

**MINUTES OF MEETING  
SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Regular Meeting on January 28, 2025, 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:**

Gregg Kern  
Joe Cornelison  
Rose Bock  
Mike Taylor

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Ernesto Torres  
Chris Loy  
Glynn Taylor  
Megan Maldonado  
Nick McKenna  
Robin Hamlett  
Rebecca Fixil  
Lea Tinchier

District Manager  
Kilinski | Van Wyk  
District Engineer  
Development Team  
Development Team  
First Service  
First Coast Vendor Village  
First Coast Vendor Village

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order.

Supervisors Cornelison and Supervisors-Elect Kern, Taylor and Bock were present.  
Supervisor Odom was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [Gregg Kern – Seat 1, Mike Taylor – Seat 2, Rose Bock – Seat 4] (the following to be provided in a separate package)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Greg Kern, Mr. Mike Taylor and Ms. Rose Bock. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS****Consent Agenda**

Mr. Torres presented the following:

- A. Ratification/Consideration of Requisitions (support documentation available upon request)**
  - I. Number 92 Jax Utilities Management [\$419,767.00]**
  - II. Number 93 Kilinski-Van Wyk PLLC [\$63.00]**
  - III. Number 94 Taylor & White, Inc. [\$7,246.81]**
  - IV. Number 95 Southern Recreation [\$16,965.00]**
  - V. Number 96 Clay Electric Cooperative, Inc. [\$80,000.00]**
  - VI. Number 97 Ferguson Waterworks [\$225.00]**
  - VII. Number 98 T&M Electric of Clay County, Inc. [\$10,125.57]**
  - VIII. Number 99 K&G Construction [\$560,144.09]**
  - IX. Number 100 Onsite Industries, LLC [\$6,343.85]**
  - X. Number 101 Ferguson Waterworks [\$18.65]**
  - XI. Number 102 England, Thims & Miller, Inc. [\$15,201.11]**

XII.	Number 103	Clary & Associates, Inc.	[\$9,450.00]
XIII.	Number 104	Jax Utilities Management	[\$538,901.75]
XIV.	Number 105	Ferguson Waterworks	[\$3,006.00]
XV.	Number 106	Taylor & White, Inc.	[\$11,032.92]
XVI.	Number 108	Ferguson Waterworks	[\$18.65]
XVII.	Number 109	American Precast Structures, LLC	[\$951.00]
XVIII.	Number 110	Ferguson Waterworks	[\$1,745.00]
XIX.	Number 111	K&G Construction	[\$6,693.50]
XX.	Number 112	Kilinski-Van Wyk PLLC	[\$157.50]
XXI.	Number 113	Taylor & White, Inc.	[\$8,849.09]
XXII.	Number 114	Ferguson Waterworks	[\$45.09]
XXIII.	Number 115	Tree Amigos Outdoor Services	[\$41,955.00]
XXIV.	Number 116	K&G Construction	[\$377,908.32]
XXV.	Number 117	Onsite Industries, LLC	[\$1,824.15]
XXVI.	Number 118	Taylor & White, Inc.	[\$9,012.67]
XXVII.	Number 119	Ferguson Waterworks	[\$71.27]
XXVIII.	Number 120	England, Thims & Miller, Inc.	[\$5,083.53]
XXIX.	Number 121	Taylor & White, Inc.	[\$12,389.33]
XXX.	Number 122	Kilinski-Van Wyk PLLC	[\$1,336.50]
XXXI.	Number 123	Ferguson Waterworks	[\$71.27]
XXXII.	Number 124	Rupert Landscaping	[\$29,239.17]
XXXIII.	Number 125	Janet O. Whitmill, R.L.A., Inc.	[\$3,000.00]

**B. Ratification Items**

- I. Ruppert Landscape, LLC Addendum to Agreement for Landscape Installation – Area 3
- II. FEMO- Jacksonville, LLC dba Mosquitonix Agreement for Seasonal Holiday Lighting and Enhancements
- III. Sitex Aquatics, LLC Amendment to the Lake Maintenance Services Agreement
- IV. FY2025 Budget Funding Agreement

**V. City Wide Janitorial Services Agreement****VI. ABECCA, LLC Vendor Village License Agreement**

Item BVI was pulled from the Consent Agenda and will be considered independently.

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

▪ **ABECCA, LLC Vendor Village License Agreement**

**This item, previously Item 4BVI, was presented out of order.**

Mr. Loy stated that this Agreement allows the vendor to hold “pop-up” events on CDD property. He noted that the Agreement includes a \$150 fee to be paid to the CDD.

Ms. Fixel discussed the types of pop-up events that her company organizes; profit sharing event profits with the CDD, and an event being held in the CDD on Saturday. She asked the Board to consider foregoing the \$150 fee for the upcoming Saturday event. She explained that the vendors, such as food trucks, pay a fee to set up at the events.

Ms. Fixel stated that the event on Saturday will be open to the public.

Mr. Loy stated that the Agreement is for the Saturday event and contains the \$150 fee but it contemplates supplemental events based on an agreement between the CDD and the vendor. If the Board wants to eliminate the \$150 fee, it can be done for a trial period and then later consider a profit-sharing arrangement. He stressed that an Agreement must be signed before the Saturday event. It was noted that the current version of the Agreement does not include opening it to non-residents.

The Agreement will be revised to remove the \$150 fee for this event and to allow non-residents, meaning the public, to attend the event.

**On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Vendor Village Agreement, as amended to remove the \$150 fee for this event and to allow the public to attend, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01. The results of the Landowners' Election are as follows:

Seat 1	Gregg Kern	160 votes	Four-year Term
Seat 2	Mike Taylor	160 votes	Four-year Term
Seat 4	Rose Bock	155 votes	Two-year Term

**On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-02. The consensus was to keep the same slate of officers.

**On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Acceptance of Granary Park TV Donation**

Ms. Moldonado stated that a resident wants to donate a TV to the CDD to be located in the Amenity Center. The Board declined the offer.

**EIGHTH ORDER OF BUSINESS****Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2023,  
Prepared by Berger, Toombs, Elam, Gaines  
& Frank**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report  
for the Fiscal Year Ended September 30, 2023**

On MOTION by Ms. Bock and seconded by Mr. Taylor, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

**NINTH ORDER OF BUSINESS****Consideration of Jax Utilities Management  
Granary Park PH 3 Change Order #7**

On MOTION by Ms. Cornelison and seconded by Mr. Kern, with all in favor, Jax Utilities Management Granary Park PH 3 Change Order #7, was approved.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of December 31, 2024**

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

**ELEVENTH ORDER OF BUSINESS****Approval of Minutes**

- A. August 27, 2024 Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the August 27, 2024 Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel: Kilinski|Van Wyk, PLLC**

There was no report.

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

Mr. Glynn Taylor discussed the Phase 2 permit form the Water Management District to put it into the Operation and Maintenance (O&M) phase. Phase 3 is essentially down to completing paperwork. He will check on the County road status.

**C. Field Operations and Amenities: First Coast Service**

Mr. Hamlett stated mulch will be laid soon but there are a lot of dead plants in the way. The Board agreed to removal/replacement of the dead plants. Mr. Hamlett stated a rail in the gym pulled out from the wall. The Board agreed to the removal of the railing.

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

- **NEXT MEETING DATE: February 25, 2025 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be held on February 25, 2025, unless canceled.

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

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.


**FIFTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, the meeting adjourned.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair