

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

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 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 September 30, 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