

**MINUTES OF MEETING
SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Regular Meeting on May 27, 2025, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Gregg Kern
Mike Taylor
Rose Bock
Joe Cornelison
Brad Odom

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Chris Loy
Jennifer Kilinski (via telephone)
Glynn Taylor
Megan Maldonado
Melinda Hester
Rhonda Brooks
Scott Brandt

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kilinski | Van Wyk
District Engineer
GreenPointe Developers
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions: Series 2022 (support documentation available upon request)

I.	Number 126	Taylor & White, Inc.	[\$1,371.04]
II.	Number 127	England, Thims & Miller, Inc.	[\$89.42]
III.	Number 129	Taylor & White, Inc.	[\$2,473.69]
IV.	Number 130	England, Thims & Miller, Inc.	[\$14,306.92]
V.	Number 131	Kilinski-Van Wyk PLLC	[\$29.00]
VI.	Number 132	Ferguson Waterworks	[\$26.18]
VII.	Number 133	England, Thims & Miller, Inc.	[\$2,414.29]
VIII.	Number 134	Kilinski-Van Wyk PLLC	[\$383.50]
IX.	Number 135	Taylor & White, Inc.	[\$1,452.50]
X.	Number 136	Ferguson Waterworks	[\$26.18]
XI.	Number 138	Ferguson Waterworks	[\$96.00]

B. Ratification Items

I. Ruppert Landscape, LLC Items

- a. Agreement for Landscape Maintenance Services
- b. Second Addendum to Agreement or Landscape & Irrigation Maintenance Services
- c. Third Addendum to Agreement for Landscape Installation – Area 3

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

FOURTH ORDER OF BUSINESS

Consideration of FY2026 Proposed Budget

A. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

B. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]

The Board selected Option B.

Mr. Torres presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The consensus was to increase the proposed Fiscal Year 2026 budget to \$795,000 and send Mailed Notices for the assessment increase.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for August 26, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase], was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Kilinski | Van Wyk PLLC
Hourly Rate Increase**

Mr. Loy presented the Kilinski | Van Wyk PLLC Hourly Rate Increase request.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Kilinski | Van Wyk PLLC Hourly Rate Increase, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-05. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental

entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Electing Felix Rodriguez as Assistant
Secretary of the District, and Providing for
an Effective Date**

Mr. Torres presented Resolution 2025-06. The purpose of this Resolution is to appoint Felix Rodriguez as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, Resolution 2025-06, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

**Approval of January 28, 2025 Regular
Meeting Minutes**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the January 28, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

Mr. Loy reminded the Board Members to complete four hours of ethics training in 2025 by December 31, 2025.

Mr. Loy asked the Board to consider moving its meeting dates and time for Fiscal Year 2026 from the fourth Tuesday of the Month to the fourth Thursday, preferably after 2:00 p.m.

B. District Engineer: Taylor & White, Inc.

Mr. Taylor reported the following:

- All of Phase 3 was approved by the County except for 3A.
- He believes the Water Management District submitted the as-builts for Phase 3.
- Pumping was occurring at Pond 10; the hope is to receive rain.

C. Field Operations and Amenities: Castle Group

Mr. Torres noted that First Service manages the Field Operations and Amenities.

Ms. Maldonado noted that pool service/maintenance was increased from three days per week to five days per week during the summer.

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

- **631 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: June 24, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on June 24, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Regarding how the vendor event went, Ms. Maldonado stated that she heard it went well.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Melinda Hester expressed concern about the new HOA Management Company. In her opinion, the front of the neighborhood is maintained fine but the other common areas, mailbox area and other areas without houses are not being maintained. Vehicles are parking on the street and numerous houses are unsightly. She thinks the HOA is not doing anything about these issues and is not responsive. A Board Member stated that the

common areas are CDD property and the CDD will see to them being maintained. Ms. Maldonado will notify the HOA Management Company of the concerns.

Resident Scott Brandt stated that a little over a year ago he expressed concerns about Lennar being unresponsive and not fixing eroded areas on the pond by his home. The erosion is worse now and he wants to know what is going to be done now. The Board will coordinate with Lennar to determine what will or can be done. Mr. Brandt stated that the pool area has an abundance of red ants and asked if it can be addressed. He stated that he emailed previously about donating TVs and asked about the process for doing this. Mr. Torres believes that offer was discussed and the Board passed on the offer; he thinks the amenity center might not be set up for that. Mr. Brandt asked why it would be rejected. A Board Member recalled it possibly being a matter of not having anyone to turn them on and off, lost remote controls, not being able to manage what is being broadcast on TVs, etc. Regarding other donation offers, it was noted that the Board is open to considering donations on a case-by-case basis but with the CDD constructing any improvements or recreational things.

Mr. Loy discussed the process of a CDD accepting donations and potential implications.

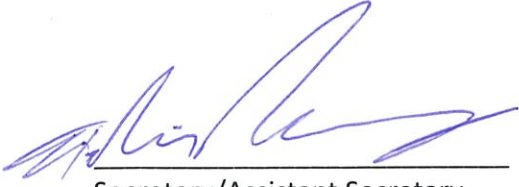
Regarding donations to the CDD, Ms. Bock suggested Mr. Brandt present a proposal to the Board.

Ms. Hester asked about the roads and noted a depression on a road that someone tried to repair. It was noted that the CDD is aware of the issue and is trying to get it fixed; the first attempt was temporary.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 2:51 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Secretary/Assistant Secretary

A handwritten signature in black ink, appearing to read 'Paul Cornish', with a long horizontal stroke at the end.

Chair/Vice Chair