75	Basham & Lucas Design Group, Inc	[\$4,682.50]
VII.	Number 76	The Tree Amigos Outdoor Services, Inc.	[\$78,289.00]
VIII.	Number 77	Ferguson Waterworks	[\$2,024.00]
IX.	Number 78	American Precast Structure, LLC	[\$2,600.00]
X.	Number 79	England, Thims & Miller, Inc.	[\$6,115.09]
XI.	Number 80	Ferguson Waterworks	[\$7,734.20]
XII.	Number 81	Jax Utilities Management	[\$464,882.50]
XIII.	Number 82	Taylor & White, Inc.	[\$6,751.25]
XIV.	Number 83	Onsite Industries, LLC	[\$16,118.95]
XV.	Number 84	Onsite Industries, LLC	[\$2,417.15]
XVI.	Number 85	Ferguson Waterworks	[\$588.00]
XVII.	Number 86	Micamy Design Studios	[\$4,572.40]

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Consent Agenda Items, were ratified and/or approved, as specified.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget of the District and
Providing an Effective Date**

A. Affidavit of Publication

B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending

September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2024-09. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Torres stated that the Budget and Assessment Public Hearings will be conducted simultaneously and Resolutions 2024-09 and 2024-10 will be adopted via one motion and vote.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was opened for both the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025.

No affected property owners or members of the public spoke with regard to the Fiscal Year 2025 Budget or Assessment items.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was closed for both the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, and Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, were adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item was addressed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Amending Resolution 2024-08 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules, Rates, Fees, and Charges; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2024-11, Amending Resolution 2024-08 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules, Rates, Fees, and Charges; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Section 189.0694, Florida Statutes (Performance Measures and Standards Reporting)

Ms. Kilinski explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives, publish an annual report on its website

detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved. District Management and District Counsel collaborated on identifying the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Goals and Objectives developed and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ending September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

This item was deferred.

TENTH ORDER OF BUSINESS

OnSight Industries, LLC Agreement to Furnish and Install Street Signs

Mr. Torres presented the OnSight Industries Agreement.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the OnSight Industries, LLC Agreement to Furnish and Install Street Signs, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Weather Engineers, Inc. Planned Maintenance Agreement

Mr. Torres presented the Weather Engineers, Inc. Planned Maintenance Agreement.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Weather Engineers, Inc. Planned Maintenance Agreement, in the amount of \$310 quarterly, designating Mr. Taylor authority to approve, subject to confirmation of the warranty, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of June 30, 2024

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of June 25, 2024 Regular Meeting
Minutes

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the June 25, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

Ms. Kilinski reminded the Board of the requirement to complete four hours of ethics training by December 31, 2024. Completion of the requirement will be reported when filing Form 1 in 2025.

B. District Engineer: Taylor & White, Inc.

Mr. Taylor stated that work with County is underway to obtain files for Sandridge Road regarding some things that the County did that need to be fixed.

Discussion ensued regarding the stormwater management system.

C. Field Operations and Amenities: Castle Group

Mr. McMahon reported the following:

- TNW Electric inspected the lights that are out to determine the cause.
- Punch list items are being addressed.
- Various vendors were on site to view and check on items.

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

- **NEXT MEETING DATE: August 27, 2024 at 2:00 PM [Adoption of Rules]**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

Resident Larry Koski asked if it would be possible for the Board and staff to use a microphone when speaking, as it is difficult for him to hear them. He asked if Item 5C, which is the Assessment Resolution, was addressed. Mr. Torres stated that the Public Hearing on that item was held simultaneously with the Budget Public Hearing earlier in the meeting; comments about item 5C should have been made then. Mr. Koski asked if there is a cost increase. Ms. Kilinski stated an increase of approximately \$200 is anticipated because the Amenity Center is open and fully operating. She explained the Operation and Maintenance (O&M) and Debt Service portions of the annual assessment. It was noted that the assessments are called "Special Assessments" but that is the term used for the regular assessments, it does not mean there will be another assessment on top of the regular O&M and Debt assessments.

A resident asked if there is weekend trash service at the amenities and noted that water clarity is poor on Sundays. It was noted that the pool company was spoken to about the water clarity and larger trash cans are being obtained. The resident stated that 2835 Crossfield continues having pond erosion. The District Engineer will inspect the area.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 2:41 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	2:00 PM
November 28, 2023	Regular Meeting	2:00 PM*
January 23, 2024 CANCELED	Regular Meeting	2:00 PM*
February 27, 2024	Regular Meeting	2:00 PM*
March 26, 2024 CANCELED	Regular Meeting	2:00 PM*
April 23, 2024 CANCELED	Regular Meeting	2:00 PM*
May 28, 2024	Regular Meeting	2:00 PM*
June 25, 2024	Regular Meeting	2:00 PM*
July 23, 2024 <i>rescheduled to July 31, 2024</i>	Regular Meeting	2:00 PM*
July 31, 2024	Public Hearing & Regular Meeting (Budget)	2:00 PM*
August 27, 2024	Public Hearing and Regular Meeting (Rules)	2:00 PM*
September 24, 2024	Regular Meeting	2:00 PM*
*Meetings will convene immediately following the adjournment of the Creekview CDD meetings, scheduled to commence at 2:00 PM		