

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, February 20, 2025, at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum were:

Eric Baker	Chairman
Chris Wrenn	Vice Chairman
Tom Franklin	Assistant Secretary
Duane "Rocky" Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel
Broc Althafer	District Engineer
Thomas Santos	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint administered the oaths of office to Mr. Franklin and Mr. Owen.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint stated the Landowner Election was held November 2024 and Mary Burns, Rocky Owen, and Tom Franklin were elected to the Board. Mary and Rocky have four-year terms and Tom has a two-year term.

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On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowner's Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2025-02 Electing Officers**

Mr. Flint stated currently Eric Baker is Chair, Chris Wrenn is Vice Chair, Mary Burns is an Assistant Secretary. The other two Board Members are no longer on the Board. Mr. Flint is Secretary, Jill Burns is Treasurer, Katie Costa and Darrin Mossing are Assistant Treasurers. He noted they can keep the same officers and name Mr. Franklin and Mr. Owen as Assistant Secretaries.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 19, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting**

Mr. Flint presented the minutes from the September 19, 2024 Board of Supervisors meeting and acceptance of the minutes from the November 5, 2024 Landowner's Meeting. He asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Baker, seconded by Mr. Franklin, with all in favor, the Minutes of the September 19, 2024 Board of Supervisors Meeting were approved as presented and the Minutes from the November 5, 2024 Landowner's Meeting, were accepted.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2022 Requisitions #14 – #15**

Mr. Flint noted requisition #14 is for Kutak Rock and #15 is for Pulte for \$82,817.56.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Series 2022 Requisitions #14 - #15, were ratified.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2023 Audit Report**

Mr. Flint stated this is a clean audit with no comments or recommendations.

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On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024**

Mr. Flint noted the District has an agreement with Grau & Associates to provide auditing services for FY24.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was ratified.

## **EIGHTH ORDER OF BUSINESS**

### **Ratification of Polk County Property Appraiser Agreements**

- A. 2025 Contract Agreement for Special Assessments of Non-Ad Valorem Taxes**
- B. 2025 Data Sharing and Usage Agreement**

Mr. Flint reviewed these are the two agreements with the property appraiser to be able to use the tax bill for the collection method. There is the agreement related to assessments and then the data sharing and usage agreement.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Polk County Property Appraiser Agreements, were ratified.

## **NINTH ORDER OF BUSINESS**

### **Discussion of HOA Request to Construct Dog Park on CDD Property**

Mr. Flint received a request to potentially construct a dog park on CDD property with two parcels identified. After talking with the Chair, he would like to defer any action on this at this point. Mr. Baker will reach out to the HOA's attorney to discuss this.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, CDD Denying the HOA Request to Construct Dog Park on CDD Property, was approved.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Mackie had nothing to report but offered to answer any questions.

#### **B. Engineer**

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Mr. Althafer had nothing to report to the Board.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the September check register for \$52,534.67 and the December check register for \$94,553.70.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Check Registers, were approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of December. No action was required.

**iii. Presentation of Arbitrage Rebate Calculation Reports**

- 1. Series 2020 Bonds (Assessment Area One)**
- 2. Series 2021 Bonds (Assessment Area Two)**
- 3. Series 2022 Bonds (Assessment Area Three)**

Mr. Flint presented the arbitrage rebate calculation reports. He noted that this is an IRS requirement. The 2020 bonds had a negative rebatable arbitrage of \$118,000, 2021 bonds had a negative of \$172,000 and 2022 bonds had a negative \$69,000.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Arbitrage Rebate Calculation Reports, were approved.

**D. Field Manager's Report**

**i. Ratification of Hurricane Tree Removal and Tree Resetting Proposals**

Mr. Santos asked the Board to ratify the hurricane tree removal and tree setting proposals for \$2,430.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Hurricane Tree Removal and Tree Resetting Proposals, were ratified.

**ii. Fence Repair Proposal**

Mr. Santos presented the Peick Painting and General Services proposal for fence repair for \$12,500.

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On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Fence Repair Proposal, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the meeting was adjourned.

DocuSigned by:

*George Flint*

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Secretary/Assistant Secretary

Signed by:

*Eric Baker*

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Chairman/Vice Chairman