

*Sandmine Road
Community Development District*

Agenda

July 16, 2020

AGENDA

Sandmine Road

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 9, 2020

**Board of Supervisors
Sandmine Road
Community Development District**

Dear Board Members:

The special meeting of the Board of Supervisors of **Sandmine Road Community Development District** will be held **Thursday, July 16, 2020 at 2:00 PM via Zoom; by following this link <https://zoom.us/j/96553449074> or by calling in via (646) 876-9923 and entering the Meeting ID: 965 5344 9074.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Doug Hoffman
 - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022
 - C. Administration of Oath of Office to Newly Appointed Supervisor
 - D. Consideration of Resolution 2020-32 Electing an Assistant Secretary
4. Approval of Minutes of the June 5, 2020 and June 18, 2020 Meetings
5. Public Hearing
 - A. Consideration of Resolution 2020-33 Adopting the Fiscal Year 2020 & 2021 Budgets and Relating to the Annual Appropriations
6. Consideration of Fiscal Year 2021 Budget Funding Agreement
7. Consideration of Resolution 2020-34 Delegation Resolution
8. Ranking of Proposals for District Engineering Services and Selection of District Engineer
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of FY20 Funding Request #4
 - iii. Approval of Fiscal Year 2021 Meeting Schedule
10. Other Business
11. Supervisors Requests
12. Adjournment

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is organizational matters. Section A is acceptance of resignation of Doug Hoffman. A copy of the letter is enclosed for your review. Section D is consideration of

Resolution 2020-32 electing an assistant secretary. A copy of the resolution is enclosed for your review.

The fourth order of business is approval of the minutes of the June 5, 2020 and June 18, 2020 meetings. The minutes are enclosed for your review.

The fifth order of business opens the public hearing. Section A is consideration of Resolution 2020-33 adopting the Fiscal Year 2020 & 2021 budgets and relating to the annual appropriations. A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of Fiscal Year 2021 budget funding agreement. A copy of the agreement is enclosed for your review.

The seventh order of business is consideration of Resolution 2020-34 delegation resolution. A copy of the resolution is enclosed for your review.

The eighth order of business is ranking of proposals for District engineering services and selection of District Engineer. The ranking sheet and copies of the proposals are enclosed for your review.

The ninth order of business is staff reports. Section C is the District Manager's report. Section 1 includes the balance sheet and income statement for your review. Section 2 is the consideration of FY20 funding request #3. A copy of the funding requests and supporting invoices are enclosed for your review. Section 3 is approval of Fiscal Year 2021 meeting schedule. A copy of the schedule is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.


George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

SECTION III

SECTION A

From: Doug Hoffman Doug.Hoffman@PulteGroup.com 
Subject: Sand Mine CDD
Date: July 8, 2020 at 2:02 PM
To: George Flint gflint@gmscfl.com, Lauren Vanderveer lvanderveer@gmscfl.com

DH

George-

Please accept this e-mail as notice of my resignation from the Sand Mine CDD board. It has been a pleasure working with you guys.



Doug Hoffman, P.E.
VP- Land Development & Entitlement
Cell: 407-509-4014
Direct: 407-661-1465

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SECTION D

RESOLUTION 2020-32

**A RESOLUTION OF THE SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT SECRETARY
OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Sandmine Road Community District desires to elect _____ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT:**

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 16th day of July, 2020.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

MINUTES OF MEETING
SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, June 5, 2020 at 2:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Wesley Hunt	Chairman
Aaron Struckmeyer	Vice Chairman
Amy Steiger	Assistant Secretary
Doug Hoffman	Assistant Secretary
Eric Baker	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Tucker Mackie	District Counsel
Emma Gregory	District Counsel
Broc Althafer	Interim District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All five Board Members were present via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were no members of the public present for comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office of Newly Elected Supervisors

Mr. Flint stated that everyone's oath of office had been received in advance of the meeting.

B. Consideration of Resolution 2020-27 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated a Landowner meeting was held on May 21, 2020. The Landowner casted 151 votes for Mr. Hunt, 151 votes for Mr. Struckmeyer, and 150 votes each for Ms. Steiger, Mr. Hoffman and Mr. Baker. As a result, Mr. Hunt and Mr. Struckmeyer will serve four year terms and the other three will serve two year terms. Mr. Flint asked if there were any questions regarding the Landowner meeting or the resolution. The Board had no questions.

On MOTION by Mr. Baker, seconded by Mr. Hoffman, with all in favor, Resolution 2020-07 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Election of Officers

Mr. Flint stated that after each election the statutes require the District to elect officers. Although this was done at the Organizational meeting, since a Landowner election was held they must go through the motion again.

D. Consideration of Resolution 2020-28 Electing Officers

Mr. Flint stated this resolution elects a Chairman and Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and an Assistant Treasurer. Each of these can be handled individually and take nominations and vote or if a Board Member wants to elect a slate of Officers, they could handle it in one motion. Currently, Mr. Flint serves as Secretary, and District Accountant Aerial Lovera serves as the Treasurer. Mr. Flint asked that they either be designated Secretary, Assistant Secretary, Treasurer, and Assistant Treasurer. Mr. Hunt offered to serve as Chairman, and Mr. Struckmeyer offered to be Vice Chairman. Ms. Steiger, Mr. Hoffman, and Mr. Baker were elected as Assistant Secretaries, and Mr. Lovera was elected as Treasurer.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, Resolution 2020-28 Electing Officers with Mr. Hunt as Chairman, Mr. Struckmeyer as Vice Chairman, Ms. Steiger, Mr. Hoffman, and Mr. Baker as Assistant Secretaries, Mr. Flint as Secretary and Mr. Lovera as Treasurer, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Acquisition of Phase 1 and 2 Infrastructure**

Mr. Flint stated that this item was the main reason for the meeting today.

Ms. Mackie noted that several documents were circulated in advance of the meeting. Ms. Mackie stated that in advance of certain infrastructure nearing completion within Phase 1 and partially within Phase 2, prior to some of that infrastructure, mainly the utilities getting conveyed over to the county, the District needs to acquire those in order to utilize bond funds in the future to pay for their construction. Those documents that are included within the supplemental materials, the Bill of Sale from the developer to the District attached is Exhibit A. She noted that some charts are still somewhat in preparation form due to the fact that improvements are nearing completion, but they are not completed as yet. She asked the Board to approve the acquisition of Phase 1 Public Infrastructure, which consists of storm water management improvements, potable water, reclaimed, lift stations, and sanitary sewer system improvements for a not to exceed amount of about \$4,400,000 million dollars. Ms. Mackie added that following Board action today, they can work with the developer to finalize all of the acquisition documentation that is required pursuant to the acquisition agreement that the Board approved at the last meeting. Once this is finalized at the next meeting, they would bring that acquisition back to the Board for ratification purposes to let the Board see the final amount. Secondly, they would also look to acquire certain storm water improvements within Phase 2 as part of that work has begun. The not to exceed amount for the acquisition of that particular infrastructure is \$2,000,000. The reason for splitting these out is because they anticipate two different bond issuances, one for Phase 1 and one for Phase 2. This will help staff track where those proceeds should come from at the point in time when the District does have funds to pay the developer for the improvements. Ms. Mackie stated she would answer any questions from the Board.

Mr. Hoffman noted that they had one more process to go through internally before they are able to actually issue bonds. He asked if there was anything they are doing today, that if something went sideways and the company decided they didn't want to issue bonds, that they couldn't transfer the Bill of Sale for this work to an HOA or another entity if something occurred. He stated it was an unlikely scenario but wanted to understand completely.

Ms. Mackie replied that if they were not issuing bonds at the end of the day, the District could transfer the improvements. The only improvements at that point would be storm water improvements themselves. If that is the case, she noted that they should hold off on the Deed of

Conveyance, which would be for the actual tracts themselves. That document is included, and she suggested that they approve it in substantially form. She stated that the District can operate the storm water system with an easement, and that could be presented at the next meeting until such time as it is ready to acquire.

Ms. Mackie confirmed that the first motion would be to approve an acquisition from Pulte Homes in amount not to exceed \$4.4 million for certain public infrastructure improvements described in the Bill of Sale presented to the Board.

On MOTION by Mr. Hoffman, seconded by Mr. Hunt, with all in favor, the Acquisition from Pulte Homes of Phase 1 Infrastructure Not to Exceed \$4.4 Million, was approved.

Ms. Mackie stated the next would be a motion to approve the District's acquisition of certain infrastructure described in the Bill of Sale for Phase 2 in an amount not to exceed \$2 million.

On MOTION by Mr. Struckmeyer, seconded by Mr. Hunt, with all in favor, Consideration of Acquisition of Phase 2 Infrastructure Not to Exceed \$2 Million, was approved.

Ms. Mackie stated the last motion would be to approve the Bill of Sale from Pulte Home to the District, the Bill of Sale from the District to Polk County, and a Deed of Conveyance for certain property in substantial form, and authorization for District staff and the District Chair to work with Pulte Home in finalizing all documentation required pursuant to the acquisition agreement to finalize the acquisition.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, to Approve the Bill of Sale from Pulte Home to the District, the Bill of Sale from the District to Polk County, and a Deed of Conveyance in Substantial Form, and Authorization for District Staff and Chair to work with Pulte Home to Finalize Documents, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie noted that they have had some difficulty in terms of the 5th Circuit for the Polk County in that the Judge previously assigned to that bench retired. So, they have been rotating through the other Judges on the Circuit to handle cases until his replacement has been appointed. They have had particular difficulty getting the hearing scheduled. They had some early dates that were made available, but the JA wasn't able to get us executed notice in order to show cause, which they have to run for a certain time period in advance in the Validation Hearing. They have moved on to the next available date which is July 20th. She noted that they are hoping that gives them plenty of time to receive a notice in order to show cause for that date. She noted that they will continue to push to that affect, but a meeting request will be sent once that date is confirmed. She stated she notified John Kessler of the July 20th date as well.

B. Engineer

There being none, the next item following.

C. District Manager's Report

There being none, the next item followed.

SIXTH ORDER OF BUSINESS**Other Business**

The next meeting will be June 18th at 2:00 p.m. This will be for several public hearings and it will be held via Zoom. The Governor's Executive Order is set to expire on June 30th, so it is anticipated any meetings after July 1st will be in person.

SEVENTH ORDER OF BUSINESS**Supervisors Requests**

There was a question regarding a form stating Financial Interest that must be filed within 30 days of being on the Board. Mr. Flint stated it should be sent out by the Supervisor Of Elections and the due date is July 1st, however there is a grace period until September before you are fined. Mr. Flint noted that it is an annual requirement and is required for each District. The District Office does track and send reminders for the requirement.

EIGHTH ORDER OF BUSINESS**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Struckmeyer, seconded by Mr. Hunt, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, June 18, 2020 at 2:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Wesley Hunt
Aaron Struckmeyer
Eric Baker

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Tucker Mackie
Emma Gregory
Broc Althafer

District Manager, GMS
District Counsel
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board Members were present via Zoom teleconference constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 16, 2020 Meeting

Mr. Flint asked if the Board had any comments or corrections to the minutes.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the Minutes of the April 16, 2020 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Rules of Procedure

Mr. Flint asked for a motion to open the Public Hearings

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2020-09 Adopting the District's Rules of Procedure

Mr. Flint stated a copy of the District's Rules were included in the prior agenda. The Public Hearing was advertised 29 and 28 days in advance of today as required by Statute. The Rules had not changed since they were provided to the Board at the Organizational Meeting. The Rules primarily cover how the Board operates, how they handle Public Records, meetings, and Internal Controls, how they go about bidding out certain services in accordance with statutory requirements. Mr. Flint asked if the Board had any questions on the proposed Rules.

Mr. Flint noted that there were no members of the public present to provide comment. He asked the Board for any comments. Hearing none,

Ms. Tucker Mackie joined the meeting at this time.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, Resolution 2020-09 Adopting the District's Rules of Procedures, was approved.

B. Public Hearing on the Uniform Collection Method

Mr. Flint stated this shows the Board's intent to utilize the Uniform Collection Method which is uses the Tax Bill to collect operating and maintenance and debt service assessments. There were four consecutive weeks of notices that were placed. This allows them to enter into agreements with the Property Appraiser and Tax Collector to utilize the Tax Bill when the time comes. Mr. Flint noted for the record that there were no member of the public present at the time for testimony.

i. Consideration of Resolution 2020-30 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint stated this resolution was in the packet and asked Counsel to cover this topic. Ms. Mackie stated that Resolution 2020-30 allows the District to utilize the Uniform Method at the time at which it was ready certify assessments for collection. When the District is ready to move forward with a debt service or operation and maintenance assessment they can utilize the roll, certainly for platted lots. Ms. Mackie asked for a motion to approve if the Board had no questions.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, Resolution 2020-30 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Imposition of Special Assessments

i. Consideration of Engineer's Report dated, April 16, 2020

Mr. Flint reviewed the previous approved two resolutions declaring the Board's intent to levy assessments and the other setting the date, place, and time for the public hearing to consider the imposition. Mr. Flint stated there was an Engineer's Report dated April 16th, which was on the last Organizational agenda as well as the Master Assessment Methodology dated April 16, 2020. Mr. Flint noted that neither report had changed since the Board had seen at the April meeting. Mr. Flint also noted for the record that no members of the public to provide comment or testimony. Mr. Flint asked that Mr. Althafer review the report.

Mr. Althafer stated this report was consistent with what was presented previously to the Board. He noted this basically goes through and outlines the public infrastructure that will be required and paid for by CDD bonds. It list all improvements in detail including the water system, the sanitary sewer system, reclaim system, and storm water management systems. This is a breakdown of the location and the cost of each of those improvements. Mr. Althafer noted he would cover them in detail if there were any questions.

Mr. Flint also noted for the record that they are only proposing to issue bonds and impose assessments on Assessment Area One, which corresponds with Phase 1.

Ms. Mackie asked Mr. Althafer the following questions:

- Based on your professional opinion on the costs and the Engineer's Report reasonable and proper? Mr. Althafer replied, yes they were.
- Are you aware of any reason why the project as a whole and the project for Assessment Area One cannot be carried out by the District? Mr. Althafer responded No, he was not.

ii. Consideration of Master Assessment Methodology for Assessment Area One, dated April 16, 2020

Mr. Flint presented the Master Assessment Methodology for Assessment Area One, dated April 16, 2020. This was presented to the Board at the Organization meeting when the public hearing was set. Mr. Flint reviewed Table 1 which is the proposed Development Plan and it corresponds to Phase 1 in the Engineer's Report. There are 306 proposed units; townhomes and 40 and 50 foot single family which equates to 226 equivalent residential units. Table 2 is the estimated costs of the infrastructure associated with Assessment Area One, which is \$8.58 million. Table 3 is the bond sizing. Mr. Flint noted these were very conservative parameters and utilizes a 6% interest rate, 30 year amortization, 24 month capitalized interest period, 1 year maximum annual debt service reserve and a 2% underwriters discount. He noted this was just for purposes of the Assessment Hearing, once they actually go to issue bonds they will prepare a Supplemental Assessment Methodology that will tie to the target amounts and match up with how the bonds are actually priced. Table 4 is the allocation of benefit and shows the costs of the improvements per product type and per unit. Table 5 shows the par debt per product type and per unit. Table 6 shows if they were to fund the entire amount of improvements identified by the Engineer, what the net annual assessment would be under the parameters. Table 7 is the Preliminary Assessment Roll, which has the legal description attached for Phase 1. Mr. Flint asked if there were any questions on the Master Assessment Methodology.

Ms. Mackie asked Mr. Flint the following questions:

- Do the lands subject to the Area One Special Assessments receive a special benefit from the Area One project? Mr. Flint replied yes they do.
- Are those Area One Special Assessments reasonably apportioned among those lands subject to the Assessment? Mr. Flint replied yes they are.
- Is it reasonable, proper, and just to assess the costs of the Area One project against the lands in the District in accordance with the Methodology? Mr. Flint replied Yes.
- Is it in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the District Assessment Resolution being adopted here today? Mr. Flint replied, Yes.

iii. Consideration of Resolution 2020-31 Levying Assessments

Mr. Flint stated this resolution, if adopted, would levy assessments over Assessment Area One based on the Engineer's Report and the Methodology. When the bonds are actually issued a Supplemental Report would be prepared reflecting the final sizing of the bonds.

Mr. Flint noted for the record that there are no members of the public present to provide comment or testimony. Mr. Flint asked the Board for any questions, the Board had none.

On MOTION by Mr. Hunt, seconded by Mr. Struckmeyer, with a ll in favor, Resolution 2020-31 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the Public Hearing.

On MOTION by Mr. Hunt, seconded by Mr. Struckmeyer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Mackie stated that the validation hearing has now been set for July 20th at 1:30 p.m. She noted that they are in the process of circulating meeting confirmations but she needed to know if a representative of the developer would be present at the validation hearing. It is anticipated to be a virtual hearing but may change by July. The Board stated they would coordinate to make sure someone was there.

Mr. Flint noted the Delegation Resolution would be on the July agenda for clarification. Ms. Mackie noted they had a call scheduled with John Kessler to start reviewing some matters pertaining to the actual issuance of the bonds. After the July 20th validation there is a 30 day appeal date that needs to expire prior to the issuance. She stated that they can be fully prepared to issue bonds on the expiration of that validation appeal date, if so desired.

Mr. Flint noted the July meeting date is July 16th at 2:00 p.m.

B. Engineer

There being none, the next item following.

C. District Manager's Report.

i. Balance Sheet and Income Statement

Mr. Flint noted the unaudited financials through June 1st. There was no action required.

ii. Ratification of FY20 Funding Request #2

Mr. Flint stated that Funding Request #2 needed to be ratified and was for District Management fees, and it has been submitted under the Developer Funding Request.

iii. Consideration of FY20 Funding Request #3

Mr. Flint stated that Request #3 is a combination of District Management and District Counsel. A portion of the District Counsel expenses is tracked as capital outlay and if bonds are issued those would be eligible to be reimbursed from bond funds. Mr. Flint asked for any questions on either Fund Request #2 or #3. Mr. Flint asked for a motion to ratify FY20 Funding Request #2, and approve Funding Request #3.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, FY20 Funding Request No. 2, was ratified.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, FY20 Funding Request No. 3, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

Mr. Flint asked for other Business or Supervisor's Request. Mr. Hunt noted that Mr. Douglas Hoffman would likely be sending a resignation email because he was leaving Pulte. Mr. Flint stated that they could accept his resignation at the July meeting once it is received. At that time they could appoint someone else to replace him. Mr. Flint clarified this resignation could be accepted via email to him.

Mr. Flint also noted that the Governors Executive order that allows them to have remote meetings will expire on June 30th, and they don't know if he's going to extend that or not at this point. They are operating under the assumption that after July 1st, they are going to have to have physical quorums. They could still use zoom but would need three people physically present at a meeting. Mr. Flint noted that they do have an address for a construction trailer, so the July 16th meeting at 2:00 p.m. will be advertised to take place at the construction trailer. They will likely

include language that still give us the option to hold it remotely in the event that the Governor extends the Executive order. Board members asked that an Outlook invite be sent out. Mr. Flint confirmed they would send that out.

SEVENTH ORDER OF BUSINESS

Supervisors' Request

There being none, the next item followed.

EIGHTH ORDER OF BUSINESSES

Adjournment

Mr. Flint adjourned the meeting at 2:20 p.m.

On MOTION by Mr. Hunt, seconded by Mr. Struckmeyer, with all in favor, the meeting was adjourned at 2:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2020-33

THE ANNUAL APPROPRIATION RESOLUTION OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2020, submitted to the Board of Supervisors (“**Board**”) of the Sandmine Road Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the remainder of Fiscal Year 2020 which concludes September 30, 2020 (“**Fiscal Year 2019/2020**”), and the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sandmine Road Community Development District for the Fiscal Years Ending September 30, 2020 and September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for the remainder of Fiscal Year 2020, the sum of \$_____ and for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND FY20	\$ _____
TOTAL ALL FUNDS FY20	\$ _____
TOTAL GENERAL FUND FY21	\$ _____
TOTAL ALL FUNDS FY21	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 and 2020/2021 or within 60 days following the end of the Fiscal Year 2019/2020 and 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF JULY, 2020.

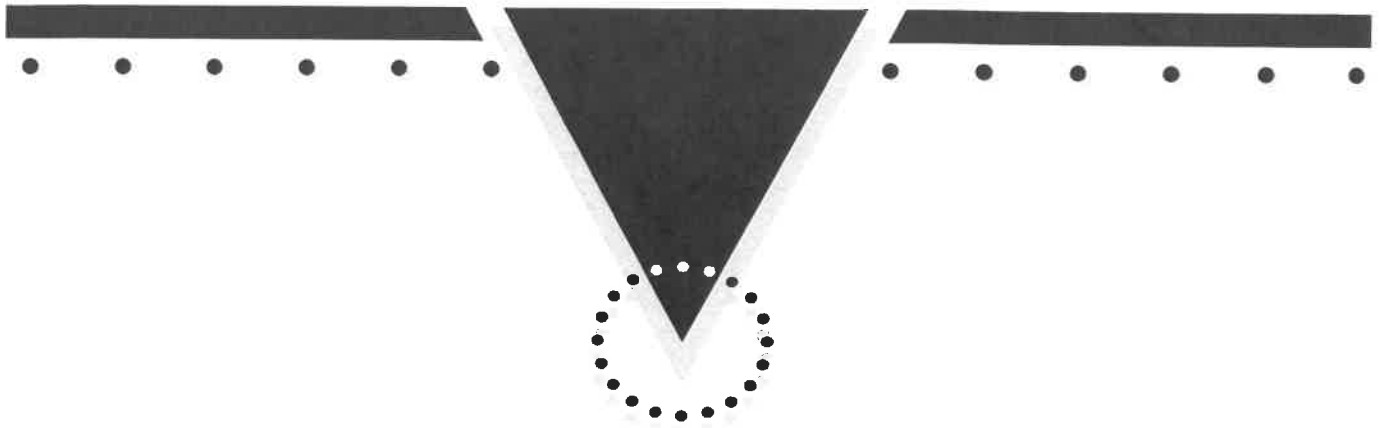
ATTEST:

**SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY2019/2020 and FY 2020/2021



Sandmine Road
Community Development District

Proposed Budget
FY 2020-FY2021



Table of Contents

1 General Fund

2-3 General Fund Narrative

Sandmine Road

Community Development District

<u>Description</u>	<u>Proposed Budget FY2020</u>	<u>Proposed Budget FY2021</u>
<u>Revenues</u>		
Developer Contributions	\$65,447	\$104,218
<i>Total Revenues</i>	<u>\$65,447</u>	<u>\$104,218</u>
<u>Expenditures</u>		
<u>Administrative</u>		
Supervisor Fees*	\$6,000	\$12,000
FICA Expense*	\$459	\$918
Engineering*	\$6,000	\$12,000
Attorney*	\$12,500	\$25,000
Annual Audit	\$0	\$3,500
Management Fees*	\$17,500	\$35,000
Information Technology*	\$600	\$1,200
Website Creation/ADA Compliance	\$2,775	\$0
Telephone*	\$150	\$300
Postage*	\$500	\$1,000
Insurance*	\$2,500	\$5,500
Printing & Binding*	\$500	\$1,000
Legal Advertising	\$15,000	\$5,000
Other Current Charges*	\$500	\$1,000
Office Supplies*	\$313	\$625
Dues, Licenses & Subscriptions	\$150	\$175
<i>Total Expenditures</i>	<u>\$65,447</u>	<u>\$104,218</u>
Excess Revenues/(Expenditures)	<u>\$0</u>	<u>\$0</u>

*Prorated amount represents 6 months for FY20.

Sandmine Road

Community Development District

GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The district is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Sandmine Road

Community Development District

GENERAL FUND BUDGET

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Creation/ADA Compliance

Represents an estimated cost to create the initial District website and ensure District meets ADA compliance guidelines.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION VI

**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 16th day of July, 2020, by and between:

Sandmine Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in City of Groveland, Florida (the “**District**”), with a mailing address c/o Governmental Management Services, LLC – Central Florida, 219 East Livingston Street, Orlando, Florida 32801, and

Pulte Home Company, LLC, a Michigan limited liability company and the owner of property located within the boundaries of the District (the “**Developer**”) with a mailing address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811.

RECITALS

WHEREAS, the District was established by an Ordinance 2020-023, adopted by the Board of County Commissioners of Polk County, Florida, effective April 7, 2020, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2020/2021, beginning October 1, 2020 and ending September 30, 2021 (“**Budget**”); and

WHEREAS, this Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

2. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise.

3. **ALTERNATIVE COLLECTION METHODS.** This Section provides for alternative methods of collection. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that 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 costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities,

operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to levy and certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the 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 of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** Neither the District nor Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which consent shall not be unreasonably withheld, conditioned or delayed. Such consent shall not be required in the event of a sale of the majority of the lands within the District then owned by Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of Developer under this Agreement, provided that no such assignment shall be valid where the assignment is being made for the purpose of avoiding Developer's obligations hereunder.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 3 and 4 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** 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. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the

purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **GOVERNING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the appropriate courts of Polk County, Florida.

10. **ARM'S LENGTH TRANSACTION.** 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 the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Sandmine Road Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Witness:

**Pulte Home Company, LLC,
a Michigan limited liability company**

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2020/2021 Budget

EXHIBIT A
Property Description

PARCEL 1 (NORTH PROPERTY):

THAT PART OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN S89°49'14"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 2633.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00°21'16"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1374.50 FEET TO THE NORTH LINE OF THE SOUTH 1266.00 FEET OF SAID NORTHEAST 1/4; THENCE RUN N89°55'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 360.01 FEET TO THE EAST LINE OF THE WEST 360.00 FEET OF SAID NORTHEAST 1/4; THENCE RUN S00°21'16"W ALONG SAID EAST LINE FOR A DISTANCE OF 606.02 FEET TO THE NORTH LINE OF THE SOUTH 660.00 FEET OF SAID NORTHEAST 1/4; THENCE RUN S89°55'04"W ALONG SAID NORTH LINE FOR A DISTANCE OF 91.39 FEET TO THE EAST LINE OF THE WEST 268.61 FEET OF SAID NORTHEAST 1/4; THENCE RUN S00°21'16"W ALONG SAID EAST LINE FOR A DISTANCE OF 660.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE RUN N89°55'04"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 2383.69 FEET TO THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 13; THENCE RUN N00°03'31"W ALONG SAID EAST LINE FOR A DISTANCE OF 2652.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE FOLLOWING PROPERTY:

THE SOUTH 40.00 FEET OF THE EAST 356.39 FEET OF THE WEST 565.00 FEET OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO POLK COUNTY BY DEED RECORDED IN O.R. BOOK 9568, PAGE 1486, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13 AND THE NORTHERLY PROJECTION OF THE EAST LINE OF SAND MINE PLAZA, AS RECORDED IN PLAT BOOK 154, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 89°52'49" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13, A

DISTANCE OF 1080.00 FEET; THENCE NORTH 00°18'42" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE 40.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13; THENCE SOUTH 89°52'49" WEST, ALONG SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1080.00 FEET TO THE AFORESAID NORTHERLY PROJECTION OF THE EAST LINE OF SAND MINE PLAZA, AS RECORDED IN PLAT BOOK 154, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°18'42" WEST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2 (SIGNAGE PARCEL):

THAT PART OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 13; THENCE RUN S89°55'04"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 619.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°04'56"W FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°04'56"W FOR A DISTANCE OF 20.00 FEET; THENCE RUN S89°55'04"W FOR A DISTANCE OF 24.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 27; THENCE RUN S19°18'5"E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 7.63 FEET; THENCE RUN S08°00'15"E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 12.92 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN N89°55'04"E FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

CONTAINING 150.25 ACRES, MORE OR LESS.

EXHIBIT B
Fiscal Year 2020/2021 Budget

SECTION VII

RESOLUTION NO. 2020-34

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$7,000,000 SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA ONE) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA ONE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE APPLICATION AND USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Sandmine Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2020-023, duly enacted by the Board of County Commissioners of Polk County, Florida, on April 7, 2020 and becoming effective on April 7, 2020; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2020-26 on April 16, 2020 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$25,000,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, based on the current development plans of the Developer, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for the development of phase one within the District which is hereby designated as “Assessment Area One”; and

WHEREAS, the District has, pursuant to the Initial Bond Resolution, approved the form of and authorized, among other things, the execution and delivery of the Master Trust Indenture (the “Master Indenture”) with U.S. Bank National Association, as the appointed trustee (the “Trustee”) and which Master Indenture, when in final form, will be applicable to the herein defined Bonds; and

WHEREAS, in light of changes to the First Supplemental Trust Indenture, the form of which was approved pursuant to the terms of the Initial Bond Resolution, it is necessary to approve a revised form; and

WHEREAS, the Board hereby determines to issue its Sandmine Road Community Development District Special Assessment Bonds, Series 2020 (Assessment Area One) (the “Bonds”) in the principal amount of not exceeding \$7,000,000 for the purpose of providing funds to finance a portion of the public infrastructure within Assessment Area One within the District, as described in the District’s *Engineer’s Report* dated April 16, 2020, as such report may be supplemented from time to time (“Engineer’s Report”); and

WHEREAS, the Phase One Project, as defined in the herein referred to First Supplemental Indenture, is hereby determined to be necessary to coincide with the Developer’s plan of development; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and

(iv) a First Supplemental Trust Indenture in the form attached hereto as Exhibit D (the “First Supplemental Indenture”).

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology for Assessment Area One*, dated April 16, 2020, as supplemented (“Assessment Methodology Report”), prepared by Governmental Management Services – Central Florida, LLC and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, provide for capitalized interest on the Bonds and pay the costs of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Sandmine Road Community Development District (the “Board”), as follows:

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings and the volatile conditions prevailing in the market for special assessment bonds makes it necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$7,000,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized a portion of its capital improvement plan, as set forth in the Engineer’s Report for Assessment Area One, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within Assessment Area One within the District by issuing the Bonds to finance a portion of the Phase One Project. The Phase One Project includes, but is not limited to, stormwater drainage facilities including related earthwork; water and sewer facilities; reclaimed water facilities; offsite roadway improvements; landscaping, irrigation and hardscape in public rights-of-way; and related costs, all as more particularly described in the Engineer’s Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase

Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$7,000,000; (iii) the net interest cost rate on the Bonds shall not exceed the maximum rate permitted by law; (iv) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date and the redemption price shall be determined at that time; and (vi) the purchase price to be paid by the Underwriter for the Bonds is not less than 98.00% of the principal amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the "Preliminary Limited Offering Memorandum"). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem "final" the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the Indenture shall not exceed \$7,000,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially

in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services - Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Master Indenture and the First Supplemental Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the First Supplemental Indenture between the District and the Trustee. The Master Indenture, when in final form, will be applicable to the Bonds. The Master Indenture and the First Supplemental Indenture, when in final form, shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The First Supplemental Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the First Supplemental attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company ("DTC"). Any member of the Board or the District Manager is authorized to execute the DTC Blanket Issuer Letter of Representations required by DTC.

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services - Central Florida, LLC in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Osceola Engineering Inc. in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the Phase One Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things

necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Sandmine Road Community Development District, this 16th day of July, 2020.

**SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF FIRST SUPPLEMENTAL INDENTURE

51355007v3/192309.010100

SECTION VIII

Request for Qualifications for Engineering Services

Sandmine Road Community Development District July 2, 2020

Submitted To:

**Mr. George S. Flint
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801**

Submitted By:



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Statement of Qualifications	2
Standard Form 330	3
Licenses	4

SECTION 1



June 25, 2020

Mr. George S. Flint
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando Florida 32801

RE: **Request for Qualifications for Engineering Services**
Sandmine Road Community Development District

Dear Mr. Flint:

Osceola Engineering, Inc. (OEI) is pleased to submit our Letter of Interest to provide Professional Engineering Services to the Sandmine Road Community Development District. The following sections contain our Statement of Qualifications, Form 330 and copies of our applicable licenses.

We have provided District Engineer services in the past to the Windsor at Westside Community Development District located in Kissimmee, Florida and we feel we are uniquely qualified in this case due to our involvement with the development of the Engineer's Report for the subject project. The services being requested are no different than the continuing engineering services we currently provide to the Windsor at Westside Community Development District. The selection of our firm would provide the Sandmine Road Community Development District the following benefits.

- **Extensive knowledge and experience** with respect to the design, permitting and construction aspects of the District;
- **State of the art expertise** in environmental issues and civil engineering;
- **Project insight** acquired from being involved with the development of the Engineer's Report; and
- **An outstanding record** of providing competent, on-time and within budget engineering services.

I will direct all assignments and will serve as the District Engineer and primary contact. I have been involved with all aspects of preparing the engineering documents to support the creation

of the Sandmine Road CDD and prepared the Engineer's Report. In addition, I have extensive experience with residential subdivision design and permitting, as well as ongoing CDD services.

In summary, the selection of OEI will result in completion of the various required tasks in a timely, cost effective and implementable manner. Also, OEI's personnel are dedicated to the successful implementation and smooth operation of the Community Development District, and assures that all work products will be acceptable to the Board as outlined in the RFQ.

Sincerely,

A handwritten signature in blue ink, appearing to be 'B. Althafer', written in a cursive style.

Broc L. Althafer, P.E.
Vice President

SECTION 2

Statement of Qualifications

Osceola Engineering's Background and Key Service Areas

Osceola Engineering, Inc. (OEI) is committed to providing quality professional engineering services, developing long-term relationships, adapting to the changing needs of our clients and the industry, meeting and exceeding client expectations, and contributing to the community where we work and live.

Osceola Engineering, Inc. provides a broad range of services including planning, civil engineering and landscape architecture. More specifically, we specialize in public works utilities engineering services, park and open space master planning, as well as, project management and construction inspection services. Since 2004, we've helped Central Florida grow by providing builders, developers, public agencies, municipalities, and school districts with solutions that produce successful, sustainable projects.

Our reputation and project portfolio are built on a combined 45 years of experience from our principals John E. Moody, P.E. and Broc L. Althafer, P.E. Through experience gained on past projects and relationships fostered with permitting agencies, we deliver projects that meet defined goals. During a project, we use a service communication approach that keeps clients apprised of progress being made. We manage large scale to moderate sized projects while maintaining Principal involvement throughout the project life cycle. We understand that when a client is successful, we are successful. Our local knowledge, local experience and management philosophy is what differentiates OEI from all other firms.

Osceola Engineering, Inc. is not a certified Minority Business Enterprise.

Office Location

Osceola Engineering's office is located at the SE corner of 10th Street and Florida Avenue in historic Downtown St. Cloud within Osceola County and can provide the location for the public review of applicable public CDD records.



Key Officers and Qualifications

OEI maintains a cohesive staff of central Florida's best and most experienced personnel in our field. Our team of experienced professionals are highly capable of assisting the Sandmine Road Community Development District (CDD) with the professional engineering services necessary to perform required inspections, preparation of reports and various additional engineering services as required by the CDD as outlined in the Request for Qualifications. We feel that with the consideration of our professional experience, our staff's past experience as CDD Engineer, as well as our familiarity with the design and construction of the Sandmine Road Community, our firm is more than capable of providing the requested services.

The experience of the key personnel to provide these services are summarized in the Form 330 resumes in Tab 3. A brief summary of these individual's qualifications, areas of expertise and years of experience, is as follows:

Statement of Qualifications

Broc L. Althafer, P.E., Vice President of Osceola Engineering, Inc. is a State of Florida State Registered, Professional Civil Engineer and has over 15 years of experience in various civil engineering design projects. Mr. Althafer has served as project manager on numerous private sector projects in the Central Florida area. He has extensive knowledge and experience in residential subdivision design, permitting and project management. He also has years of experience serving as District Engineer for several Community Development District's within Central Florida. Mr. Althafer would be the District Engineer for the Sandmine Road CDD and the primary point of contact.

John E. Moody, P.E., President of Osceola Engineering, Inc. and a State of Florida Registered, Professional Civil Engineer and has over 30 years of experience in providing clients with professional engineering services and is responsible for the overall project management of all in-house projects. He has vast experience in overseeing the research, analysis, master planning, design, permitting and construction for all types of projects.

Corey Kramer, E.I., an Engineer Intern has over 20 years of experience designing, permitting, and providing construction administration services for public and private sector utility projects. He has a vast knowledge of the City of St. Cloud and Osceola County's existing infrastructure and an excellent working relationship with their staff.

Project Team's Willingness to Meet Schedule and Budget Requirements

The OEI Project Team is committed to completing tasks for all projects on time and within budget. We would provide the same effort for all tasks associated with the Sandmine Road CDD. A successful project requires development and implementation of a management plan:

1. Form a skilled and experienced team with well defined roles
2. Determine goals and objectives (deliverable-based) for this project
3. Break the project into specific, measurable tasks to accomplish goals
4. Determine communications procedures (one point of contact for the Team)
5. Develop schedule to meet Project goals, develop specific milestones
6. Focus initial efforts on critical path items
7. Make financial plan (budget)
8. Think of potential problems, make Contingency Plan
9. Assist the CDD by creating Client Action Checklist
10. Provide project status updates including monthly progress reports

As concrete evidence, this management plan illustrates that OEI is willing and able to meet the time and budget requirements for completion of services for the Sandmine Road CDD. You will receive this same level of commitment and quality from our project team for your unique projects.

Recent, Current and Projected Workload and Availability

Osceola Engineering, Inc. will give the CDD Projects a priority in our master project scheduling. The current committed workload of each staff member is such that we will be able to begin CDD assignments immediately. In addition, we fully commit to the CDD the necessary resources of our staff throughout the course of said projects, from inception to completion. OEI realizes that providing the best possible advice and consultation, along with on-time project delivery, are the key elements in meeting the CDDs needs.

SECTION 3

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

RFQ for Engineering Services Sandmine Road Community Development District, Polk County, Florida

2. PUBLIC NOTICE DATE

06/18/2020

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Broc L. Althafer, P.E., Project Manager

5. NAME OF FIRM

Osceola Engineering, Inc.

6. TELEPHONE NUMBER

(407) 891-0452

7. FAX NUMBER

(407) 891-9173

8. E-MAIL ADDRESS

balthafer@osc-eng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	✓				Osceola Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	1003 Florida Avenue St. Cloud, Florida 34769	District Engineer
b.					 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Broc L. Althafer, P.E.	District Engineer	a. TOTAL 15	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION <i>(City and State)</i> Osceola Engineering, Inc., St. Cloud, Florida			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> BSCE 2006 Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Florida License No. 72321 Professional Engineering	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Member of the American Society of Civil Engineers			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Sandmine Road Interim CDD District Engineer-Osceola County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Ongoing Professional Engineer responsible for assisting council in the formation of the CDD and the preparation of the initial Engineer's Report.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Windsor at Westside CDD Engineer-Osceola County, Florida	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Ongoing District Engineer, beginning in 2015 to the present, responsible for overview and inspection of CDD operated and maintained facilities, submittal of annual Financial Statement and Engineer's Annual Report 600 units		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Concorde Estates CDD Engineer-Osceola County, Florida	PROFESSIONAL SERVICES 2012	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer, beginning in 2006 to 2012, responsible for overview and inspection of CDD operated and maintained facilities, submittal of annual Financial Statement and Engineer's Annual Report 586 units		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Anthem Park CDD Engineer- Osceola County, Florida	PROFESSIONAL SERVICES 2012	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer, beginning in 2006 to 2012, responsible for overview and inspection of CDD operated and maintained facilities, submittal of annual Financial Statement and Engineer's Annual Report 931 units		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Harmony CDD Engineer- Osceola County, Florida	PROFESSIONAL SERVICES 2012	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer, beginning in 2006 to 2012, responsible for overview and inspection of CDD operated and maintained facilities, submittal of annual Financial Statement and Engineer's Annual Report 1567 units		
<input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
John E. Moody, P.E.	Principal In Charge	a. TOTAL 30	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
Osceola Engineering, Inc., St. Cloud, Florida			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>	
BSCE 1990 Civil Engineering University of Central Florida		Florida License No. 48927 Civil/Sanitary Engineering	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			
Past/Charter Board Member of the Toho Water Authority (2003-2012). Member of the American Society of Civil Engineers and Florida Engineering Society.			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
Portofino Vista Community Development District St. Cloud, Florida		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer, beginning in 2007 to the present, responsible for the preparation of the initial Engineer's Report, overview and inspection of CDD operated and maintained facilities, submittal of annual Financial Statement and Engineer's Annual Report.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
Portofino Vista St. Cloud, Florida		PROFESSIONAL SERVICES 2005	CONSTRUCTION <i>(If applicable)</i> 2006
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager responsible for the preparation of construction documents, acquisition of permit approvals from the various jurisdictional agencies and construction observation services for the 262-unit townhouse community. Site Construction Costs: \$3,540,000		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
Steven's Plantation St. Cloud, Florida		PROFESSIONAL SERVICES 2005	CONSTRUCTION <i>(If applicable)</i> 2008
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager responsible for the design and permitting of the primary stormwater management facilities and master utilities associated with the spine road (Nolte Road) to include the Corporate Campus. Site Construction Costs: \$6,200,000		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
Southern Pines Phases 3B, 4 and 5 St. Cloud, Florida		PROFESSIONAL SERVICES 2012	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager responsible for the preparation of construction documents and the acquisition of permit approvals for the 320-lot single family residential subdivision. Estimated Site Construction Costs: \$3,200,000		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
Terra Vista St. Cloud, Florida		PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i> 2014
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager responsible for the preparation of construction documents, acquisition of permit approvals from the various jurisdictional agencies and services during construction for the 72-lot single family residential subdivision. Site Construction Costs: \$1,423,000		<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Corey Kramer, E.I.	13. ROLE IN THIS CONTRACT Project Engineer/Utilities	14. YEARS EXPERIENCE a. TOTAL b. WITH CURRENT FIRM 20 16	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Osceola Engineering, Inc., St. Cloud, Florida			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> BSEE 1999 Environmental Engineering University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Engineering Intern Certification No. 1100005615	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Windsor at Westside Construction Services Osceola County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2014 2015	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Role: Project Engineer overseeing the construction of the utilities associated with the first phase of Windsor at Westside. Construction Costs: \$4,800,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Portofino Vista St. Cloud, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2005 2006	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer responsible for the preparation of construction documents, acquisition of permit approvals from the various jurisdictional agencies and construction observation services for the 262-unit townhouse community. Site Construction Costs: \$3,540,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Steven's Plantation St. Cloud, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2005 2008	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer responsible for the design and permitting of the primary stormwater management facilities and master utilities associated with the spine road (Nolte Road) to include the Corporate Campus. Site Construction Costs: \$6,200,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Southern Pines Phases 3B, 4 and 5 St. Cloud, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2012 2014	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer responsible for the preparation of construction documents and the acquisition of permit approvals for the 320-lot single family residential subdivision. Estimated Site Construction Costs: \$3,200,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Terra Vista St. Cloud, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2013 2014	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer responsible for the preparation of construction documents, acquisition of permit approvals from the various jurisdictional agencies and services during construction for the 72-lot single family residential subdivision. Site Construction Costs: \$1,423,000		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
1

21. TITLE AND LOCATION *(City and State)*

Windsor at Westside Community Development District
Kissimmee, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Windsor at Westside CDD

b. POINT OF CONTACT NAME

George S. Flint, Governmental Management

c. POINT OF CONTACT TELEPHONE NUMBER

407-541-5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Osceola Engineering, Inc has provided professional engineering services, as District Engineer, for the Windsor at Westside Community Development District beginning in 2014. The services that have been provided are identical to the services being requested in the the Request for Qualifications for the Sandmine Road Community Development District.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Osceola Engineering, Inc	1003 Florida Avenue St. Cloud, Florida 34769	District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Windsor at Westside CDD	6	
2		7	
3		8	
4		9	
5		10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

06/25/2020

33. NAME AND TITLE

Broc L. Althafer, P.E.


1. SOLICITATION NUMBER (If any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	4		C08	Codes; Standards; Ordinances	1
08	CADD Technician	4		C15	Construction Management	1
12	Civil Engineer	7		C18	Cost Estimating; Cost Engineering	1
39	Landscape Architect	1		E02	Education Facilities; Classrooms	1
58	Technician/Analysis	1		E09	Environmental Impact Studies	1
				E11	Environmental Planning	1
				G01	Vehicle Maintenance Facilities	1
				H07	Highways; Streets	4
				I06	Irrigation; Drainage	2
				L03	Landscape Architect	1
				P06	Planning (Site installation & project)	4
				P07	Plumbing and Pipe Design	3
				S04	Sewage Collection	2
				S13	Stormwater Handling & Facilities	3
				T03	Traffic & Transportation Eng.	1
				W02	Water Resources, Hydrology	3
				W03	Water Supply, Treatment & Dist.	2
				Z01	Zoning and Land Use Studies	1
	Other Employees					
	Total	17				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work		1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	6	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	6	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater




The foregoing is a statement of facts.

a. SIGNATURE		b. DATE	06/25/2020
c. NAME AND TITLE	Broc L. Althafer, P.E.		

SECTION 4

Applicable Licenses for Osceola Engineering, Inc.

Osceola Engineering, Inc. possess a current Certificate of Authorization from the State of Florida Board of Professional Engineers (CA No. 26265) In addition, the key staff of John Eric Moody, P.E. and Broc L. Althafer, P.E. hold active professional engineering licenses from the State of Florida. Copies of all Licenses are provided on the following pages.

	RICK SCOTT, GOVERNOR	JONATHAN ZACHEM, SECRETARY	
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF PROFESSIONAL ENGINEERS THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES OSCEOLA ENGINEERING, INC. 1003 FLORIDA AVENUE ST. CLOUD FL 34769 LICENSE NUMBER: CA26265 EXPIRATION DATE: FEBRUARY 28, 2021 Always verify licenses online at MyFloridaLicense.com			
	Do not alter this document in any form. This is your license. It is unlawful for anyone other than the licensee to use this document.		

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000171585

Entity Name: OSCEOLA ENGINEERING, INC.

Current Principal Place of Business:

1003 FLORIDA AVENUE
ST. CLOUD, FL 34769

Current Mailing Address:

1003 FLORIDA AVENUE
ST. CLOUD, FL 34769 US

FEI Number: 20-2090537

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

MILES, JR., R. STEPHEN ESQUIRE
OVERSTREET, MILES, CUMBIE & FINKENBINDER, P.A.
100 CHURCH STREET
KISSIMMEE, FL 34741 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P, S
Name MOODY, JOHN E
Address 1003 FLORIDA AVENUE
City-State-Zip: ST. CLOUD FL 34769

Title VP
Name ALTHAFER, BROO LONDON
Address 1003 FLORIDA AVENUE
City-State-Zip: ST. CLOUD FL 34769

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOHN MOODY

PRESIDENT

01/13/2020

Electronic Signature of Signing Officer/Director Detail

Date

EXPIRATION
SEPTEMBER 30, 2020

BRUCE VICKERS, TAX COLLECTOR
OSCEOLA COUNTY, STATE OF FLORIDA
LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.
85531

2020

BUSINESS TYPE:
9100 ENGINEER (DBPR)

08/27/2019
Oper CG
Till 2542
Paid 30.00
Rcpt.#254201542

9100-85531
TRANSFER 0.00
ORIGINAL TAX 30.00
AMOUNT 0.00

BUSINESS:

Osceola Engineering, Inc.
1003 Florida Ave.
St. Cloud, FL 34769

Location:
CITY OF ST CLOUD

PENALTY 0.00
COLLECTION COST 0.00
TOTAL 30.00

Board of Professional Engineers - 26265

Bruce Vickers
BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422185, KISSIMMEE FL 34742-2185
407-742-6000

Local Business Tax Receipt

City of St. Cloud

10/19-09/20



OSCEOLA ENGINEERING INC
1003 FLORIDA AVE

TAX RECEIPT #:

20-00013649

FEE AMOUNT:

\$56.28

SAINT CLOUD FL 34769

EXPIRES: September 30, 2020

BUSINESS LOCATION:

1003 FLORIDA AVE

CLASSIFICATION:

PROFESSIONAL ESTABLISHMENT

RESTRICTIONS:

ENGINEERING FIRM

SUB CODES:

DBPR - 26265

ENGINEER

STATE REGULATED

MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

This Local Business Tax Receipt only confirms payment of the Local Business Tax pursuant to Chapter 205, Florida Statutes. The Receipt is not a license, permit, or a certification of the holder's qualifications to do business. City Business License Division must be notified of any material change to the information found herein above. This Receipt does not permit holder to operate in violation of any City, State, or Federal Law.

1300 Ninth Street, Bldg A | St. Cloud, FL 34769

Commercial Certificate of Use

City of St. Cloud

10/19-09/20



OSCEOLA ENGINEERING INC
1003 FLORIDA AVE

TAX RECEIPT #:

20-00013650

FEE AMOUNT:

\$45.00

SAINT CLOUD FL 34769

EXPIRES: September 30, 2020

BUSINESS LOCATION:

1003 FLORIDA AVE

CLASSIFICATION:

CERTIFICATE OF USE/COMMERCIAL

RESTRICTIONS:

PROFESSIONAL-ENGINEER

MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

1300 Ninth Street, Bldg A | St. Cloud, FL 34769



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

ALTHAFER, BROC LONDON

9805 PALMETTO DUNES COURT
ORLANDO FL 32832

LICENSE NUMBER: PE72321

EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MOODY, JOHN ERIC

1684 STARFISH ST
KISSIMEE FL 34744-0000

LICENSE NUMBER: PE48927

EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



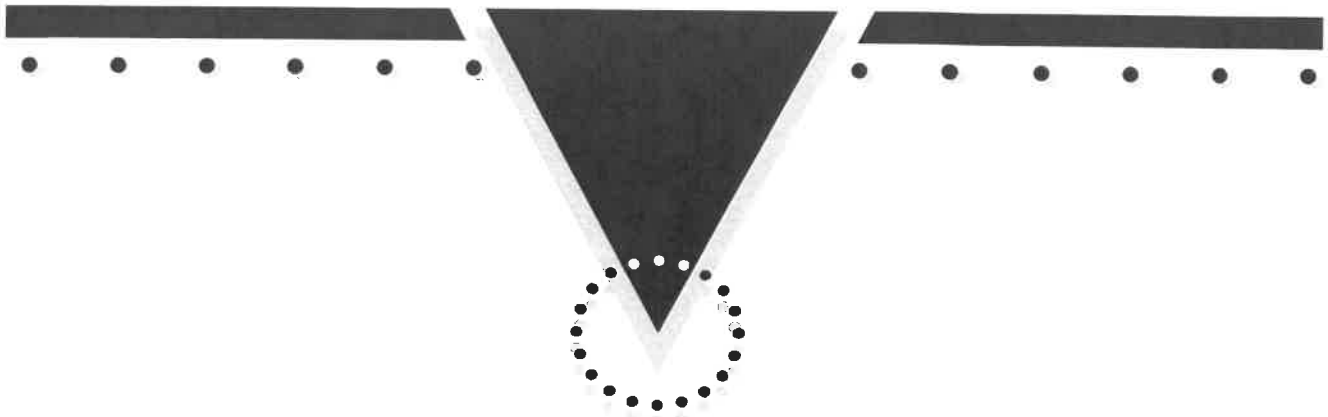
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SECTION IX

SECTION C

SECTION 1



**Sandmine Road
Community Development District**

Unaudited Financial Reporting

June 30, 2020



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1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>MONTH TO MONTH</u>
4	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>

SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2020

	General Fund
<u>ASSETS:</u>	
CASH	\$8,113
TOTAL ASSETS	<u>\$8,113</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$7,919
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$194
TOTAL LIABILITIES & FUND EQUITY	<u>\$8,113</u>

SANDMINE ROAD

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$55,447	\$27,724	\$29,660	\$1,936
TOTAL REVENUES	\$55,447	\$27,724	\$29,660	\$1,936
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$6,000	\$3,000	\$0	\$3,000
FICA EXPENSE	\$459	\$115	\$0	\$115
ENGINEERING	\$6,000	\$3,000	\$0	\$3,000
ATTORNEY	\$12,500	\$6,250	\$5,882	\$368
MANAGEMENT FEES	\$17,500	\$8,750	\$7,292	\$1,458
WEBSITE CREATION	\$2,775	\$2,775	\$2,775	\$0
INFORMATION TECHNOLOGY	\$600	\$300	\$250	\$50
TELEPHONE	\$150	\$75	\$0	\$75
POSTAGE	\$500	\$250	\$79	\$171
INSURANCE	\$2,500	\$2,500	\$2,302	\$198
PRINTING & BINDING	\$500	\$250	\$22	\$228
LEGAL ADVERTISING	\$5,000	\$2,500	\$10,759	(\$8,259)
OTHER CURRENT CHARGES	\$500	\$250	\$0	\$250
OFFICE SUPPLIES	\$313	\$157	\$5	\$151
DUES, LICENSE & SUBSCRIPTIONS	\$150	\$150	\$100	\$50
TOTAL EXPENDITURES	\$55,447	\$30,321	\$29,466	\$856
EXCESS REVENUES (EXPENDITURES)	\$0		\$194	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$194	

SANDMINE ROAD

Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
DEVELOPER CONTRIBUTIONS													
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$15,275	\$4,552	\$9,833	\$0	\$0	\$0	\$29,660
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$5,257	\$626	\$0	\$0	\$0	\$0	\$5,882
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458	\$2,917	\$2,917	\$0	\$0	\$0	\$7,292
MANAGEMENT FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,775	\$0	\$0	\$0	\$0	\$2,775
WEBSITE CREATION	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$100	\$100	\$0	\$0	\$0	\$250
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$79	\$0	\$0	\$0	\$79
INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$2,302	\$0	\$0	\$0	\$0	\$0	\$2,302
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$22
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$950	\$5,291	\$4,518	\$0	\$0	\$0	\$10,759
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$5
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$10,017	\$11,835	\$7,614	\$0	\$0	\$0	\$29,466
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$0	\$0	\$0	\$5,258	(\$7,283)	\$2,218	\$0	\$0	\$0	\$194

SANDMINE ROAD
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
1	4/10/20	5/15/20	\$ 15,275.00	\$ 15,275.00	\$ 15,275.00	\$ -	\$ -
2	5/16/20	5/22/20	\$ 4,552.05	\$ 4,552.05	\$ 4,552.05	\$ -	\$ -
3	6/11/20	6/19/20	\$ 13,244.54	\$ 13,244.54	\$ 9,832.54	\$ 3,412.00	\$ -
Due from Developer			\$ 33,071.59	\$ 33,071.59	\$ 29,659.59	\$ 3,412.00	\$ -

Total Developer Contributions FY20

\$ 29,659.59

SECTION 2

Sandmine Road

Community Development District

FY20 Funding Request #4
July 10, 2020

Payee	General Fund	Capital Outlay
1 Governmental Management Services-CF, LLC Inv# 4 - Management Fees - July 2020	\$ 3,036.19	
2 Hopping, Green & Sams Inv# 115533 - General Counsel - May 2020 Inv# 115535 - Project Construction - May 2020	\$ 625.50	\$ 3,556.67
3 The Ledger Inv# 1039422 - Notice to Impose Assessments/Roll/Meeting - June 2020 Inv# 1039422 - Notice of Intent to Use Uniform Method of Collection - June 2020 Inv# 1039422 - RFQ for Engineering Services - June 2020 Inv# 1039422 - Notice of Budget Adoption Meeting - June 2020	\$ 2,194.40 \$ 1,159.69 \$ 645.16 \$ 519.16	
	\$ 8,180.10	\$ 3,556.67
Total:		\$ 11,736.77

Please make check payable to:

Sandmine Road Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Bill To:

Sandmine Road CDD
219 E Livingston St.
Orlando, FL 32801

Invoice #: 4
Invoice Date: 7/1/20
Due Date: 7/1/20
Case:
P.O. Number:

1

Description	Hours/Qty	Rate	Amount
Management Fees - July 2020 310 513 - 24		2,916.67	2,916.67
Information Technology - July 2020 351		100.00	100.00
Office Supplies 51		0.12	0.12
Postage 42		2.00	2.00
Copies 425		17.40	17.40
Total			\$3,036.19
Payments/Credits			\$0.00
Balance Due			\$3,036.19

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 12, 2020

Sandmine Road CDD
c/o George Flint
Governmental Management Services - Central Florida,
LLC
219 East Livingston Street
Orlando, FL 32801

Bill Number 115533
Billed through 05/31/2020

General
SMRCDD 00001 TFM

* 4
310 - 513 - 315

FOR PROFESSIONAL SERVICES RENDERED

05/11/20	TFM	Prepare landowner election documents.	0.30 hrs
05/11/20	EGRE	Compile landowner election documents.	0.20 hrs
05/11/20	DGW	Reconcile payment of establishment hearing notice.	0.50 hrs
05/14/20	TFM	Confer regarding May Board meeting.	0.40 hrs
05/14/20	DGW	Update and revise landowner election documents and conferences with Mackie.	0.80 hrs
05/15/20	TFM	Review executed landowner election documents.	0.20 hrs
05/20/20	TFM	Confer with Flint regarding meeting location; confer with Sanford.	0.40 hrs
Total fees for this matter			\$625.50

MATTER SUMMARY

Wilbourn, David - Paralegal	1.30 hrs	140 /hr	\$182.00
Gregory, Emma C.	0.20 hrs	235 /hr	\$47.00
Mackie, A.Tucker Frazee	1.30 hrs	305 /hr	\$396.50

TOTAL FEES \$625.50

TOTAL CHARGES FOR THIS MATTER

\$625.50

BILLING SUMMARY

Wilbourn, David - Paralegal	1.30 hrs	140 /hr	\$182.00
Gregory, Emma C.	0.20 hrs	235 /hr	\$47.00
Mackie, A.Tucker Frazee	1.30 hrs	305 /hr	\$396.50

TOTAL FEES \$625.50

=====

TOTAL CHARGES FOR THIS BILL

\$625.50

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 12, 2020

Sandmine Road CDD
c/o George Flint
Governmental Management Services - Central Florida,
LLC
219 East Livingston Street
Orlando, FL 32801

Bill Number 115535
Billed through 05/31/2020

Project Construction

SMRCDD 00103 TFM

FOR PROFESSIONAL SERVICES RENDERED

05/05/20	EGRE	Prepare acquisition documents.	2.20 hrs
05/12/20	TFM	Confer regarding infrastructure acquisition.	0.40 hrs
05/13/20	TFM	Prepare infrastructure acquisition documents and confer with Althafer and Gregory regarding same.	1.90 hrs
05/13/20	EGRE	Confer with Mackie and District Engineer regarding acquisition costs; revise Phase 1 acquisition documents; prepare Phase 2 acquisition documents.	1.00 hrs
05/14/20	TFM	Confer with Gregory; prepare acquisition documents associated with infrastructure acquisition.	1.10 hrs
05/14/20	EGRE	Review improvement description against tracts on recorded plat; correspond with District Engineer and Mackie.	2.90 hrs
05/18/20	DGW	Confer with Gregory regarding acquisition documents and assist with preparation of same.	1.50 hrs
05/21/20	EGRE	Review costs and update improvement descriptions.	0.70 hrs
05/28/20	EGRE	Confer with Mackie; correspond with District Engineer; revise improvement descriptions and acquisition documents.	1.10 hrs
05/29/20	TFM	Confer with Gregory regarding acquisition of infrastructure; prepare conveyance documents.	0.90 hrs
05/29/20	EGRE	Review Phase 2 costs; update acquisition documents improvement descriptions.	0.70 hrs
Total fees for this matter			\$3,542.50

DISBURSEMENTS

Conference Calls	14.17
Total disbursements for this matter	\$14.17

MATTER SUMMARY

Wilbourn, David - Paralegal	1.50 hrs	140 /hr	\$210.00
Gregory, Emma C.	8.60 hrs	235 /hr	\$2,021.00
Mackie, A.Tucker Frazee	4.30 hrs	305 /hr	\$1,311.50

TOTAL FEES	\$3,542.50
TOTAL DISBURSEMENTS	\$14.17

TOTAL CHARGES FOR THIS MATTER	\$3,556.67
--------------------------------------	-------------------

BILLING SUMMARY

Wilbourn, David - Paralegal	1.50 hrs	140 /hr	\$210.00
Gregory, Emma C.	8.60 hrs	235 /hr	\$2,021.00
Mackie, A.Tucker Frazee	4.30 hrs	305 /hr	\$1,311.50

TOTAL FEES	\$3,542.50
TOTAL DISBURSEMENTS	\$14.17

TOTAL CHARGES FOR THIS BILL	\$3,556.67
------------------------------------	-------------------

Please include the bill number with your payment.

The Ledger NEWS CHIEF

LAKELAND, FL • WINTER HAVEN, FL
TEL: (866) 470-7133 • FAX: (863) 802-7825
FEDERAL ID#: 47-2464860

1 BILLING PERIOD	2 ADVERTISER / CLIENT NAME
06/01/20 - 06/30/20	SANDMINE ROAD CDD
23 TOTAL AMOUNT DUE	*UNAPPLIED AMOUNT
4,518.40	NET 15 DAYS
21 CURRENT AMOUNT DUE	22 30 DAYS
4,518.40	.00
	60 DAYS
	.00
	OVER 90 DAYS
	.00

ADVERTISING INVOICE and STATEMENT

24 INVOICE NUMBER	4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER
1039422	1	06/30/20	768129	

8
8 - 172
LAUREN VANDERVEER
SANDMINE ROAD CDD
219 E LIVINGSTON ST
ORLANDO FL 32801-1508



9 REMITTANCE ADDRESS

THE LEDGER / NEWS CHIEF
P.O. BOX 913004
ORLANDO, FL 32891-3004

RECEIVED
JUL 1 8 2020

210103942200004518409

BY: _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

10 DATE	11 NEWSPAPER REFERENCE	12/13/14 DESCRIPTION - OTHER COMMENTS/CHARGES	15 SAU SIZE BILLED UNITS	17 TIMES RUN RATE	19 GROSS AMOUNT	20 NET AMOUNT
05/31		BALANCE FORWARD #5				4,860.25
06/22		Payment on Account 310-513-48				-4,860.25
06/03	LH348359 4 *LEGAL ADVERTI	5/27,6/3 LED/LOCAL LKL/FULL,LNET/MKLG 10#LAUREN	2x201 401	1 54.86	2,194.40	2,194.40X
06/04	L060G0J8RO LEGAL LINE AD	SANDMINE ROAD COMMUN ITY DEVELOPMENT DIST LKL/FULL,LNET/FULL 0001 L060G0J8RO Lauren	1x122L	1	579.84	579.84X
06/11	L060G0J8RO LEGAL LINE AD	SANDMINE ROAD COMMUN ITY DEVELOPMENT DIST LKL/FULL,LNET/FULL 0001 L060G0J8RO Lauren	1x122L	1	579.84	579.84X
06/18	L060G0J9KS LEGAL LINE AD	REQUEST FOR QUALIFIC ATIONS FOR ENGINEER LKL/FULL,LNET/FULL 0001 L060G0J9KS Lauren	1x136L	1	645.16	645.16X
06/24	L060G0J905 LEGAL LINE AD	SANDMINE ROAD COMMUN ITY DEVELOPMENT DIS LKL/FULL,LNET/FULL 0001 L060G0J905 Lauren	1x109L	1	519.16	519.16X
WE APPRECIATE YOUR CONTINUED BUSINESS. CONTACT YOUR ACCT REP DIRECTLY REGARDING AD BILLING DISCREPANCIES.						

STATEMENT OF ACCOUNT AGING OF PAST DUE ACCOUNTS

21 CURRENT NET AMOUNT DUE	22 30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
4,518.40	.00	.00	.00		4,518.40

The Ledger NEWS CHIEF

Questions on this Invoice call:
Tel: (866) 470-7133 Fax: (863) 802-7825

GateHouse Media™

24 INVOICE NUMBER	25 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER	2 ADVERTISER / CLIENT NAME
1039422	06/01/20 - 06/30/20	768129		SANDMINE ROAD CDD

AFFIDAVIT OF PUBLICATION

THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

In the matter of SPECIAL ASSESSMENTS

Concerning SANDMINE ROAD CDD

was published in newspaper and on-line in the issues of

5-27-6-3-2020

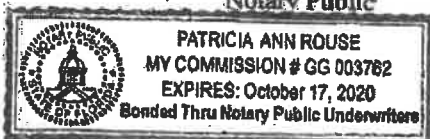
Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed Olga L. Rodriguez Martin
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 3rd day of June, A.D. 2020

Patricia Ann Rouse
Notary Public

(Seal)



219440

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Sandmine Road Community Development District (the "District") will hold public hearings on June 16, 2020 at 2:00 p.m. to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's Master Engineer's Report, dated April 16, 2020 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each parcel or parcel of property may be obtained by contacting the District Manager at the email listed below.

Also on June 16, 2020, at 2:00 p.m., the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

It is anticipated that, due to the current COVID-19 public health emergency, the public hearing and Board meeting may be conducted remotely utilizing communications media technology and/or by telephone pursuant to Executive Orders 20-62, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 23, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(3)(b)2, Florida Statutes. Anyone wishing to listen to or participate in the Board meeting and/or public hearing can do so by using the communications media technology access information provided by the District. The public may access the meetings or hearings via their computer at <https://zoom.us/j/34962816527> or dial in telephonically at (646) 876-9933 and by entering the meeting ID of 943 5761 6587. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearings or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the office of the District Manager by phone at 407-841-8624.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (407) 841-8624 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("improvements") are currently expected to include, but are not limited to, stormwater management systems, drainage roadway improvements, water and wastewater systems and impact fees, landscape and hardscape, allowance for contingencies and eligible soft costs, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Report for Assessment Area One, dated April 16, 2020 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel, identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The ERU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report also explains the District's total anticipated debt over certain developable property included in Phase 1 of the development plan for lands within Assessment Area One, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within Assessment Area One. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenue to retire no more than \$10,000,000.00 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Unit Count	Maximum Principal (per unit)	Maximum Annual Installment (per unit)
Townhouse - 25'	0.5	122	\$198,931	\$1,631
Single Family - 40' lot	0.8	92	\$240,022	\$2,609
Single Family - 50' lot	1	92	\$300,028	\$3,261

*Exclude of fees and costs of collection or enforcement; discounts for early payment and interest.

The assessments may be prepaid in whole at any time, or in some installments in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

RESOLUTION 2020-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Whereas, the Board of Supervisors (the "Board") of the Sandmine Road Community Development District (the "District") hereby determines to undertake, install, plan,

and

Whereas, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, for Collections, Sales and Other Public Utilities, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the improvements and to impose, levy and collect the Assessments; and

Whereas, the District hereby determines that benefits will accrue to the property improved, the amount of these benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Assessment Area One, dated April 16, 2002, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o George Pitt, Governmental Management Services, Central Florida ULC, Governmental Management Services, Central Florida ULC, 2710 East Livingston Street, Clearwater, Florida 33801 (the "District Records Office"); and

Whereas, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved;

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF THE CLEARWATER ROAD COMMUNITY IMPROVEMENT DISTRICT:

Section 1. Resolutions stated herein are true and correct and by its reference are incorporated into and form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the improvements.

Section 3. The nature and general location of, and plans and specifications for, the improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the improvements is \$6,342,410 (the "Estimated Cost").

Section 5. The Assessments will defray approximately \$16,000,000, which includes the Estimated Cost, plus interest/credited costs, capitalized interest, and other service, reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit C, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost of the improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are levied and continuing thereafter, the Assessments shall be paid in full from July 1st of each year. The Assessments may be payable at the same time and in the same manner as one or more taxes and collected pursuant to Chapter 197, Florida Statutes, provided, however, that in the event the Uniform Standard Assessment Method of collecting the Assessments is not suitable to the District in any year or if determined by the District to be in its best interest, the Assessments may be collected as it otherwise permitted by law.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands designated, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual payments for which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 11. The Board shall adopt a resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the improvements. The cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property or improved.

Section 12. The District Manager is hereby directed to cause the Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within this County, provided that the first publication shall be at least thirty (30) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or contained in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage.

Passed and adopted this 14th day of April, 2002.



AFFIDAVIT OF PUBLICATION

THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

In the matter of UNIFORM METHOD OF COLLECTION

Concerning SANDMINE ROAD CDD

was published in newspaper and on-line in the issues of

5-21, 5-28, 6-4, 6-11, 2020

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed

Olga L. Rodriguez Martin

Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 11th day of June, A.D. 2020

Patricia Ann Rouse

(Seal)



SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT'S NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Sandmine Road Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on June 18, 2020, at 2:00 p.m., for the purpose of considering the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

It is anticipated that, due to the current COVID-19 public health emergency, the public hearing may be conducted remotely utilizing communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-55 and 20-51 (as amended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 23, 2020 respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Any one wishing to listen to or participate in the public hearing can do so by using the communications media technology access information provided by the District. The public may access the hearing via their computer at <https://zoom.us/j/94357816587>, or by dialing in telephonically at (844) 876-9023 and entering the Meeting ID of 943 5781 6587. If conditions allow, the hearing to occur in person, the hearing will be held at 1775 Sandmine Road, Davenport, Florida 33887. Information about how the hearing will occur, assistance appealing to the hearing or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the District Manager by calling 407-841-5524.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, utility, safety and signage improvements, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, park and recreational facilities and other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, POC (407) 841-5524, at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-655-8771 (TTY) / 1-800-655-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

George Flint
District Manager

5-21, 5-28, 6-4, 6-11, 2020 JBR

45781-84
x 2

AFFIDAVIT OF PUBLICATION THE LEDGER Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

In the matter of REQUEST FOR BIDS

Concerning SANDMINE ROAD CDD

was published in newspaper and on-line in the issues of

6-18; 2020

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed.....

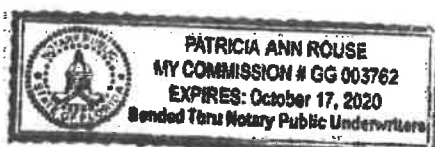
Olga L. Rodriguez Martin

Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 24th day of June, A.D. 2020

Patricia Ann Rouse
Notary Public

(Seal)



REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

RFP for Engineering Services

The Sandmine Road Community Development District ("District"), located in Polk County, announces that professional engineering services will be required on a continuing basis for the District's capital improvements which may include work related to stormwater management system, off-site roadway improvements, water and wastewater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable to the District, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Services Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Polk County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) original and one (1) electronic version of Standard Form No. 330 and Qualification Statement by 12:00 PM on Thursday, July 2, 2020 to the attention of Mr. George S. Flint, of Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from

6645-16

AFFIDAVIT OF PUBLICATION
THE LEDGER
Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

In the matter of **BUDGET**

Concerning **SANDMINE ROAD CDD**

was published in newspaper and on-line in the issues of

6-24, 7-1, 2020

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed.....

Olga L. Rodriguez Martin

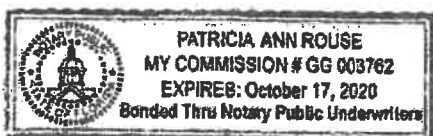
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 1st day of July, A.D. 2020

Patricia Ann Rouse

Notary Public

(Seal)



8519.14
each

**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE BUDGET FOR THE FISCAL
YEAR 2019/2020 AND 2020/2021;
AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS MEETING**

The Board of Supervisors ("Board") of the Sandmine Road Community Development District ("District") will hold a public hearing on July 16, 2020 at 2:00 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budget of the District for the fiscal years beginning October 1, 2019 and ending September 30, 2020, and October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2019/2020 and 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that properly comes before it. A copy of the agenda and proposed budget may be obtained by contacting the office of the District Manager, Governmental Services - Central Florida, LLC, c/o George Flint, Ph: (407) 841-6884 or email: gflint@pmcd.com ("District Manager's Office"), during normal business hours.

It is anticipated that, due to the current COVID-19 public health emergency, the public hearing and Board meeting may be conducted remotely utilizing communications media technology and/or by telephone pursuant to Executive Orders 20-82, 20-88 and 20-81 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 28, 2020 respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Anyone wishing to listen to or participate in the Board meeting and/or public hearing can do so by using the communications media technology access information provided by the District. The public may access the meeting or hearing via their computer at <https://zoom.us/j/9653449074> or dial in telephonically at (846) 876-9923 and by entering the meeting ID of 965 344 9074. If conditions allow the meeting and/or hearings to occur in person, the meeting and hearing will be held at 2227 Lakeland Circle, Davenport, Florida 33857. Information about how the meeting and hearing will occur, assistance connecting to the meeting and hearing or arranging further accommodations for participation, and an electronic copy of the agenda and proposed budget may be obtained by contacting the District Manager's Office.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

George Flint
District Manager

6-25, 7-1, 2020

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

The Board of Supervisors of the Sandmine Road Community Development District will hold their regular meetings for Fiscal Year 2021 on the Third Thursday of each month, at 2227 Lelani Circle, Davenport, Florida 33897, at 2:00 p.m. unless otherwise indicated as follows:

**October 15, 2020
November 19, 2020
December 17, 2020
January 21, 2021
February 18, 2021
March 18, 2021
April 15, 2021
May 20, 2021
June 17, 2021
July 15, 2021
August 19, 2021
September 16, 2021**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Due to the current COVID-19 public health emergency, there may be occasions where the public meetings will need to be conducted by telephonic or videoconferencing technology, including Zoom, pursuant to Executive Orders 20-52 and 20-69, issued by Governor DeSantis, as extended and supplemented, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. Meetings held via communications media technology will be separately noticed.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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 aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC