

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

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

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Chris Loy	Kilinski Van Wyk
Glynn Taylor	District Engineer
Rob Hamlett	First Service
James Parker	Resident
Shelley Parker	Resident
James Frank	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:06 p.m. Supervisors Cornelison, Taylor and Bock were present. Supervisor Kern was not present at roll call. Supervisor Odom was not present.

SECOND ORDER OF BUSINESS

Public Comments

No affected property owners or members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

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

SANDRIDGE CDD

August 27, 2024

- 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]**
- B. Proposal: T&M Replacement of Damaged Light** **[\$10,125.57]**

This item was an addition to the agenda.

Mr. Torres distributed and presented an invoice for replacement of a damaged light fixture, previously approved by Mr. Taylor. This is a not a construction-related item.

Ms. Kilinski noted that this item will be Item 3B.

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

Mr. Kern arrived at the meeting at 2:09 p.m.

FOURTH ORDER OF BUSINESS

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

The affidavit of publication was included for informational purposes.

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

Mr. Torres recalled that the Board considered the Policies several times in the past and received a communication from resident James Franks, who will comment on the suspension/termination and rates during the public hearing.

Ms. Kilinski stated, for the purposes of the Rule Hearing, residents should pay close attention to the suspension of privileges and the rates that are being proposed.

Regarding the suspension of privileges, resident James Parker voiced his opinion that there is a lot legalese in it to protect the CDD.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was opened.

Mr. Parker voiced his opinion that, under the “Suspension and Termination of Access Rule”, the Board should consider adding “household members” to indicate additional people in the house.

Ms. Kilinski stated the term “patron” is all-consuming; it includes guests of a household or anyone else residing in the household. The general rule is applicable to anybody who uses the facility, so the actual Rule is “all persons using the amenity facility and entering the District property whatsoever is responsible for compliance with these Policies and Rules.” The idea is that the CDD does not want a situation where someone could not be a guest or resident and conclude that the Rule does not apply to them, and trespasses. The verbiage is broader than the actual Policy. The Rule, pursuant to Chapter 120, has a greater effect of law than policies do because privileges can be suspended and fines can be levied if the Rule is violated.

Asked for the definition of “patron”, Ms. Kilinski stated it relates to residents, non-residents, patrons and renters.

Mr. Parker expressed his opinion that the tavern rental rates seem high compared to those at other CDDs he considered.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was closed.

Ms. Kilinski presented Resolution 2024-13. She responded to questions about caps on rental fees, advertising costs for rulemaking, previous versions and the current Rules and Policies updates.

Discussion ensued regarding what the annual membership rate should be for non-residents, the full buildout budget, debt assessment rate, replacement access fee, setting an hourly base rate for tavern rental, excluding set up and tear down, developing a vendor list for the rental space, amending the rate schedule and alerting residents of the rate increases.

The Board agreed to set the non-resident user fee at \$4,000 annually, the replacement access card fee between \$30 to \$50 and to increase the tavern rental fee to \$400 for a four-hour maximum.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, 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, as amended, and setting the annual non-resident user fee at \$4,000 and increasing the tavern rental fee to \$400, was adopted.

Mr. Torress recommended approval of a separate motion for Staff and to designate a Board Member to review and revise the current version of the Rules before posting it on the website and emailing it to residents.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, authorizing a Staff Member and a Board Member to review and revise the latest version of the Rules and Policies before posting it on the website, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

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

SIXTH ORDER OF BUSINESS

Approval of July 31, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the July 31, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

There was no report.

B. District Engineer: Taylor & White, Inc.

Mr. Taylor stated construction is progressing nicely.

Asked if Staff received coordination with the County on the drainage at the entrance of the CDD, Mr. Taylor stated he has yet to receive any feedback.

C. Field Operations and Amenities: Castle Group

There was no report.

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

- **NEXT MEETING DATE: September 24, 2024 at 2:00 PM**
 - **QUORUM CHECK**

The September meeting date will be determined; there is a conflict with September 24, 2024.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Parker asked if residents can reserve the amenity for free for resident-only gatherings, noted various groups and questioned their legality and the rental agreements. He asked which entity approves Bingo and Bunco social groups and food trucks.

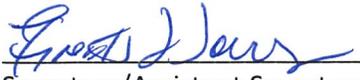
Mr. Kern stated there is no additional fee for residents to use the facilities, as long as they adhere to the Policies. Ms. Kilinski stated the Policy specifically states that outside vendors and commercial activity are prohibited on CDD property, unless invited by the CDD as part of a CDD event, and the same goes for organized activities; anything at the amenity center must be approved by the CDD in advance.

Mr. and Mrs. Parker stated several Rules are being broken, including owners operating AirBnB's, residents not adhering to the pool rules, individuals hopping the fence to access the pool area, garbage cans being left out in front of the garages. They think the lawns are poorly maintained. Mr. Torres stated most of those issues are HOA-related. Mr. Kern urged Mr. and Mrs. Parker to report all suspicious activity to the Board and Staff.

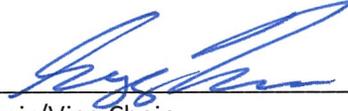
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, the meeting adjourned at 3:00 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair