

SANDRIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 11, 2025

**BOARD OF SUPERVISORS
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
<https://sandridgecdd.net/>

December 4, 2025

Board of Supervisors
Sandridge Community Development District

<p style="text-align:center">ATTENDEES:</p> <p>Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Regular Meeting on December 11, 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. 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 147 Ruppert Landscape [\$6,417.00]
 - II. Number 149 Taylor & White, Inc. [\$972.40]
 - B. Ratification Items
 - I. T&M Electric of Clay County, LLC Addendum to Agreement for Exit Light Repairs
 - II. Commercial Fitness Products, Inc. Addendum to Agreement [Preventative Maintenance]
 - III. Jax Utilities Management, Inc. Estimate #071092/Invoice #235032R for Paint Removal
 - IV. Sun Power Lawn Care, LLC Agreement for Holiday Lighting and Installation Services
 - V. Charles Aquatics, Inc. Agreement for Pond Management Services
4. Review of Proposals for Landscape and Irrigation Maintenance Services
 - A. Respondents

- I. Brightview Landscape Services, Inc.
 - II. Ruppert Landscape, LLC
 - III. United Land Services
 - IV. Yellowstone Landscape, Inc.
- B. Ranking/Evaluation
- C. Authorization to Negotiate and Finalize Contract(s)
 - I. Consideration of Resolution 2026-01, Regarding the Award of a Landscape and Irrigation Maintenance Services Contract; Providing a Severability Clause; And Providing an Effective Date
- 5. Consideration of Resolution 2026-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
- 6. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date
- 7. Consideration of Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Clay County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
- 8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 9. Acceptance of Unaudited Financial Statements as of October 31, 2025
- 10. Approval of September 30, 2025 Public Hearings and Regular Meeting Minutes
- 11. 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: January 8, 2026 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

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez
Felix Rodriguez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 280 2710

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3

CONSENT
AGENDA

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District
Clay County, Florida

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

SANDRJIDGE 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; 147
- (B) Name of Payee; Ruppert Landscape
- (C) Amount Payable; \$6,417.00
- (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**

Signed by:




SAB8A9EE8F144B8...

Responsible Officer

Date: 10/21/2025

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



RUPPERT

LANDSCAPE

INVOICE

DATE	INVOICE #
9/26/2025	161100-1

23601 Laytonsville Road
Laytonsville, Maryland 20882
301-414-0022 301-414-0422 Fax

Questions:
 Office: 904-778-1030
 E-Mail: rvanzant@ruppertcompanies.com

Bill To:
Sandridge Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431

Job Site Location:
Granary Park Lake Bank Washout Repairs Multiple Addresses in Granary Park Subdivision Green Cove Springs, FL 32043

		Terms	Project	
			Granary Park Lake Bank Washout	
Quantity	Description	Rate	Amount	
16	Fill Dirt	\$44.00	\$704.00	
45	Prep Work And Hand Grading	\$76.00	\$3,420.00	
1	Project Management	\$61.00	\$61.00	
2400	St. Augustine Sod	\$0.93	\$2,232.00	
		TOTAL	\$6,417.00	

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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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; 149
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$972.40
- (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

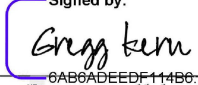
5. the costs set forth in the requisition are reasonable.

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**

Signed by:
By: 
8AB6ADEEDF114B0
Responsible Officer
11/17/2025
Date: _____

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

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.
Civil Design & Consulting Engineers
 9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com
 PROFESSIONAL CIVIL ENGINEERING SERVICES

Sandridge CDD
 Craig Wrathell
 2300 Glades Road, Suite 410W
 Craig Wrathell, District Manager
 Boca Raton, FL 33431

Invoice number 6309
 Date 11/12/2025

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 11/09/2025. ~PAYMENT TERMS: NET 10 DAYS~
 Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$972.40

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PROFESSIONAL SERVICES- CLOSED	0.00	1,567.50	1,567.50	0.00	0.00
*BIDDING PHASE I- CLOSED	7,500.00	9,515.00	9,515.00	126.87	0.00
*SUPPLEMENTAL ENGINEER'S REPORT- CLOSED	8,500.00	8,502.50	8,502.50	100.03	0.00
*SUPPLEMENTAL ENGINEERING REPORT PHASE II (HRLY)	8,500.00	8,492.50	8,492.50	99.91	0.00
*SUPPLEMENTAL ENGINEERING REPORT FOR PHASE III- (HRLY)	10,000.00	10,000.00	10,000.00	100.00	0.00
*SANDRIDGE DISTRICT ENGINEER- (HRLY)	39,600.00	100,812.50	100,937.50	254.89	125.00
*PUBLIC FACILITIES REPORT (HRLY)	0.00	2,413.75	2,413.75	0.00	0.00
*ENGINEERING PLANS MODIFICATIONS	100,000.00	99,883.75	99,883.75	99.88	0.00
*ROAD CONNECTION MODS/COORD- (HRLY)	0.00	2,162.50	2,162.50	0.00	0.00
ECS UNDERDRAIN EVALUATIONS (BUDGET + 10%)	1,100.00	1,100.00	1,100.00	100.00	0.00
ECS AMENITY CENTER BORINGS (BUDGET + 10%)	2,530.00	2,530.00	2,530.00	100.00	0.00
*AMENITY CENTER MODIFICATION- HRLY	0.00	18,557.50	18,557.50	0.00	0.00
*LANDSCAPE & IRRIGATION MODIFICATIONS (HRLY)	0.00	515.00	515.00	0.00	0.00
LANDSCAPE ARCHITECT DESIGN (LS)	13,100.00	13,100.00	13,100.00	100.00	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,905.00	4,905.00	49.05	0.00
*CONSTRUCTION OBSERVATION/CERTIFICATION- (HRLY)	55,000.00	50,887.50	51,637.50	93.89	750.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	11,215.00	11,215.00	106.81	0.00
REIMBURSABLES	0.00	15,706.90	15,804.30	0.00	97.40
Total	266,330.00	361,866.90	362,839.30	136.24	972.40

*Sandridge District Engineer- (HRLY)

Richard "JJ" Edwards

Billed Amount
 125.00

Sandridge CDD
Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number 6309
Date 11/12/2025

*Construction Observation/Certification- (HRLY)

		Billed Amount
James C. Johnson		750.00
	subtotal	875.00

Reimbursables

	Billed Amount
Mileages	97.40

Invoice total 972.40

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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**AGREEMENT BETWEEN SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
AND T&M ELECTRIC OF CLAY COUNTY, LLC**

T&M ELECTRIC OF CLAY COUNTY, LLC.

200 College Dr.
Orange Park, Florida 32065
State License #EC0001152
FEIN 59-2052695

Phone: (904) 272-0272
September 23, 2025

Fax: (904) 276-7689

Proposal Submitted To: Kim Mercado
Job Location: 2429 Sandridge Rd Green Cove Springs, FL 32043

Mrs. Mercado,

Thank you for allowing us to provide you with a quote for the electrical service work at 2429 Sandridge Rd. If you have any questions, please feel free to contact me and thank you again for entrusting T&M Electric with your electrical needs.

1. Provide and install (1) indoor replacement exit light
2. Provide and install (3) outdoor weather rated exit light.

Total \$725.00

Excludes drywall or paint repair.

ADDENDUM TO AGREEMENT BETWEEN SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT AND T&M ELECTRIC OF CLAY COUNTY, LLC

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. T&M Electric of Clay County, LLC, a Florida limited liability company, with a mailing address of 200 College Dr., Orange Park, FL 32065 (“Contractor”) agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to Sandridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with a mailing address c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“District”), in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions, including those of its employees, agents, and subcontractors.
 - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner’s within the District.
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
3. Insurance.
 - a. The Contractor, and any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors

Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. The District, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders on the above listed policies, except Workers' Compensation Insurance. The insurance required hereunder shall be primary and any insurance maintained by the District shall be excess and non-contributory. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for completing the work, and upon final completion and approval by the District of the work, the District agrees to pay the Contractor a total amount not to exceed **Seven Hundred Twenty-Five and 00/100 Dollars (\$725.00)**. This compensation includes all parts, materials, and labor necessary to complete the work as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in §§ 218.70 et seq., of the Florida Statutes.
 5. Indemnification. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, supervisors, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorneys' fees and costs, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to the Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
 6. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

7. Termination. The agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (561) 571-0010, TORRESE@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including


reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Clay County, Florida.

12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor shall execute an affidavit in compliance with section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

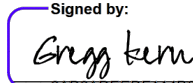
[Signature page follows]

*[Signature page to Addendum to Agreement Between Sandridge Community Development District and
T&M Electric of Clay County, LLC.]*

T&M ELECTRIC OF CLAY COUNTY, LLC

Signed by:

FD780B110D9E4AD...
By: Tom Taylor
Its: Vice President
Date: 10/17/2025

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

6AB6ADEEDF114B6...
By: Gregg F. Kern
Its: Chairman
Date: 10/7/2025

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3B11

SERVICE ORDER ADDENDUM

Contractor/Vendor: Commercial Fitness Products, Inc.

District: Sandridge Community Development District

Proposal: Preventative Maintenance Proposal (Attached as Exhibit A)

Proposal Date: September 29, 2025

Terms and Conditions:

The following provisions govern the services provided under the Proposal attached to this Service Order Addendum:

- 1. Effective Date. The agreement between the parties shall be deemed effective as of the date of the full execution of the Proposal attached as **Exhibit A** and this Addendum, which together shall constitute the “Agreement.” In the event of any conflict or inconsistency between the terms and conditions set forth in this Addendum and those contained in the Proposal attached as **Exhibit A**, the terms and conditions of this Addendum shall control and prevail.
- 2. Insurance. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds (“**Additional Insureds**”) on all policies above except for Worker’s Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least sixty (60) days’ written notice to the District for non-renewal or cancellation and ten (10) days’ written notice for non-payment of premium. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

- 3. Limitation on Governmental Liability. Contractor agrees that nothing in the Agreement shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. To the extent the

Proposal requires any indemnification from the District, such obligation shall not be construed as a waiver of the District's sovereign immunity or limitations of liability, and shall apply only up to the monetary limits set forth in section 768.28, *Florida Statutes*.

4. Indemnification.

- a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including but not limited to any negligent or wrongful acts or omissions, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

5. Clean-Up. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

6. Payments and Invoices. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*.

7. Default and Enforcement.

- a. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.
- b. In the event that either the District or the Contractor is required to enforce the Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- c. The Agreement and the provisions contained in the Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.
- d. To the extent any of the services described herein are classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

8. Termination. The District agrees that the Contractor may terminate the Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District

shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement with or without cause upon thirty (30) days' written notice; provided, however, that upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

9. Public Records. Contractor understands that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein by reference.

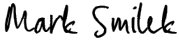
IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, AND 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

10. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
11. Foreign Influence. Contractor represents and warrants that under Section 286.101, *Florida Statutes*, it has disclosed and will continue to disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute. Contractor shall provide immediate written notice to the District of any such interests, contacts, grants, or gifts that arise during the term of this Agreement.
12. Scrutinized Companies. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

13. Anti-Human Trafficking. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

CONTRACTOR/VENDOR:
COMMERCIAL FITNESS
PRODUCTS, INC.

DISTRICT:
SANDRIDGE COMMUNITY DEVELOPMENT
DISTRICT

Signed by:

2A017F90C5C811D...
By: Mark Smilek
Its: Client Services Manager
Date: 10/6/2025

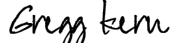
Signed by:

6AB0ADEEDF114B6...
Chairperson, Board of Supervisors
Date: 10/6/2025

Exhibit A: Preventative Maintenance Proposal

EXHIBIT A

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.com

Fax: 239-938-1462

**PREVENTATIVE MAINTENANCE
PROPOSAL**

PROPOSAL # F09292506M

Date: Sep 29, 2025

Expiration Date: 10/29/2025

BILL**TO:**Sandridge CDD
2429 Sandridge Rd
Green Cove Springs, FL 32043**SHIP****TO:**Sandridge CDD
2429 Sandridge Rd
Green Cove Springs, FL 32043

ATN Kim Mercado

Phone

Email Kim.Mercado@fsresidential.com

ATN Kim Mercado

Phone

Email Kim.Mercado@fsresidential.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	100% Prepaid	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	PM-QTY	Preventative Maintenance Service - Quarterly Visits (4X/Year)	\$365.00	\$1,460.00
		<i>EQUIPMENT COVERED</i>		
3	TRM	TREADMILL		
2	EFX	ELLIPTICAL TRAINER		
1	CLM	CLIMBMILL		
2	BKE	BIKE - RECUMBENT OR UPRIGHT		
0	ROW	ROWER		
0	SPIN	SPIN BIKE		
0	STP	STEPPER		
6	SSTK	SINGLE STACK WEIGHT MACHINE		
1	FTS	FUNCTIONAL TRAINER - 2 STACKS		
1	SMT	SMITH MACHINE		
0	MGYM	MULTI-GYM (3+ weight stacks)		
2	BRAK	BENCHES & RACKS		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
PM FREQUENCY	QUARTERLY		Subtotal	\$1,460.00
	4X PER YEAR		State Tax	\$0.00
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.		Freight	\$0.00
			Grand Total	\$1,460.00

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:

Amount Collected:

Check No.:

Received By: (Print Name and Sign)

Terms and Conditions

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective date for **SANDRIDGE CDD** ("CUSTOMER").

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers' recommendations. The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan -

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - \$125.00/Hour/Technician, plus Service Charge of \$125.00.

Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$90.00/Hour/Tech):

- o Labor Rate - \$90.00 per hour (1 Hour Minimum)
- o Per Technician o Service Charge - \$90.00 Service (per trip)

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$90.00/Hour) will apply, but the \$90.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

Estimate -

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP - a.) ordering the part, b.) scheduling service call.

Service Request -

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include - identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$90.00, plus Service Charge of \$90.00.

Terms and Conditions

Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

Payment

Payment Terms are "Net 30 Days". All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman's Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney's fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned's failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an PM agreement document with updated contract dates and any revisions to CFP's prevailing rates for PM Visits & Repair Services. Invoices will be generated automatically after the first renewal PM Service Visit..

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com



PREVENTATIVE MAINTENANCE

SUMMARY -

Agreement Total: \$1,460.00 /Year (\$365.00 /Visit) **Plus Sales Tax; Total #of PM Visits: Quarterly (4X) Per Year**

Property Name: Sandridge CDD

Property Address: 2429 Sandridge Rd
Green Cove Springs, FL 32043

Contact: Kim Mercado **Email:** Kim.Mercado@fsresidential.com

Title: **Signature:** _____

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Contact Phone: **Fax:**

Terms: Prepayment Prior To 1st PM Viist

Effective Date: **Ending Date:**

CFP Approval Signature: Mark Smilek **Date:** 9/29/2025

Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- + Inspected for safety & proper function
- + Cleaned
- + Lubricated
- + Adjusted in accordance with manufacturers' specifications

Scheduled Maintenance (Frequency: 4x/Year)

January	February	March	April
May	June	July	August
September	October	November	December

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:
Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

*Wire Transfer Bank Information Available
Upon Request.*

Proposal # : F09292506M

Proposal Amount: \$1,460.00

Payment Terms: 100% Prepaid

Deposit Amount: \$1,460.00

Balance: \$0.00

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Thank you for your Business!

Created on 10/01/25 12:58:25 by Mark Smilek

6 of 6

10

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3BIII



Jax Utilities Management, Inc.
5465 Verna Boulevard
Jacksonville, FL 32205
904-779-5353

Estimate

Date	Estimate #
10/23/2025	071092

Sandridge Community Development District
C/O Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Project

Granary Pressure Washing

Description	Qty	Rate	Total
Granary			
Paint Removal - Approximately 700' of Roadway	1	1,800.00	1,800.00
Jason James 904-237-4194		Total	\$1,800.00

Terms and Conditions: Payment due upon completion of work, or at the option of Jax Utilities Management, Inc. (JUM) 30 days after invoice for completed job or interim progress billing. It is understood and agreed by the parties that JUM is entitled to receive payment for all work, labor, materials, and equipment furnished and performed hereunder when invoiced to customer. In the event any payment is not paid when due, JUM reserves the right to terminate this agreement and shall be entitled to recover all charges for which payment is sought. Customer hereby authorizes any Attorney at Law for JUM in an action on this agreement in any court of law in the county where contractor resides for the recovery of any amount due hereunder together with interest at the rate of 1 ½ % per month plus attorney fees and court costs
THIS PROPOSAL IS VALID FOR 60 DAYS FROM THE DATE SPECIFIED ABOVE

Signature



Jax Utilities Management, Inc.
5465 Verna Boulevard
Jacksonville, FL 32205
904-779-5353

Invoice

Date	Invoice #
10/27/2025	235032R

Bill To
Sandridge Community Development District C/O Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431

Ship To

P.O. Number	Terms	Project
	Due on receipt	425-08 Granary PH 3

Quantity	Description	Price Each	Amount
	Granary		
1	Paint Removal - Approximately 700' of Roadway	1,800.00	1,800.00
Jason James 904-237-4194		Total	\$1,800.00

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3BIV

AGREEMENT FOR HOLIDAY LIGHTING AND INSTALLATION SERVICES

THIS AGREEMENT (“**Agreement**”) is made and entered into this 23 day of October 2025, by and between:

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“**District**”); and

SUN POWER LAWN CARE LLC, a Florida limited liability company d/b/a **TWINKLE LIGHTS**, with a mailing address of 4823 Sappho Ave., Jacksonville, FL 32205 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide holiday lighting and installation services for the 2025-26 holiday season as described herein; and

WHEREAS, Contractor submitted a proposal and represents and warrants that it is qualified, properly licensed, and has all necessary permits to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the materials and Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent

any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must promptly notify the District in writing for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B.** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall be solely responsible for obtaining any necessary permissions, easements, or licenses to access non-District property. To the extent Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein) and shall indemnify and hold the District harmless from any claims arising from such access.
- C.** All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.
- D.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District, in its sole and reasonable determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement upon written notice and will only be responsible for payment of work satisfactorily completed and for materials properly incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F.** Contractor shall report directly to the District's designated representative as identified in writing by the District Manager (the "**District Representative**"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, with completion as soon as reasonably practicable, and shall complete repair of all other damage within five (5) calendar days of written notice from the District.
- G.** Contractor shall coordinate commencement and completion of the Services with the District Representative. Initial installation shall be completed no later than **November 10, 2025** ("Installation Deadline"). Removal shall be completed no later

than **January 31, 2026** ("Removal Deadline"). Time is of the essence with respect to these deadlines. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.

- H. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.
- I. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. The District shall pay Contractor a total amount not to exceed Six Thousand, Four Hundred Fifty-Five Dollars and No Cents (\$6,455.00) for the Services identified in Exhibit A, payable as follows: (i) Three Thousand, Two Hundred Twenty-Seven Dollars and Fifty Cents (\$3,227.50) as a deposit upon execution of this Agreement, and (ii) Three Thousand, Two Hundred Twenty-Seven Dollars and Fifty Cents (\$3,227.50) upon final completion and written acceptance by the District. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices and shall make such records available for inspection by the District upon reasonable notice in accordance with Florida's Public Records Law.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such

agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

- D.** The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material suppliers, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material suppliers, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District stating the cause with specificity. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District may terminate this Agreement for convenience upon thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all materials and labor provided up until the effective date of termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor. Contractor shall not be entitled to any consequential damages, lost profits, or anticipated profits for work not yet performed.

SECTION 5. WARRANTY. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor

of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

- A. Contractor shall, at its own expense, maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000

Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage
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- B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier maintaining an A.M. Best rating of A-VII or better and licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's

rights of subrogation in favor of the Additional Insureds

- C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- C. Contractor shall ensure that all subcontracts related to the services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. If Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's

employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 16. NOTICES. All notices, requests, consents and other communications under this Agreement (each, a “**Notice**” and collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to the District: Sandridge Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Sun Power Lawn Care LLC
d/b/a Twinkle Lights
4823 Sappho Ave.,
Jacksonville, FL 32205

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

SECTION 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 23. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 24. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 25. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

SECTION 26. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or

specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof; provided, however, that this limitation shall not apply to damages arising from Contractor's gross negligence, willful misconduct, fraud, or breach of confidentiality obligations. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 27. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. Contractor shall provide the District with an affidavit stating that it is in compliance with Section 448.095, *Florida Statutes*, prior to or contemporaneously with execution of this Agreement, and this Agreement shall not be effective until such affidavit is received by the District. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a Foreign country of concern as that term is defined within the above referenced statute.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall notify the District in writing within five (5) business days of such change. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 31. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, prior to or contemporaneously with execution of this Agreement, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately. Contractor further agrees that this Agreement shall not be effective until such affidavit is received by the District.

[signatures on following page]

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

**SANDRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

6AB6ADEEDF114B6...
Chair/Vice-Chair, Board of Supervisors

**SUN POWER LAWN CARE LLC D/B/A
TWINKLE LIGHTS**


Signed by:

110730001010101...
By: Michelle Jones
Its: Sales Manager

Exhibit A: Scope of Services

Exhibit A
Scope of Services

2025 Christmas Display
Sandridge CDD/Granary Park Community
Holiday Lighting Proposal
Expires 10/25/2025



Sandridge CDD/Granary Park (Billing)
2830 Granary Park Ave
Green Cove Springs, FL 32043
Kim.Mercado@fsresidential.com
(904) 733-3833

Site #1 (Site)
2830 Granary Park Ave
Green Cove Springs, FL
32043

Twinkle Nights
admin@twinklenights.com
(844) 820-4613

Features

<div><input checked="" type="checkbox"/> Monument Sign Monument Sign at Road lined with warm white around pillar and top level with C9's pointing out visible from both directions, attached with magnets or hot glue. (see pic) 1YR \$800.00 3YR \$475.00</div>
<div><input checked="" type="checkbox"/> Monument Sign Wreaths (2) 24" Warm white lit wreaths with red bows on the pillar on the monument sign, both sides. 1YR \$300.00 3YR \$270.00</div>
<div><input checked="" type="checkbox"/> Wreaths on Entry Pillars (3) 24" Warm white lit wreaths with red bows on entry pillars 1YR \$550.00 3YR \$505.00</div>
<div><input checked="" type="checkbox"/> Unlit Wreaths on Exit Pillars (2) Unlit 24" Wreaths with red bows on the exit side of the pillars. (Visible to cars exiting) 1YR \$260.00 3YR \$230.00</div>
<div><input checked="" type="checkbox"/> Sabal Palm Tree Wraps Warm white minis wrapping smooth portion of (12) sabal palm trunks around outer perimeter of pool area with 6" spacing, up approximately 12ft high. 1YR \$2,205.00 3YR \$1,960.00</div>
<div><input checked="" type="checkbox"/> 6ft Extra Large Wreath 6ft Extra large wreath with 3ft premium red fabric bow on building hung from permanent hardware and wire. Boom lift will be needed for this installation. 1YR \$1,260.00 3YR \$1,235.00</div>
<div><input checked="" type="checkbox"/> Columns (4) Columns Parking lot side wrapped in warm white minis with 6" spacing. 1YR \$540.00 3YR \$480.00</div>
<div><input checked="" type="checkbox"/> Columns (4) Columns of Meeting House wrapped in warm white minis with 6" spacing 1YR \$540.00 3YR \$504.00</div>

Pricing

The prices shown on this proposal are per-year prices.

To meet the needs of all of our customers, Twinkle Nights offers 1 year and 3 year agreements, with varying price ranges based on location and level of difficulty of the installation. Some proposals may also have a 5 year option available as well. **The prices shown on this proposal are per-year prices.**

It's very simple: **The longer the agreement, the more you save!**

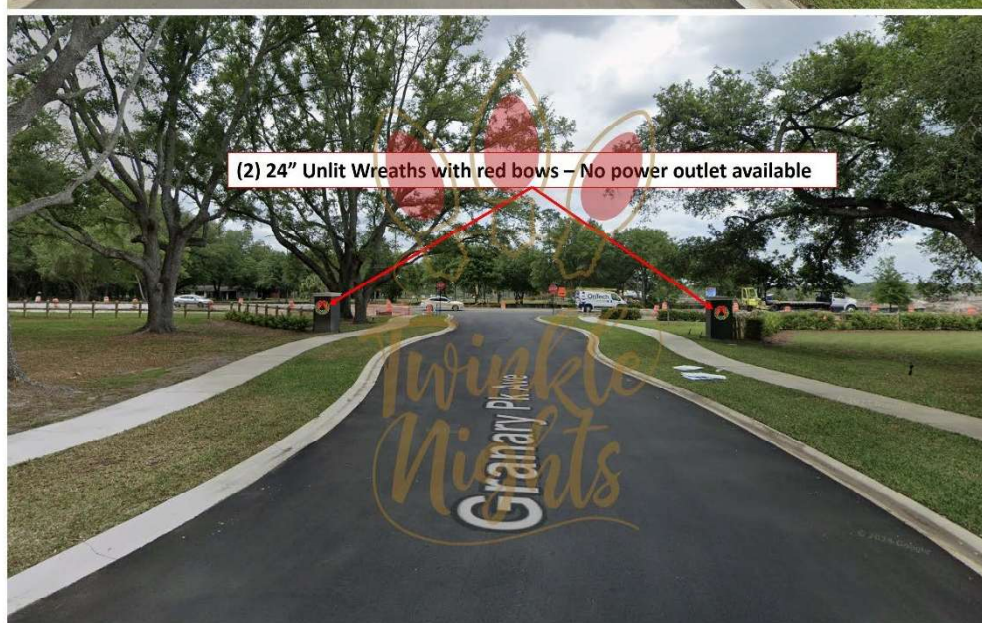
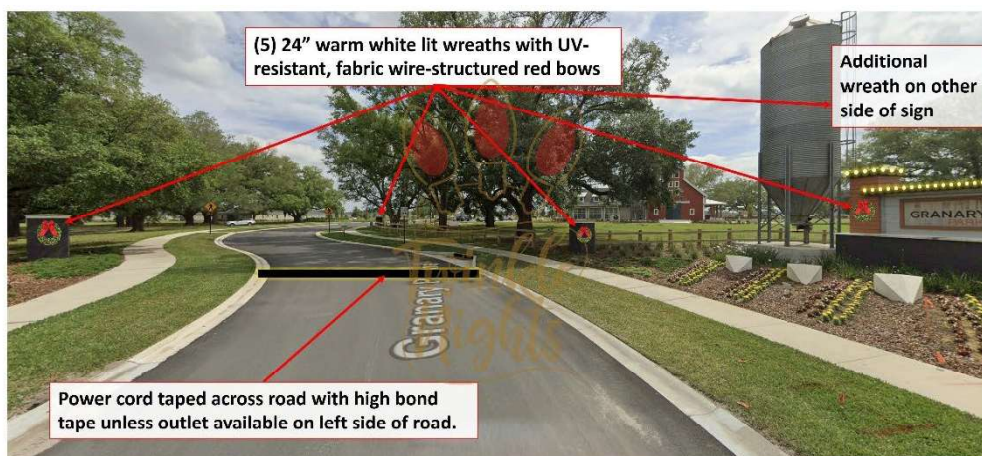
Lights are prepped well in advance of installation. Any first year cancellations, prior to installation and received after July 31st, will be charged 50% of the total invoice. Any cancellation occurring in years 2 or 3 would be subject to a cancellation fee equal to the annual cost of the agreement, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@twinklenights.com

1 Year Agreement		3 Year Agreement	
Subtotal	\$6,455.00	Subtotal	\$5,659.00
Tax	\$484.13	Tax	\$424.42
Total	\$6,939.13/year	Total	\$6,083.42/year
Deposit Amount	\$3,469.57	Deposit Amount	\$3,041.71
Due Date	Immediately	Due Date	Immediately
A 3.95% card processing fee may apply.		A 3.95% card processing fee may apply.	

Files







Terms & Conditions

Twinkle Nights Holiday Lights is an all-inclusive Christmas lights company, specializing in Residential, Commercial, and Association lighting in Gainesville, Jacksonville & Ocala. We cover design, install, take-down, and storage! We are an all-inclusive service which means you don't have to lift a finger this season! This is because not only do we install, take down, and service your lights, but at the end of the season we take them away and store them so you never have to give them a second thought.

The customer agrees to our lighting service with an installation as early as October annually of the Christmas lighting items. Lights do not have to be turned on at that time. Decor items like garlands and wreaths will be installed after Halloween. A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.

Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. However, Twinkle Nights Holiday Lights shall use its best efforts to not damage or destroy customers property in accordance with industry standards. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available adjacent to the proposed locations for lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Alachua County before a single arbitrator and in accordance with the rules of the American Arbitration Association. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

Design Changes: Any and all design changes including color changes and/or location of power changes/rerouting of wiring, may incur additional fees.

Insurance: Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of its acts and the acts of its employees and subcontractors.

Installation and Take Down: Holiday displays are installed annually starting the second week of October with any greenery such as garland and wreaths being installed after Halloween. Lights will be turned on when greenery is installed unless otherwise requested. Lights and greenery will be taken down the first three weeks in January, weather and acts of God permitting.

Extension Option: an additional 5% of the invoice total can be paid to extend light display through February 5th.

Cancellation Policy: Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. Contract can be cancelled in years 2-3 for a cancellation fee that will be the amount of the annual invoice total. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.

Marketing and Photography Consent

By accepting services from Twinkle Nights, the client grants Twinkle Nights and its affiliates the unrestricted right to photograph and/or video record the decorated property, including all lighting and décor installed by Twinkle Nights. These images and recordings may be used for advertising, marketing, promotional materials, social media, website content, and other business-related purposes, without further consent or compensation.

Twinkle Nights will not disclose any personal information, including the client's name, street address, or identifying details beyond what is visible in the imagery itself. All usage will focus on showcasing the lighting and décor work in a respectful and professional manner.

If a client wishes to opt out of marketing use of their property images, a written request must be submitted prior to or at signing of agreement.

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

3BV

AGREEMENT FOR POND MANAGEMENT SERVICES

This Agreement (“Agreement”) is made and entered into this 5th day of November 2025, by and between:

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and having a mailing address care of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, FL 33431 (“District”); and

CHARLES AQUATICS, INC., a Florida corporation, with a mailing address of 6869 Phillips Parkway Drive S., Jacksonville, FL 32256 (“Contractor” and, together with the District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide the services described herein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A** attached hereto and incorporated by reference herein (the “Services”), for the twenty-five (25) stormwater ponds identified and depicted on **Exhibit B** (the “Property”).

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to engage Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Scope. Contractor shall provide the Services identified in **Exhibit A** on the twenty-five (25) stormwater ponds depicted on **Exhibit B**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.

B. Property. This Agreement grants to Contractor the right to enter the Property that is subject

to this Agreement and is depicted on **Exhibit B**, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein) and shall be solely responsible for obtaining all necessary permissions, licenses, and access rights from third-party property owners, and shall indemnify and hold harmless the District from any claims arising from such access or use.

- C. **Permits and License.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- D. **Standard of Performance.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- E. **Means and Methods.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F. **District Representative.** Contractor shall report directly to Kim Mercado, who serves as Community Association Manager, or her designee (the "District Representative"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and complete such repairs as expeditiously as reasonably possible, and otherwise commence repairs no later than within five (5) calendar days, and complete such repairs within a reasonable time, and no later than thirty (30) days, given the nature and extent of the damage.
- G. **Timing.** The Services shall commence on December 1, 2025, and shall be performed once per month, unless otherwise agreed in writing by the Parties. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.
- H. **Clean-Up.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor and may be applied as an offset to the final payment to Contractor.
- I. **Subcontractors.** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by

them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. **Amount.** The District agrees to pay Contractor monthly payments of Two Thousand, Six Hundred Dollars and No Cents (\$2,600.00), for an annual amount not to exceed Thirty-One Thousand, Two Hundred Dollars and No Cents (\$31,200.00). Additional services identified as *Triploid Grass Carp Stocking, Fabrication and Installation of Aluminum Fish Barriers*, and *Physical Removal of Floating Weeds*, are to be provided at the unit prices identified and set forth in **Exhibit A**. Any additional compensation for additional duties shall be paid only upon the written authorization of the District in accordance with the unit pricing provided in Contractor's proposal to the District. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. Contractor shall maintain records conforming to usual accounting practices.
- B. **Payments and Invoices.** All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. **Additional Services.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. **Conditions Precedent to Payment.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. **Term.** This Agreement shall become effective as of the date first above written and shall remain in effect for one (1) year unless terminated in accordance with the terms of this

Agreement. Thereafter, this Agreement shall automatically renew for a one (1) year term unless terminated in accordance with the terms of this Agreement. Renewals are contingent upon satisfactory performance and subject to the availability of funds.

- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days’ written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days’ written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District to the extent such warranties are assignable under their terms, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

- A. *Limits.*** The Contractor shall maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers Compensation	In accordance with the laws of Florida
Employer’s Liability Coverage	\$1,000,000 per accident or disease
General Liability* <i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000

Property Damage (including contractual) \$1,000,000/\$2,000,000

**Must include Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation*

Automobile Liability covering any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed

Bodily Injury and Property Damage \$1,000,000 combined single limit

- B. *Requirements.*** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- C. *Failure to Obtain Insurance.*** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. *Indemnification by Contractor.*** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, but only to the extent caused by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. *Obligations.*** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees

(incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

- C. **Subcontractors.** Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. If the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND ENFORCEMENT.

- A. **Remedies.** A default by either Party under this Agreement shall entitle the non-defaulting Party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, specific performance, and injunctive relief. The District, as a governmental entity, reserves all sovereign immunity defenses available under Florida law.

- B. ***Applicable Law and Venue.*** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida, without regard to its conflicts of law principles. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in the appropriate state or federal court located in Clay County, Florida, and each Party hereby irrevocably submits to the jurisdiction of such courts.
- C. ***Attorney Fees.*** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other Party all reasonable fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, court costs, and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent permitted by law.
- D. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement. Contractor shall promptly notify the District in writing of any third-party claims or interference that may affect Contractor's ability to perform under this Agreement.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security and Medicare) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. **If to Contractor:** Charles Aquatics, Inc.
6869 Phillips Parkway Drive S.,
Jacksonville, FL 32256
Attn: James H. Charles III
- B. **If to District:** Sandridge Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

SECTION 14. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement, except as may be required by applicable law or as expressly provided herein. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law. Contractor acknowledges that the designated Public Records Custodian for the District is **Daphne Gillyard**.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561)-571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 16. CONTRACTOR CERTIFICATIONS.

- A. *Capability.*** Contractor has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
- B. *Authorization.*** Contractor is authorized to do business in Clay County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
- C. *E-Verify Requirements.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. Contractor shall require all subcontractors to provide an affidavit to Contractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the contract. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- D. *Scrutinized Companies.*** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. Contractor further represents that it is not engaged in a boycott of Israel and is not participating in a boycott of Israel. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- E. *Anti-Human Trafficking.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.
- F. *Public Entity Crimes.*** Contractor represents that in entering into this Agreement,

Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- G. ***Foreign Influence.*** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. MISCELLANEOUS.

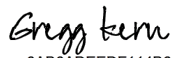
- A. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- B. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the Parties as an arm's length transaction. Each Party has had the opportunity to participate fully in the preparation of this Agreement with the assistance of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- C. ***Execution.*** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.
- D. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- E. ***Agreement; Amendments.*** This instrument shall constitute the final and complete expression of agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
- F. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- G. ***Successors; Assignment.*** This Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of the Parties to this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement or any rights or obligations hereunder without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any purported assignment

without such consent shall be null and void and of no force or effect. This prohibition on assignment shall not apply to (i) an assignment by operation of law in connection with a merger, consolidation, or sale of all or substantially all of the assigning Party's assets, or (ii) an assignment to an affiliate of the assigning Party, provided that the assigning Party remains liable for all obligations under this Agreement.

- H. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

6AB6ADEEDF114B6...
☐ Chairperson/ ☐ Vice Chairperson,
Board of Supervisors
Date: 11/5/2025

CHARLES AQUATICS, INC.


DocuSigned by:

8471F5457A75C439...
By: Tracie Zaher
Print: Tracie Zaher
Its: Controller/Business Manager
Date: 11/4/2025

Exhibit A: Scope of Services
Exhibit B: Lake/Pond Locations

Exhibit A
Scope of Services

Aquatic Management Agreement

This Agreement dated October 16, 2025 is made between Charles Aquatics, Inc., a Florida Corporation, and

Name Sandridge CDD

Property Address _____

Billing Address _____

Phone Number _____ Cell Number _____ E-Mail _____

Hereinafter called "CLIENT"

The parties hereto agree to the following:

- Charles Aquatics, Inc. agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this Agreement and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this Agreement at the following location:

Twenty-five (25) stormwater ponds located in Clay County, FL.
- CLIENT agrees to pay Charles Aquatics, Inc. the following sum(s) for the listed aquatic management services:

○ Monthly Aquatic Management Services	<u>\$ 2,600.00</u>
○ Permitting for Triploid Grass Carp	<u>\$ No Charge</u>
○ Triploid Grass Carp Stocking (Upon Approval)	<u>\$ 8.00/fish</u>
○ Fabrication and Installation of Aluminum Fish Barriers	<u>\$ 55.00/s.f</u>
○ Physical Removal using Weedrake (floating weeds only)	<u>\$ 150.00/hour</u>
- The terms and conditions in this Agreement (pages 1-3) form an integral part of this Agreement and CLIENT hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned signed and in its entirety to be considered valid.
- The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CLIENT to Charles Aquatics, Inc. within 30 days of issuance.
- The Effective Date of this Agreement is the first day of the month in which aquatic management services are first provided.
- CLIENT warrants he is authorized to execute this Agreement on behalf of the riparian owner and to hold Charles Aquatics, Inc. harmless for consequences of such service not arising out of the sole negligence of Charles Aquatics, Inc. This would include injury or death to humans or animals who swim, drink, boat or fish in waterways. Recreational activities may result in ingesting or coming into contact with harmful, pathogenic microorganisms.
- CLIENT agrees to reimburse Charles Aquatics, Inc. for all processing fees for registering with third party companies for compliance monitoring services.

Charles Aquatics, Inc.


James H. Charles, III

CLIENT

Sign _____

Print _____

Date _____

Terms & Conditions:

1. Control Methods: Aquatic Management Services will be provided by environmentally safe water management practices using one or more of the following established methods and techniques where applicable for the control of non-native, invasive or noxious species of aquatic weeds:
 - a. Chemical Control: this method consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algaecides, dissolved oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for the oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control. Shoreline weeds that border the water's edge, such as torpedo grass, alligator weed and cattails, will be controlled with herbicide treatments. Many of these species take several months or longer to fully decompose. CLIENT is responsible for any desired physical removal at an additional cost.
 - b. Biological Control: this method consists of stocking of weed-eating fish, primarily Triploid Grass Carp. CLIENT acknowledges that prior to fish stocking, governmental permits may be required and there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking.
 - c. Mechanical Removal: this method consists of the physical removal of floating aquatic weeds from waterways. The disposal site of the removed weeds will be determined by mutual agreement between Charles Aquatics, Inc. and the CLIENT. This service is available for an additional fee but is not included in this Agreement.
 - d. Trash: Trash and light debris floating within and from the areas immediately surrounding the waterway(s) may be collected during the regularly scheduled service. Trash and light debris is defined as litter such as cups, plastic bags and other man-made materials that will fit into a 5 gallon bucket. Large or dangerous items such as biohazards, landscape debris or construction debris will not be included. Styrofoam materials are excluded. Removal of 100% of lake trash is not guaranteed.
2. Disclaimer - Neither party to this Agreement shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
3. Damages - Charles Aquatics, Inc. agrees to hold CLIENT harmless from any loss, damage or claims arising out of the sole negligence of Charles Aquatics, Inc. However, Charles Aquatics, Inc. shall in no event be liable to the CLIENT or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
4. Access: CLIENT agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Access should be on an unobstructed utility or drainage easement and allow for 10' wide by 10' high, provide a firm surface for passage of boat, boat trailer and towing vehicles, have a grade of no greater than 45°, and not require crossing bulkheads surrounding waterway(s). In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this Agreement may be terminated or renegotiated.
5. Time-Use Restrictions: When Federal and State regulations require water time-use restrictions following the application of aquatic herbicides, Charles Aquatics, Inc. will notify the CLIENT in writing of such restrictions at the time of treatment. It shall be the responsibility of the CLIENT to comply with the restrictions throughout the required period of time-use restrictions. CLIENT understands and agrees that notwithstanding any other provisions of this Agreement, Charles Aquatics, Inc. does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
6. Insurance: Charles Aquatics, Inc. shall maintain the following insurance coverage: Automobile Liability, General Liability, and Pollution Liability. Workers' Compensation coverage is also provided at statutory limits. Charles Aquatics, Inc. will submit certificates of insurance upon request.
7. Payment terms: CLIENT understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CLIENT places their account on hold, an additional start-up fee may be required due to aquatic re-growth. All invoices will be paid within 30 days of the date of the invoice. Payments made after 30 days will be considered in arrears and will be assessed interest charges in the amount of 1.5% for each month payment is late. CLIENT agrees to reimburse Charles Aquatics, Inc. for any bank charges and handling fees resulting from a returned check.
8. Non-payment/Default: In the case of non-payment by the CLIENT, Charles Aquatics, Inc. reserves the right, following written notice to the CLIENT, to terminate this Agreement and reasonable attorneys' fees and costs of collection shall be paid by the CLIENT, whether suit is filed or not.
9. Renewal: Upon completion of this Agreement or any extension thereof, this Agreement shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of Charles Aquatics, Inc., CLIENT agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.

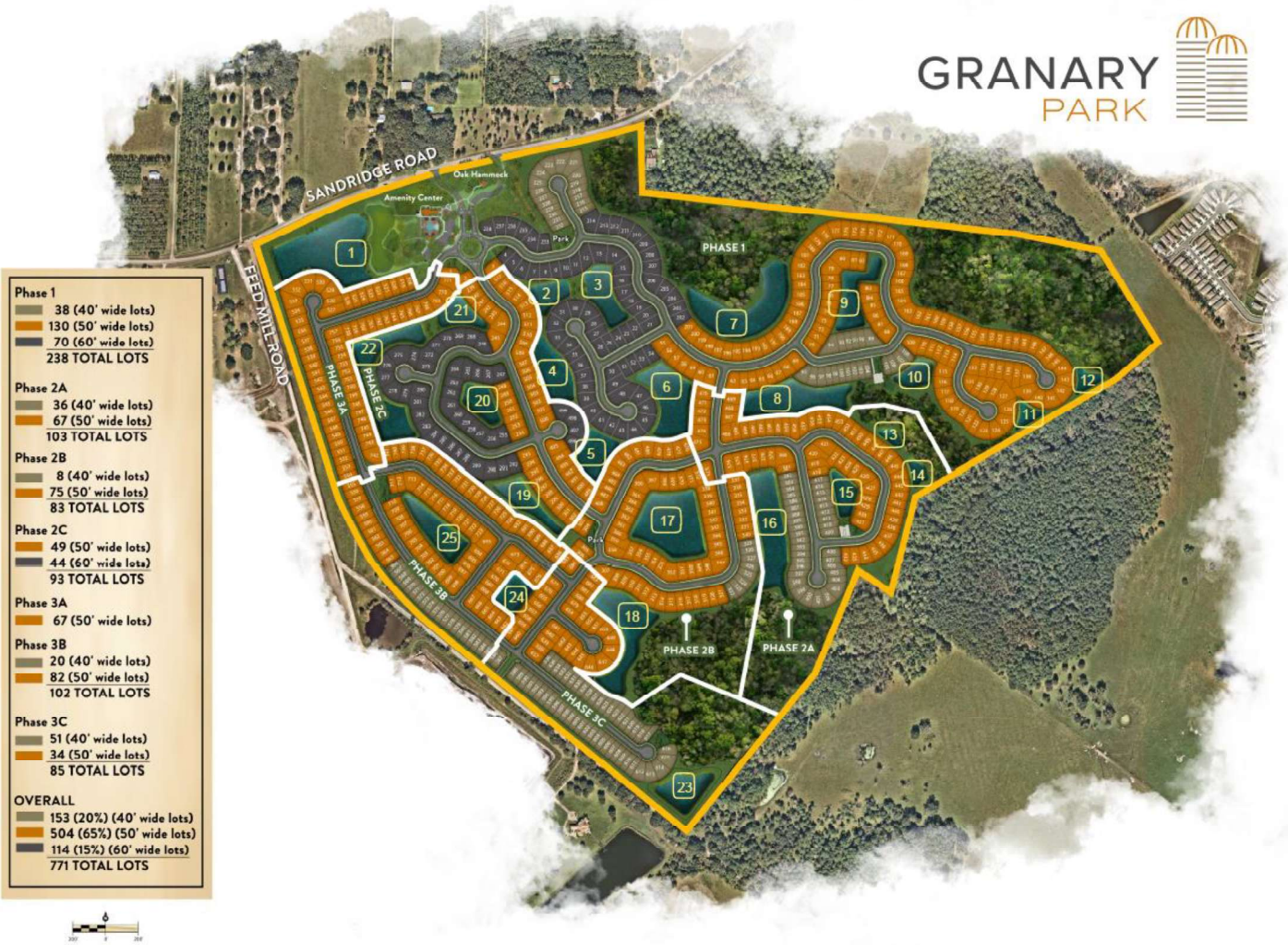
10. **Termination:** Termination of this Agreement may be made in writing at any time by Charles Aquatics, Inc. or by the CLIENT. The effective date of any termination will be the last day of the month during which written notice is received and acknowledged by the recipient. In the event CLIENT terminates the Agreement prior to the end of the initial year, CLIENT agrees to pay Charles Aquatics, Inc. for the balance of the agreement.
11. **Assignment of this Agreement:** This Agreement is not assignable by the CLIENT except upon prior written consent by Charles Aquatics, Inc.
12. **Alterations and Modifications:** This three (3) page Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both Charles Aquatics, Inc. and the CLIENT.
13. **Disclosure:** CLIENT agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this Agreement and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscaping around pond is effluent or reclaimed water			
b) Water from the treated waterway(s) is used for irrigation			
c) Water from the treated waterway(s) is used for human or animal consumption			
d) Treated waterway(s) are not used for swimming by humans or pets			
e) Treated waterway(s) have been mitigated (government required aquatic planting) or are scheduled to be mitigated.			
f) Any special use of treated waterway(s) which may conflict with treatments			
g) The presence of fish such as Triploid Grass Carp, Tilapia or Koi in the treated waterway(s)			
h) Restrictions on the use of any aquatic herbicides or algacides in the waterway(s) to be treated			
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating			

14. For any condition(s) checked "YES" above, please provide additional details below:

15. CLIENT agrees that its failure to disclose any conditions listed above may compromise Charles Aquatics, Inc.'s capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the Agreement. Any failure disclose any condition which hinders or significantly changes Charles Aquatics, Inc.'s ability to provide their services does not relieve CLIENT's obligation to pay for the services provided under the terms and conditions of this Agreement.

Exhibit B
Lake Locations



SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

4

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

4B

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS
LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (10 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (25 Points Possible) (____ Points Awarded)

Twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF THE FIRST FULL THREE YEARS OF PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING – THE PARTIAL YEAR, THE FIRST, SECOND AND THIRD ANNUAL RENEWALS. All other

proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness

(15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score

(100 Points Possible) (____ Points Awarded)

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
EVALUATION MATRIX

	PERSONNEL & EQUIPMENT	EXPERIENCE	UNDERSTANDING SCOPE OF RFP	FINANCIAL CAPACITY	PRICE	REASONABLENESS OF ALL NUMBERS	TOTAL POINTS
RESPONDENT	20 POINTS	20 POINTS	10 POINTS	10 POINTS	25 POINTS	15 POINTS	100 POINTS
Brightview Landscape Services, Inc.							
Ruppert Landscape, LLC							
United Land Services							
Yellowstone Landscape, Inc.							

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

4C

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

4CI

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sandridge Community Development District (“District”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, has competitively solicited proposals from contractors interested in providing landscape and irrigation maintenance services to the District (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously determined it in the best interests of the District to authorize the competitive solicitation of proposals for the Services in accordance with the District’s Rules of Procedure and section 190.033, *Florida Statutes*, using a request for proposal format (the “RFP”) to allow the District to make an award to the most responsive and responsible contractor based upon the evaluation criteria contained in the RFP; and

WHEREAS, the District received and opened responsive proposals from the following four (4) proposers: United Land Services; Ruppert Landscape, LLC; Yellowstone Landscape, Inc.; and Brightview Landscape Services, Inc. interested in providing the Services; and

WHEREAS, the Board met in public session on December 11, 2025, to review and evaluate these proposals in light of the evaluation criteria adopted by the Board and set forth in the RFP (the “Evaluation Criteria”); and

WHEREAS, the Board has reviewed the proposals and, based on the Evaluation Criteria, has determined to award the following points:

_____ points to United Land Services
_____ points to Ruppert Landscape, LLC
_____ points to Yellowstone Landscape, Inc.
_____ points to Brightview Landscape Services, Inc.

WHEREAS, based upon the Evaluation Criteria and the point totals awarded above, the Board hereby determines to award the contract for Services to _____ as the most responsive and responsible proposer in accordance with the terms of the RFP and applicable Florida law.

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

SECTION 1. The Board hereby finds and determines that the response of _____ received a total of _____ points based on the Evaluation Criteria, which is the highest score received, and that such response is the most responsive and responsible proposal which best serves the interests of the District and complies with all requirements of the RFP and applicable law.

SECTION 2. _____ shall be awarded a contract for the Services in accordance with the terms and conditions of the RFP.

SECTION 3. Notice of this award shall be given to all proposers in accordance with the District's Rules of Procedure. The District's Chair and District Manager are hereby authorized to take such further actions as are necessary and appropriate to ensure the expeditious execution of a contract for the Services, including but not limited to negotiating final terms consistent with the RFP, obtaining all required insurance certificates and bonds, and executing all necessary documents.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective immediately upon its passage and adoption by the Board and shall remain in effect unless rescinded or repealed by subsequent action of the Board.

[signatures appear on the following page]

PASSED AND ADOPTED this 11th day of December, 2025.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-02

A RESOLUTION OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sandridge Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Clay County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of December, 2025.

ATTEST:

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 8, 2026	Regular Meeting	2:00 PM*
February 12, 2026	Regular Meeting	2:00 PM*
March 12, 2026	Regular Meeting	2:00 PM*
April 9, 2026	Regular Meeting	2:00 PM*
May 14, 2026	Regular Meeting	2:00 PM*
June 11, 2026	Regular Meeting	2:00 PM*
July 9, 2026	Regular Meeting	2:00 PM*
August 13, 2026	Regular Meeting	2:00 PM*
September 10, 2026	Regular Meeting	2:00 PM*
<i>*Meetings will commence immediately following the adjournment of the Creekview CDD meetings, scheduled to commence at 2:00 PM</i>		

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND 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*, being situated within Clay County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Gregg Kern	November 2028
2	Mike Taylor	November 2028
3	Joe Cornelison	November 2026
4	Rose Bock	November 2026
5	Brad Odom	November 2026

This year, Seat 5 currently held by Brad Odom is subject to a landowner election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November 2026, at _____.m., and located at Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The District's Secretary is hereby directed to publish

notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

3. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its December 11, 2025 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of December, 2025.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Sandridge Community Development District ("District") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 290.50 acres, more or less generally is located at Sandridge Road, east of Feed Mill Road, and north and west of jurisdictional wetlands in Clay County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ____, 2026
HOUR: _____ a.m./p.m.
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 Ph: (561) 571-0100 ("**District Manager's Office**"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November _____, 2026**

TIME: **_____ A.M./P.M.**

LOCATION: **Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The one candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Sandridge Community Development District to be held at the **Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, on November __, 2026, at _____ a.m./p.m.** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER ____ 2026

For Election (1 Supervisor): The one (1) candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Sandridge Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____

Printed Name: _____

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE CLAY COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Sandridge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida;

WHEREAS, the Board of Supervisors of the District (the "**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Clay County, Florida ("**Supervisor of Elections**"), to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Gregg Kern	November 2028
2	Mike Taylor	November 2028
3	Joe Cornelison	November 2026
4	Rose Bock	November 2026
5	Brad Odom	November 2026

2. GENERAL ELECTION SEATS. Seat 3 and Seat 4 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of December, 2025.

ATTEST:

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Sandridge Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at the **500 N. Orange Avenue, Green Cove Springs , FL 32043**. The Supervisor of elections may be contacted by phone at 904-269-6350 or by email at mail@ClayElections.gov. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Sandridge Community Development District has two (2) seats up for election, specifically Seats 3 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before _____, 2026*

***Note to District Manager – Deadline is at least two weeks before the start of the qualifying period.**

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

8

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

8A

**Sandridge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☒

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: 

Print Name: JARELL F. BEAN

Sandridge Community Development District

Date: 7/31/24

District Manager: 

Print Name: ERNESTO J. TORRES

Sandridge Community Development District

Date: 7/31/24

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

8B

**Sandridge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

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Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

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Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

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Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Sandridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Sandridge Community Development District

SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	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	\$ 25,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,696
Investments								
Series 2021								
Revenue	-	208,105	254,675	211,406	-	-	-	674,186
Reserve	-	179,111	208,996	226,046	-	-	-	614,153
Prepayment	-	1,645	-	-	-	-	-	1,645
Construction	-	-	-	-	3,608	41,905	74,436	119,949
Cost of issuance	-	-	-	6,508	-	-	-	6,508
Interest	-	-	-	24	-	-	-	24
Due from Developer	55,298	-	-	-	-	-	-	55,298
Due from Sandridge Land Dev.	22,916	1	-	110,878	-	-	296,427	430,222
Due from Lennar	21,150	-	-	-	-	-	-	21,150
Prepaid expense	305	-	-	-	-	-	-	305
Utility deposit	2,250	-	-	-	-	-	-	2,250
Total assets	<u>\$ 127,615</u>	<u>\$ 388,862</u>	<u>\$ 463,671</u>	<u>\$ 554,862</u>	<u>\$ 3,608</u>	<u>\$ 41,905</u>	<u>\$ 370,863</u>	<u>1,951,386</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 116,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,283
Contracts payable	-	-	-	-	-	-	301,315	301,315
Retainage payable	-	-	-	-	-	29,950	33,295	63,245
Due to Landowner	1,679	-	77,324	-	-	-	-	79,003
Due to other	-	-	-	-	-	-	18,483	18,483
Tax payable	122	-	-	-	-	-	-	122
Future construction costs	-	-	-	-	-	-	47,105	47,105
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>124,084</u>	<u>-</u>	<u>77,324</u>	<u>-</u>	<u>-</u>	<u>29,950</u>	<u>400,198</u>	<u>631,556</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	44,066	1	-	110,878	-	-	-	154,945
Total deferred inflows of resources	<u>44,066</u>	<u>1</u>	<u>-</u>	<u>110,878</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>154,945</u>
Fund balances:								
Restricted for:								
Debt service	-	388,861	386,347	\$ 443,984	-	-	-	1,219,192
Capital projects	-	-	-	-	3,608	11,955	(29,335)	(13,772)
Unassigned	(40,535)	-	-	-	-	-	-	(40,535)
Total fund balances	<u>(40,535)</u>	<u>388,861</u>	<u>386,347</u>	<u>443,984</u>	<u>3,608</u>	<u>11,955</u>	<u>(29,335)</u>	<u>1,164,885</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 127,615</u>	<u>\$ 388,862</u>	<u>\$ 463,671</u>	<u>\$ 554,862</u>	<u>\$ 3,608</u>	<u>\$ 41,905</u>	<u>\$ 370,863</u>	<u>\$ 1,951,386</u>

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 548,534	0%
Assessment levy: off-roll	-	-	51,117	0%
Total revenues	-	-	599,651	0%
EXPENDITURES				
Professional & administrative				
Supervisors	861	861	7,536	11%
Management/accounting/recording	3,333	3,333	40,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	1,500	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	250	250	3,000	8%
Trustee	-	-	19,050	0%
Telephone	-	-	200	0%
Postage	30	30	500	6%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,500	0%
Annual special district fee	175	175	175	100%
Insurance	6,561	6,561	7,464	88%
Contingencies/bank charges	105	105	500	21%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Tax collector	-	-	11,428	0%
Meeting room rental	-	-	2,398	0%
Total professional & administrative	11,357	11,357	126,916	9%
Field operations				
Landscape maintenance	13,500	13,500	175,000	8%
Landscape contingency	-	-	27,500	0%
Lake/stormwater maintenance	5,235	5,235	35,000	15%
Irrigation repairs	621	621	10,000	6%
Accounting	608	608	7,300	8%
Total field operations	19,964	19,964	254,800	8%

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Amenity Center				
Utilities				
Telephone & cable	182	182	5,000	4%
Electric	1,472	1,472	10,000	15%
Water/irrigation	-	-	22,000	0%
Trash removal	306	306	3,500	9%
Security				
Alarm monitoring	-	-	200	0%
Monitoring	-	-	2,000	0%
Access cards	-	-	1,500	0%
Management contracts				
Annuals & pine straw	-	-	10,000	0%
Landscape contingency	3,720	3,720	-	N/A
Pool maintenance	2,200	2,200	25,000	9%
Pool repairs	-	-	3,000	0%
Janitorial services	2,420	2,420	21,000	12%
Janitorial supplies	487	487	10,000	5%
Facility maintenance	-	-	6,000	0%
Fitness equipment lease	2,477	2,477	30,000	8%
Pest control	-	-	875	0%
Pool permits	-	-	325	0%
Repairs & maintenance	2,545	2,545	5,500	46%
New capital projects	-	-	5,000	0%
Holiday decorations	3,227	3,227	5,500	59%
Fitness center repairs/supplies	1,460	1,460	1,750	83%
Office supplies	-	-	350	0%
Operating supplies	-	-	3,500	0%
Insurance property	23,140	23,140	25,456	91%
Total amenity center	43,636	43,636	197,456	22%
Total expenditures	74,957	74,957	579,172	13%
 Net change in fund balances	 (74,957)	 (74,957)	 20,479	
 Fund balances - beginning	 34,422	 34,422	 40,837	
Fund balances - ending	<u>\$ (40,535)</u>	<u>\$ (40,535)</u>	<u>\$ 61,316</u>	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 366,259	0%
Interest	1,226	1,226	-	N/A
Total revenues	<u>1,226</u>	<u>1,226</u>	<u>366,259</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	135,000	0%
Interest	-	-	223,506	0%
Tax collector	-	-	7,630	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>366,136</u>	0%
Net change in fund balances	1,226	1,226	123	
Fund balances - beginning	387,635	387,635	378,465	
Fund balances - ending	<u>\$ 388,861</u>	<u>\$ 388,861</u>	<u>\$ 378,588</u>	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 426,886	0%
Interest	1,463	1,463	-	N/A
Total revenues	<u>1,463</u>	<u>1,463</u>	<u>426,886</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	140,000	0%
Interest	-	-	278,440	0%
Tax collector	-	-	8,893	0%
Total debt service	<u>-</u>	<u>-</u>	<u>427,333</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,463	1,463	(447)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(661)</u>	<u>(661)</u>	-	N/A
Total other financing sources	<u>(661)</u>	<u>(661)</u>	-	N/A
Net change in fund balances	802	802	(447)	
Fund balances - beginning	385,545	385,545	378,200	
Fund balances - ending	<u>\$ 386,347</u>	<u>\$ 386,347</u>	<u>\$ 377,753</u>	

**SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024 BONDS
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 331,648	0%
Lot closings	-	-	125,912	0%
Interest	1,407	1,407	-	N/A
Total revenues	<u>1,407</u>	<u>1,407</u>	<u>457,560</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	95,000	0%
Interest	-	-	355,035	0%
Tax collector	-	-	6,909	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>456,944</u>	0%
Net change in fund balances	1,407	1,407	616	
Fund balances - beginning	<u>442,577</u>	<u>442,577</u>	<u>415,708</u>	
Fund balances - ending	<u><u>\$ 443,984</u></u>	<u><u>\$ 443,984</u></u>	<u><u>\$ 416,324</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 12	\$ 12
Total revenues	<u>12</u>	<u>12</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	12	12
Fund balances - beginning	3,596	3,596
Fund balances - ending	<u><u>\$ 3,608</u></u>	<u><u>\$ 3,608</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 130	\$ 130
Total revenues	<u>130</u>	<u>130</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	130	130
OTHER FINANCING SOURCES/(USES)		
Transfer in	661	661
Total other financing sources/(uses)	<u>661</u>	<u>661</u>
Net change in fund balances	791	791
Fund balances - beginning	11,164	11,164
Fund balances - ending	<u><u>\$ 11,955</u></u>	<u><u>\$ 11,955</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 201	\$ 201
Total revenues	<u>201</u>	<u>201</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	201	201
Fund balances - beginning	<u>(29,536)</u>	<u>(29,536)</u>
Fund balances - ending	<u><u>\$ (29,335)</u></u>	<u><u>\$ (29,335)</u></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 September 30, 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:

Mike Taylor (via telephone)	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Chris Loy	District Counsel
Megan Maldonado (via telephone)	GreenPointe Developers
Nick McKenna	Development Team
Kim Mercado	HOA Manager
Paul Smeck	Resident/Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Bock, Cornelison and Odom were present. Supervisor Taylor attended via telephone. Supervisor Kern was absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Paul Smeck stated his questions are about why the irrigation system in his neighborhood needed repair and disseminating the repair costs to the residents. Mr. Smeck was asked to hold his comments to the upcoming agenda item at the end of the meeting.

THIRD ORDER OF BUSINESS

Consent Agenda

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

I.	Number 139	Jax Utilities Management	[\$299,655.00]
II.	Number 140	Taylor & White, Inc.	[\$6,639.82]
III.	Number 141	Taylor & White, Inc.	[\$2,959.19]
IV.	Number 142	Kilinski-Van Wyk PLLC	[\$702.00]
V.	Number 143	Taylor & White, Inc.	[\$49.11]
VI.	Number 144	Jax Utilities Management	[\$102,912.89]
VII.	Number 145	Taylor & White, Inc.	[\$1,660.08]
VIII.	Number 146	Kilinski-Van Wyk PLLC	[\$414.00]

B. Ratification Items

- I. Ruppert Landscape, LLC Agreement for Landscape Maintenance [Granary Park – Washout Repairs]**
- II. North Florida Building Maintenance, LLC First Amendment to Janitorial Services Agreement [Pressure Washing]**

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres stated that, due to technical issues, it was necessary to reset the Fiscal Year 2026 budget Public Hearing, send updated mailed notices and advertise accordingly.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, Resolution 2025-07, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2026 to September 30, 2025, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective
Date

Mr. Torres presented Resolution 2025-08. 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 overall Phase 1 Series 2021A-1 on-roll assessments for Single Family 40' lots are proposed to increase approximately \$61 per home.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Odom and seconded by Ms. Bock, with all in favor,
Resolution 2025-08, Relating to the Annual Appropriations and Adopting the
Budget for the Fiscal Year Beginning October 1, 2025, and Ending September
30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.

SIXTH 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
2025/2026, Pursuant to Florida Law

A. Affidavit of Publication

B. Mailed Notice to Property Owners

C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing
Special Assessments for Fiscal Year 2024/2025; 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

Mr. Torres presented Resolution 2025-09. This Resolution enables placement of the on-roll assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

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

Mr. Smeck asked if the CDD rate is calculated by the value of the home listed on the tax bill. Mr. Torres stated the Truth in Millage (TRIM) rate shows the value of the home; however, CDD assessments are in the non-ad valorem section of the tax bill and are not based on home value.

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

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that, as the District Engineer's Annual Inspection of the

District's infrastructure and related systems is pending, it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to FY2025**

On MOTION by Ms. Bock and seconded by Mr. Cornelison, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Amended Amenity Rules, Rates, Fees and Charges of the District and Providing an Effective Date

Mr. Torres presented Resolution 2025-11.

A. Consideration of Amended Amenity Policies, Rules and Rates

Ms. Maldonado proposed reducing the \$400 rental fee for up to four hours and the \$150 security deposit to a \$200 rental fee and \$200 security deposit. Homeowners complained that the current fee is too high and implemented their own scheduling system to bypass the HOA reservation system and charges. Mr. Loy stated the Board can reduce the rental fee and avoid setting a public hearing if they do not change the \$150 security deposit amount. Ms. Mercado and Ms. Maldonado agreed with Mr. Loy's recommendation.

Discussion ensued regarding notifying residents of the reduced rental fee, pulling the scheduling calendar that residents implemented, and providing a notice to renters confirming reservation.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, reducing the rental fee from \$400 to \$200, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Approving Request for Proposal Documents for Landscape and Irrigation Maintenance Services; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented resolution 2025-12.

Discussion ensued regarding refining components further in the draft Request for Proposals (RFP) for Landscape and Irrigation Maintenance Services prior to advertising the RFP.

Ms. Maldonado was designated liaison to work with Staff on refining the project scope and project timeline.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, Resolution 2025-12, Approving Request for Proposal Documents for Landscape and Irrigation Maintenance Services, in substantial form; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

Discussion ensued regarding the “water/irrigation” line item exceeding budget because of irrigation breaks.

Ms. Mercado and Mr. Torres will submit copies of irrigation repair invoices to the Clay County Utility Authority (CCUA) to take advantage of its policy to reimburse a percentage of repair costs to the CDD.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 27, 2025 Regular Meeting Minutes

On MOTION by Mr. Odom and seconded by Ms. Bock, with all in favor, the May 27, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

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

B. District Engineer: Taylor & White, Inc.

There was no report.

C. Field Operations and Amenities: Castle Group

Ms. Mercado present a proposal she provided to Mr. Torres, based on the recommendation that the CDD carry a preventative maintenance plan on the fitness equipment

so the CDD does not void its current warranty. She is obtaining a preventative maintenance proposal for the Fitness Center air conditioning system, to present at the next meeting.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the preventative maintenance proposal for the fitness equipment in the amount of \$1,460 annually, equating to four quarterly visits at \$365 per visit, was approved.

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

- **NEXT MEETING DATE: October 9, 2025 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be held on October 28, 2025 instead of October 9, 2025.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

Mr. Smeck discussed assessments, the Amenity Center pool repairs, irrigation repairs resulting in sod replacement, and downed street signs, and asked which entity is responsible for monitoring, maintaining and repairing assets.

It was noted that concerns should be reported to Ms. Mercado to disseminate to the appropriate party.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the meeting adjourned at 2:54 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair