

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/>

September 3, 2026

Board of Supervisors
Sandridge Community Development District

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

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Public Hearings and Regular Meeting on September 10, 2026, 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 166 Clay Electric Cooperative, Inc.	[\$64,400.00]
II.	Number 167 Taylor & White, Inc.	[\$1,705.00]
III.	Number 168 Ruppert Landscape	[\$54,741.36]
IV.	Number 169 Taylor & White, Inc.	[\$1,365.00]
V.	Number 170 Clay Electric Cooperative, Inc.	[\$3,091.90]
VI.	Number 171 ECS Florida, LLC	[\$4,000.00]
VII.	Number 172 Taylor & White, Inc.	[\$875.00]
VIII.	Number 173 Kilinski Van Wyk PLLC	[\$61.00]
 - B. Ratification Items
 - I. C Buss Enterprises, Inc. Agreement for Pool Maintenance Services
 - II. OnSight Industries, LLC Addendum to Proposal to Relocate Mailbox Kiosks
 - III. Brightview Landscape Services, Inc. Additional Services Order for Landscape and Irrigation Maintenance Services [Granary Park – Amenity Center Sod Replacement]

- IV. Abecca, LLC d/b/a Frist Coast Vendor Village Items
 - a. Amendment to Vendor Village License Agreement
 - b. Second Amendment to Vendor Village License Agreement
4. Acceptance of Resignation of Mike Taylor [Seat 2]
5. Consider Appointment of Megan Maldonado to Fill Unexpired Term of Seat 2; *Term Expires November 2028*
 - Administration of Oath of Office *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
6. Consideration of Resolution 2026-05, Electing and Removing Officers of the District and Providing for an Effective Date
7. Consideration of Resolution 2026-08, Ratifying the Actions of the District Manager and Chairman in Resetting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2027; Amending Resolution 2026-06 Resetting the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
8. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
9. Consideration of Resolution 2026-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027; 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

10. Consideration of Resolution 2026-11, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date
 - A. Rules Relating to Parking and Parking Enforcement
11. Discussion: Pool Conditions and Related Issues
12. Consideration of Resolution 2026-12, Ratifying the Action of the District Manager in Re-Setting the Date for the Landowners' Meeting and Election; Amending Resolution 2026-03; Providing a Severability Clause; and Providing an Effective Date
13. Consideration of Resolution 2026-13, Declaring Vacancies in Seats 3 and 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing for Severability and an Effective Date
14. Consideration of Resolution 2026-14, Rescinding Resolution 2026-07; Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
15. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-15, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
16. Acceptance of Unaudited Financial Statements as of July 31, 2026
17. Approval of June 11, 2026 Regular Meeting Minutes
18. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk, PLLC*
 - B. District Engineer: *Taylor & White, Inc.*
 - Discussion: Resident Pond Concern
 - C. Field Operations and Amenities: *FirstService Residential*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 8, 2026 at 2:00 PM
 - QUORUM CHECK

SEAT 1	GREGG KERN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MEGAN MALDONADO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOE CORNELISON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BRAD ODOM	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

19. Board Members' Comments/Requests

20. Public Comments

21. 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