

**SANDY CREEK  
COMMUNITY  
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
August 19, 2015**

# SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA August 19, 2015 at 11:30 a.m.

In the St. Johns County Airport Authority,  
located at 4730 Casa Cola Way, St. Augustine, Florida 32095

<b>District Board of Supervisors</b>	John "Sandy" Semanik Phil Condon Aline Guite Katherine Carpenter Curtis Hart	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jonathan Johnson Wes Haber	Hopping Green & Sams, P.A. Hopping Green & Sams, P.A.
<b>District Engineer</b>		

**All Cellular phones and pagers must be turned off while in the meeting room.**

### **The District Agenda is comprised of four different sections:**

The meeting will begin promptly at **11:30 a.m.** with the first section which is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) **minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (904) 436-6270, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 2806 N. FIFTH STREET • UNIT 403 •ST AUGUSTINE, FL 32084**

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August 12, 2015

**Board of Supervisors  
Sandy Creek Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sandy Creek Community Development District will be held on **Tuesday, August 19, 2015 at 11:30 a.m.** at **the St. Johns County Airport Authority located at 4730 Casa Cola Way, St. Augustine, Florida 32095** Following is the **final** agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held May 20, 2015..... Tab 1
  - B. Ratification of the Operation and Maintenance Expenditures for May 2015 and June 2015..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 5. BUSINESS ITEMS**
  - A. Acceptance of Financial Report for Fiscal Year ending September 30, 2014 (*under separate cover*)
  - B. Consideration of Connelly and Wicker Engineering Services Contract..... Tab 3
  - C. Public Hearing on the Fiscal Year 2015-2016 Final Budget
    - i.) Consideration of Resolution 2015-09, Adopting the Final Budget for Fiscal Year 2015-2016..... Tab 4
  - D. Consideration of Resolution 2015-10, Certify the Due Date for the Collection of Debt Assessments..... Tab 5
  - E. Consideration of Resolution 2015-11, Setting the Date, Time and Location of Regular Meetings..... Tab 6
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (904) 436-6270.

# **Tab 1**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**SANDY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Sandy Creek Community Development District was held on **Wednesday, May 20, 2015 at 11:30 a.m.** at the St. Johns County Airport Authority, located at 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present and constituting a quorum:

Sandy Semanik	<b>Board Supervisor, Chairman</b>
Curtin Hart	<b>Board Supervisor, Assistant Secretary</b>
Katie Carpenter	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams,P.A.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams,P.A.</b>

**No Audience Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Dobbins called the meeting to order at 11:36 a.m. and read roll call.

**SECOND ORDER OF BUSINESS**

**Oath of Office for Newly Appointed Board  
of Supervisors' Member**

Oath of Office was given to Mr. Hart prior to the start of the meeting

**THIRD ORDER OF BUSINESS**

**Consideration of the Resolution 2015-07,  
Appointing an Assistant Secretary**

On a motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2015-07, Appointing an Assistant Secretary of the Board of Supervisors' for Sandy Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Special Meeting held  
April 28, 2015**

On a motion by Mr. Semanik, seconded by Ms. Carpenter, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held April 28, 2015 for Sandy Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for April 2015**

On a motion by Mr. Hart, seconded by Mr. Semanik , with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2015 in the amount of \$2,819.02.00 for Sandy Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
Ms. Dobbins noted that as of April 15, 2015 there were 240 registered voters in the district.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals Received in Responses to the RFQ for Engineering Services (under separate cover)**

The Board reviewed one proposal received by Connelly and Wicker.

Discussion ensued.

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board agreed the bid, received from Connelly and Wicker, was responsive and authorized the Chair and Staff to negotiate a contract for Sandy Creek Community Development District.

**Consideration of Agreement for Technology Services**

Discussion ensued.

On a motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board approved the Website Agreement with Rizzetta Technology to design a new website for \$1,500.00 and \$100.00 a month maintenance and back up fee for Sandy Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08, Approving the Fiscal Year 2015/2016 Proposed Budget and Setting the Public Hearing**

On a motion by Mr. Hart, seconded by Mr. Semanik, with all in favor, the Board approved Proposed Budget as presented and set the Public hearing for August 19, 2015 at 11:30 a.m. for Sandy Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

There were no audience members present and no Supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Semanik, seconded by Mr. Hart, with all in favor, the Board adjourned the meeting at 12:03 p.m.. for Sandy Creek Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



## **Tab 2**

# SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N. FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

**Operation and Maintenance Expenditures  
May 2015  
Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2015 through May 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$1,850.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

**Sandy Creek Community Development District**  
**Paid Operation & Maintenance Expenditures**  
May 1, 2015 Through May 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Semanik	001890	JS042815	Board of Supervisors Meeting 04/28/15	\$ 200.00
Katherine Carpenter	001889	KC042815	Board of Supervisors Meeting 04/28/15	\$ 200.00
Phil Condon	001891	PC042815	Board of Supervisors Meeting 04/28/15	\$ 200.00
Rizzetta & Company, Inc.	001892	1567	District Management Fees 05/15	<u>\$ 1,250.00</u>
Report Total				<u>\$ 1,850.00</u>

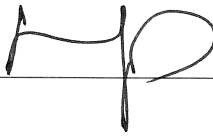
**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
SUPERVISOR PAY REQUEST**


**MEETING DATE: April 28, 2015**

JS042815  
KC042815  
PC042815

Name of Board Supervisor	Check if present	Check if to be paid
John Semanik*	✓	✓
Curtis Hart*		
Aline Guite*		
Katherine Carpenter*	✓	✓
Phil Condon*	✓	✓

**\* PAID SUPERVISORS**

DM Signature: \_\_\_\_\_ 

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval  Date 4-28-15  
 Date entered 4/29/15  
 Fund 001 GL 5110 OC 1101  
 Check # \_\_\_\_\_

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2015	1567

BILL TO
SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	385 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p><b>PROFESSIONAL FEES:</b></p> <p>District Management Services</p> <p>Services for the period May 1, 2015 through May 31, 2015</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>[Signature]</u> Date <u>5/1/15</u></p> <p>Date entered <u>4/23/15</u></p> <p>Fund <u>001</u> GL <u>0130000C3101</u></p> <p>Check# _____</p>		1,250.00	1,250.00

**RECEIVED**  
APR 24 2015

<b>Total</b>	<b>\$1,250.00</b>
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# SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N. FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

**Operation and Maintenance Expenditures  
June 2015  
Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2015 through June 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,428.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Sandy Creek Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2015 Through June 30, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Morris Communications	001894	1000251757150430	Acct #1000251757 Legal Advertising 04/15	\$ 2,178.92
Rizzetta & Company, Inc.	001893	1680	District Management Fees 06/15	<u>\$ 1,250.00</u>
Report Total				<u>\$ 3,428.92</u>



MORRIS PUBLISHING GROUP  
ATTN: CREDIT SALES  
699 BROAD STREET  
SUITE 800  
AUGUSTA GA 30901



2771 1 AT 0.406 E0131X I0151 D1326695902 P2578079 0001:0001



SANDY CREEK COMM DEVELOPMENT  
C/O RIZZETTA & COMPANY INC  
2806 N 5TH ST STE 403  
SAINT AUGUSTINE FL 32084-1904

# INVOICE

INVOICE NUMBER 1000251757150430  
ADVERTISER/CLIENT NAME SANDY CREEK COMM DEVELOPMENT  
BILLED ACCOUNT NUMBER 1000251757  
ADVERTISER/CLIENT NUMBER 1000251757  
BILLING PERIOD 04/01/2015 - 04/30/2015  
TERMS OF PAYMENT NET DUE IN 30 DAYS

Please review your invoice and notify the credit department promptly if you have any disputes or reasons that would delay payment. All invoice charges are considered valid and due in full unless notified within 30 days of the invoice date. A fee of \$20.00 will be charged on all NSF checks.  
**Billing Inquiries: (866) 875-7917**

**You can now receive invoices much faster with our email or fax delivery!** You can even download our invoice data directly into your accounting package. To sign up, follow the URL on your statement or contact us at 866-269-1186.



CURRENT NET DUE	30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
2,178.92	0.00	0.00	0.00	0.00	2,178.92

DATE	ORDER #	DESCRIPTION / COMMENTS / CHARGES	SAU Size BILLED UNITS	Time Run Rate	SUBTOTAL	NET AMOUNT
03/31/2015		Previous Balance				100.52
04/27/2015		Payment 000001888				-100.52
04/06/2015	C16086075 HG 4-28	SPEC ASSESSMENTS ETC Classified Line Ads 04/06/2015 - 04/13/2015	3.000COx19.610IN 58.830CIN			1,964.60
04/13/2015	C16101391 STORMWTR M	ENGINEERING SERVICES Classified Line Ads 04/13/2015	1.000COx11.930IN 11.930CIN			214.32

CURRENT NET DUE	30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
2,178.92	0.00	0.00	0.00	0.00	2,178.92

RECEIVED  
MAY - 8 2015  
Date Rec'd Rizzetta & Co., Inc.  
D/M approval MD BY: Date 5/11/15  
Date entered 5/8/15  
Fund 001 GL 31400 OC 4801

TO VIEW AND PAY ONLINE GO TO: <http://morrispublishinggrp.billtrust.com> USE THIS ENROLLMENT CODE: SPL PMB HKD

▲ PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR PAYMENT ▲

MORRIS PUBLISHING GROUP  
ATTN: CREDIT SALES  
699 BROAD STREET  
SUITE 800  
AUGUSTA GA 30901

**IF PAYING BY CREDIT CARD, PLEASE COMPLETE THIS SECTION**

SELECT ONE:  Visa®  MasterCard®  Discover®  Amex®

CARD NUMBER \_\_\_\_\_

CARD HOLDER NAME (Please Print) \_\_\_\_\_ EXP. DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

BILLING PERIOD	BILLING DATE	INVOICE NUMBER
04/01/2015 - 04/30/2015	04/30/2015	1000251757150430
BILLED ACCOUNT NUMBER		ADVERTISER/CLIENT NUMBER
1000251757		1000251757
TOTAL AMOUNT DUE		REMITTANCE AMOUNT
2,178.92		<b>*2178.92</b>

**BILL TO:**

SANDY CREEK COMM DEVELOPMENT  
C/O RIZZETTA & COMPANY INC  
2806 N 5TH ST STE 403  
SAINT AUGUSTINE FL 32084-1904

**REMITTANCE ADDRESS**

MORRIS PUBLISHING GROUP  
PO BOX 1486  
AUGUSTA, GA 30903-1486

0310002517571504304 00217892 00217892 00000000 00000000 000000007



**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

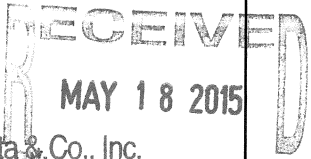
Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
6/1/2015	1680

BILL TO
SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	385 - CDD
RATE	AMOUNT

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p><b>PROFESSIONAL FEES:</b></p> <p>District Management Services</p> <p>Services for the period June 1, 2015 through June 30, 2015</p> <div style="text-align: center;">  <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>[Signature]</u> Date <u>5/29/15</u></p> <p>Date entered <u>5/28/15</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u></p> <p>Check# _____</p> </div>		1,250.00	1,250.00

<b>Total</b>	<b>\$1,250.00</b>
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## **Tab 3**

**AGREEMENT BETWEEN THE SANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT AND CONNELLY & WICKER INC.  
FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between:

**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County and Duval County, Florida (“District”); and

**CONNELLY & WICKER INC.**, a Florida corporation, whose mailing address is 1000 Skinner Lake Drive, Suite 500, Jacksonville, Florida 32246 (“Engineer”).

**RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District was established to plan, construct, install, acquire, finance, manage and operate public improvements pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Sections 190.033 and 287.055, Florida Statutes, the District previously solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

**WHEREAS**, the District desires to employ the Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management and permitting, and financial and economic studies, as defined by a separate work authorization; and

**WHEREAS**, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to District during the performance of its services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**ARTICLE 1. SCOPE OF SERVICES.**

- A. The Engineer will provide general engineering services including:
  - 1. Preparation of any reports and attendance at meetings of the District's Board of Supervisors, if necessary.

2. Assistance in meetings with necessary parties involving bond issues, special reports, feasibility studies or other tasks, if necessary.
  3. Any other items requested by the Board of Supervisors.
- B. The Engineer shall prepare or cause to be prepared construction drawings and specifications for the type of work as directed by the Board of Supervisors of the District. This will also include rendering assistance in the drafting of forms, proposals and contracts, issuance of certificates of construction and payment, assisting and/or supervising the bidding processes, and any other activity required by the Board of Supervisors.
- C. The Engineer shall provide general services during any construction phase including:
1. Periodic visits to the site, or full time services, as directed by the District.
  2. Processing of contractors' pay estimates.
  3. Final inspection and requested certificates for construction including the final certification of construction.
  4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."

**ARTICLE 2. METHOD OF AUTHORIZATION.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District.

**ARTICLE 3. COMPENSATION.** It is understood and agreed that the services rendered by the Engineer under this Agreement shall not exceed the amounts contained in the District's adopted annual budget. It is further understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Fixed Fee - The District and the Engineer shall mutually agree to a fixed fee for the services to be rendered, payable monthly in direct proportion to the work accomplished.
- B. Hourly Personnel Rates - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in Exhibit A. The Engineer may request a renegotiation of the hourly rates outlined in Exhibit A on each annual anniversary of this Agreement. Any renegotiated rates agreed to by the parties hereto shall be dated and signed by both parties and thereafter become a part of this Agreement.

**ARTICLE 4. REIMBURSABLE EXPENSES.** Reimbursable expenses consist of actual, reasonable expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses listed as follows:

A. Expenses of transportation and living when traveling in connection with the project, for long distance telephone calls, facsimile transmissions and telegrams, and fees paid for securing approval of authorities having jurisdiction over a District project. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

**ARTICLE 5. SPECIAL CONSULTANTS.** When authorized in writing by the District, additional special consulting services may be utilized by the Engineer and shall be paid for on a cost basis.

**ARTICLE 6. BOOKS AND RECORDS.** The Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by the Engineer in accordance with the District's public record retention policy, attached hereto as Exhibit B. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to the Engineer.

**ARTICLE 7. OWNERSHIP OF DOCUMENTS.**

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by the Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. The Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with a District project. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify the Engineer from any and all claims and liabilities which may result from such re-use, in the event the Engineer does not consent to such use.

C. The District shall exclusively retain all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this

Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

**ARTICLE 8. ACCOUNTING RECORDS.** Accounting records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

**ARTICLE 9. REUSE OF DOCUMENTS.** All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

**ARTICLE 10. ESTIMATE OF COST.** Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by the Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**ARTICLE 11. INSURANCE.** The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$500,000/\$1,000,000
Property Damage (including Contractual)	\$500,000/\$1,000,000
Automobile Liability	

Bodily Injury	\$500,000/\$1,000,000
Property Damage	\$100,000

Professional Liability for Errors and Omissions	\$1,000,000
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The Engineer shall provide District with a certificate evidencing compliance with the above terms and naming the District and its supervisors, employees, agents and staff as additional insureds. The Engineer shall provide the District with thirty (30) days notice of cancellation. At no time shall the Engineer be without insurance in the above amounts.

**ARTICLE 12. CONTINGENT FEE.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**ARTICLE 13. AUDIT.** The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained in accordance with the District's public record retention policy.

**ARTICLE 14. INDEMNIFICATION.** The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District, and the District's officers and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, the Engineer's agents or employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, Florida Statutes.

**ARTICLE 15. PUBLIC RECORDS.** The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Engineer in conjunction with this Agreement.

**ARTICLE 16. EMPLOYMENT VERIFICATION.** The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

**ARTICLE 17. CONTROLLING LAW AND VENUE.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for any dispute arising from this Agreement shall be in Duval County, Florida.

**ARTICLE 18. ASSIGNMENT.** Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as the Engineer deems appropriate, pursuant to Article 5 herein.

**ARTICLE 19. TERMINATION.** Either the District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination without cause, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The District may terminate this Agreement with cause upon written notice to the Engineer. In the event of any termination for cause, the Engineer shall not perform any further services for the District after the Engineer's receipt of notification of termination for cause, but the Engineer shall be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

**ARTICLE 20. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

**ARTICLE 21. ACCEPTANCE.** Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

**ARTICLE 22. AMENDMENT.** Any additional 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 and formally approved by the Board.

**ARTICLE 23. ARM'S LENGTH TRANSACTION.** This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.



**ARTICLE 24. NOTICES.** All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Engineer:** Connelly & Wicker Inc.  
10060 Skinner Lake Drive, Suite 500  
Jacksonville, Florida 32246  
Attn: Thomas B. Welch, P.E.
  
- B. If to District:** Sandy Creek Community Development District  
2806 North Fifth Street, Unit 403  
St. Augustine, Florida 32084  
Attn: Melissa Dobbins, District Manager
  
- With a copy to:** Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300 (32301)  
P.O. Box 6526  
Tallahassee, Florida 32314  
Attn: District Counsel

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the Parties hereto have caused these present to be executed the day and year first above written.

**Attest:**

**Sandy Creek Community  
Development District**

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_, Chairman/Vice Chairman  
Board of Supervisors

**Connelly & Wicker Inc.**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Rate Schedule

**Exhibit B:** Public Records Retention Policy of the District

**SCHEDULE A**  
**CONNELLY & WICKER INC.**  
**Rate Schedule**

---

\_\_\_\_\_, 2015

**Hourly Rates**

Principal	\$ _____
Senior Engineer (P.E.)	\$ _____
Engineer (E.I.) and Senior Designer	\$ _____
Senior CADD Technician	\$ _____
CADD Technician	\$ _____
Construction Inspector	\$ _____
Clerical	\$ _____

Work Authorization

\_\_\_\_\_, 2015

Sandy Creek Community Development District

Subject: **Work Authorization Number 1**  
**Sandy Creek Community Development District**

Dear Chairman, Board of Supervisors:

Connelly Wicker Inc. ("CWI") is pleased to submit this work authorization to provide engineering services for the Sandy Creek Community Development District ("District"). We will provide these services pursuant to our current agreement dated \_\_\_\_\_, 2015 ("Engineering Agreement") as follows:

**I. Scope of Work**

District will engage the services of CWI as Engineer, to perform those services as necessary for the preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors when directed; assistance in meeting with necessary parties involving bond-related issues, special reports, permits, feasibility studies, or other tasks; and any other items requested by the Board of Supervisors.

**II. Fees**

District will compensate CWI pursuant to the hourly rate schedule contained in the Engineering Agreement. The District will reimburse CWI all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and CWI with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering CWI. We look forward to helping you create a quality project.

Sincerely,

\_\_\_\_\_  
\_\_\_\_\_

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
Sandy Creek Community Development District

Date: \_\_\_\_\_

## **Tab 4**

## RESOLUTION 2015-09

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2015, submitted to the Board of Supervisors (“**Board**”) proposed budgets for the next ensuing budget year 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 annual budgets (“**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 August 19, 2015, as the date for 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 (or if the District does not yet have its own website, the District Manager timely transmitted the Proposed Budget to the manager or administrator of St. Johns County for posting on its website); and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District 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 SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager’s 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, 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 Records Office and identified as “The Budget for the Sandy Creek Community Development District for the Fiscal Year Ending September 30, 2016,” as adopted by the Board of Supervisors on August 19, 2015.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption. If the District does not yet have its own website, the District Manager is directed to transmit the final adopted budget to the manager or administrator of St. Johns County for posting on its website.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the Sandy Creek Community Development District, for the fiscal year beginning October 1, 2015, and ending September 30, 2016, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$ _____
DEBT SERVICE FUND – SERIES 2007B	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets 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 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption. If the District does not yet have its own website, the District’s



Secretary is directed to transmit such amendments to the manager or administrator of St. Johns County for posting on its website.

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

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST, 2015.**

ATTEST:

**SANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

Exhibit A: Fiscal Year 2015/2016 Budget

# EXHIBIT A

**SANDY CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Approved Proposed Budget Packet for**  
**Fiscal Year 2015/2016 Public Hearing**

The following are enclosed in this Approved Proposed Budget Packet:

- Approved Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2015/2016.
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2015/2016 if budgeted were to be adopted as proposed.

***THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2015/2016 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.***



**Budget Template**  
**Sandy Creek Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2007B	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$ 91,850.00	\$ 91,850.00
<b>TOTAL REVENUES</b>	<b>\$ 91,850.00</b>	<b>\$ 91,850.00</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		
Debt Service Obligation	\$ 91,850.00	\$ 91,850.00
<b>Administrative Subtotal</b>	<b>\$ 91,850.00</b>	<b>\$ 91,850.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,850.00</b>	<b>\$ 91,850.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

**Sandy Creek Community Development District**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2015/2016 O&M Budget	\$93,225.00
St. Johns County 6% Collection Cost:	\$5,950.53
2015/2016 Total:	<u>\$99,175.53</u>

2014/2015 O&M Budget <sup>(1)</sup>	\$93,225.00
2015/2016 O&M Budget <sup>(1)</sup>	\$93,225.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Single Family 65'	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$264.47	\$264.47	\$0.00	0.00%
<b>Total</b>	<b>\$264.47</b>	<b>\$264.47</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> Funded by Developer contributions.

**SANDY CREEK**

**FISCAL YEAR 2015/2016 O&M ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$93,225.00
COLLECTION COSTS @	6.0%	<u>\$5,950.53</u>
TOTAL O&M ASSESSMENT		<u><u>\$99,175.53</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u> <u>O&amp;M</u>	<u>EAU FACTOR</u>	<u>ALLOCATION OF O&amp;M ASSESSMENT</u>		
			<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>
Single Family 65'	375	1.40	525.00	100.00%	\$99,175.53
	<u>375</u>		<u>525.00</u>	<u>100.00%</u>	<u>\$99,175.53</u>
LESS: St. Johns County Collection Costs and Early Payment Discount Costs					<u>(\$5,950.53)</u>
<b>Net Revenue to be Collected</b>					<u><u>\$93,225.00</u></u>

<u>PER LOT ANNUAL ASSESSMENT</u>	
<u>O&amp;M</u>	<u>TOTAL <sup>(1)</sup></u>
\$264.47	\$264.47

<sup>(1)</sup> Annual assessment that will appear on November 2015 St. Johns County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **Tab 5**



## **RESOLUTION 2015-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT CERTIFYING A DUE DATE FOR THE COLLECTION OF DEBT ASSESSMENTS; PROVIDING FOR ENFORCEMENT OF DEBT ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sandy Creek Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in St. Johns County, Florida (“County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, pursuant to Resolution 2015-05, the District levied assessments to secure its Special Assessment Bonds Series 2007B (“Debt Assessments”); and

**WHEREAS**, the District has previously determined that it is in the District’s best interest to directly collect the Debt Assessments in accordance with Florida law; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Sandy Creek Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “A” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll for collection directly by the District; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**WHEREAS**, the District desires to certify and establish a due date for the payment of the Debt Assessments.

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

**SECTION 1. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The Debt Assessments will be collected directly by the District in accordance with Florida law. Assessments directly collected by the District are due according to the following schedule: 100% due no later than March 15, 2015. The foregoing schedule is adopted for the purpose of allowing the District to make its debt service payments contemplated by the Indenture on May 1, 2016. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2015-2016, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**SECTION 2. FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 3. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit “A,” is hereby certified.

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

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Sandy Creek Community Development District.

**PASSED AND ADOPTED** this 19th day of August, 2015.

ATTEST:

**SANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

Exhibit A: Assessment Roll

# EXHIBIT A

# Lien Roll

**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT LIEN ROLL**

Account #	OwnerName	Address 1	LegalDescription	LU	SERIES 2007B	SERIES 2007B	TOTAL
					REMAINING PRINCIPAL <sup>(1)</sup>	DEBT SERVICE	
026480-0010	SANDY CREEK INVESTMENT CORP	2120 CORPORATE SQUARE BLVD STE 3	1-1 ALL FRACTIONAL LYING E OF	260.19	\$1,035,292.40	\$56,941.08	\$56,941.08
026480-0030	SEDA CONSTRUCTION COMPANY	2120 CORPORATE SQUARE BLVD STE 3	1-3 PT LYING E OF I-95 - BEING SANDY	135.12	\$537,640.60	\$29,570.23	\$29,570.23
026483-0001	JEA	21 W CHURCH ST	62/25-35 SANDY CREEK PHASE 1	0	\$0.00	\$0.00	\$0.00
026483-0002	SANDY CREEK INVESTMENT CORP	2120 CORPORATE SQUARE BLVD #3	62/25-35 SANDY CREEK PHASE 1	0	\$0.00	\$0.00	\$0.00
026483-0004	SANDY CREEK CDD	C/O MELLISSA DOBBINS	62/25-35 SANDY CREEK PHASE 1	0	\$0.00	\$0.00	\$0.00
026483-0010	SEDA CONSTRUCTION COMPANY	2120 CORPORATE SQUARE BLVD #3	62/25-35 SANDY CREEK PHASE 1	65	\$24,317.00	\$1,337.44	\$1,337.44
026483-0020	LOUDOM OTT V, CELA	105 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0030	SEDA CONSTRUCTION COMPANY	2120 CORPORATE SQUARE BLVD #3	62/25-35 SANDY CREEK PHASE 1	65	\$24,317.00	\$1,337.44	\$1,337.44
026483-0040	SALS ROBERT E	113 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0050	ROBERTS ELEANOR P	117 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0060	MC NEASE MARIA A	121 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0070	PHARAKHONE SIMON VIENG, MAYOURY	125 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0080	ALLEN JOHN TIMOTHY	129 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0090	OLESIAK TREVOR MAREK, LAUREN ASHLEY	133 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0100	TAYLOR APRIL G	137 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0110	WEST ROGER D, MICHELE D	141 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0120	WALKER ARTHUR JR	105 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0130	RICHARDSON ADRIA L, ETVIR	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0140	BONE JAIRUS V	113 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0150	RATHBUN STANLEY G, DONNA B	117 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0160	RAHN DONALD W	121 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0170	AFANASIEV ANDREY, ELEONORA	125 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0180	MILLER CHERYL LYNN	129 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0190	RODGERS DEAN S, OLIVIA M	133 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0200	RUBACH DAVID C, VALLERY S, RHODEN	137 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0210	COLE JEFFERY RICHARD, MELISSA	141 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0220	DAVIS WALTER C JR, NEVA M	145 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0230	ZELLNER BRIAN S, TAMYRA E	149 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0240	RUDMAN RONALD J, DIANE TERRY	13206 RETTEW DR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0250	WASHINGTON MARCUS D, SHANI D	159 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0260	JACKSON KELLY T	163 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0270	ANDERSON CHRISTOPHER P, SUMMER R	167 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0280	VOUTOUR PAUL V	171 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0290	RIJO ANGELO R, KRISTINA L	175 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0300	KUHN EDDIE W, JOANNE A	179 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0310	DAVIS WALTER CALVIN SR, RITA CARMA	100 CUMMER WAY	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0320	GRAYSHAN ANNE, MARIE, BENJAMIN F	104 CUMMER WAY	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0330	MAGALDI JOHN R, CRISTINA M, PARRA-	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0340	RECORD JEFFREY A	112 CUMMER WAY	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0350	CARPENTER JOHN T IV, LEAH S	215 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0360	CRAWFORD DANIEL E, ANNE S	219 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0370	LEWIS CHRISTOPHER THOMAS	220 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0380	ADAMS KEITH W, CYNDI C	216 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0390	DOYLE CHRISTOPHER R	212 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0400	NEWBOLD LINLEY	208 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0410	STEIN ELIZABETH	204 MIRANDA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0420	WILLIAMS JENNIFER C, THOMAS E IV	125 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0430	MURPHY RACHEL M, MATTHEW	129 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0440	HAYES NETRICK R, JULEMARIE	133 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0450	CORTESE LAUREN RICHMOND	137 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0460	HANSON KATHIE A	141 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0470	GOMEZ EDGARD A	145 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0480	MACOMBER BRADLEY W, JENNIFER	149 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0490	BRAIG KYLE A, JESSICA A	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0500	STEWART JOSEPH, VIVIAN	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0510	GRASSO ANTHONY M	156 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0520	MOORE DEIRDRE, LESLIE III	152 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00

**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT LIEN ROLL**

Account #	OwnerName	Address 1	LegalDescription	LU	SERIES 2007B	SERIES 2007B	TOTAL
					REMAINING PRINCIPAL <sup>(1)</sup>	DEBT SERVICE	
026483-0530	MURPHY LAUREN	148 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0540	DUNN ALLYSON L ETVIR	144 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0550	BUSEY JANE L	140 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0560	ARENA GINA MARIE	136 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0570	FANCHER JASON P	132 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0580	BERKSTRESSER ROBERT H,MARCAIL A	128 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0590	GARSIDE TROY R,AMANDA V	124 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0600	DICKSON RICHARD W,DANA L	120 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0610	CRAWFORD GREGORY ALAN,RITA JEAN	116 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0620	BUSEY STEPHEN D ETAL	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0630	YOCUM JERRY T,TRULA J	108 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0640	AQUIPEL RONALD ALLEN C ETUX	104 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0650	TAYLOR JAMES W	100 SAVANNA PRESERVE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0660	DACKS GREGORY	209 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0670	MC LAUGHLIN MATTHEW J	213 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0680	STANCHIE THEODORA S,MICHAEL J	221 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0690	SHUE TEJING,CHRISTINE	222 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0700	DIAZ FULVIO J,KATARINA S	218 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0710	GONZALES JOE E,MENDY E	816 N FRONT RD	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0720	KIMTIA NGUON	210 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0730	FULLERTON ELLA P,JARED C	206 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0740	COX JOINT REV LIVING TRUST	202 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0750	LYNCH JAMES M,MADELINE V	198 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0760	PATTERSON ROBERT L	194 LINDA LAKE LANE	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0770	RINGLER RICHARD B,KAREN M	190 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0780	WALKER JASON C	186 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0790	RIMER DANIEL P	197 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0800	GOLDEN CHARLES L,RIKKI R	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0810	SOMMER JAMES J II,JACQUELINE K	105 CUMMER WAY	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0820	DEAN LAWRENCE D,JO-ANN	624 WELLS CT UNIT 501	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0830	SLABBERT GAVIN F,LESLEY S	113 CUMMER WAY	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0840	NORDSTROM JOHN P,JENNY M	8800 SIERRA COLLEGE BLVD APT 114	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0850	STRAUGHN DEWEY,FLORENCE	168 LINDA LAKE LN	VW	65	\$0.00	\$0.00	\$0.00
026483-0860	PERRI JENNIFER,RYAN	164 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0870	MYERS TERRY L,AGNES K	160 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0880	BRITAIN JOSEPH L,REBECCA L	156 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0890	PERKINS JASON L,DONNA S	152 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0900	GOSSETT PAT ETAL	148 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0910	CAMUS JASON,MELANNIE	144 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0920	ECKART JAMES A,KATHRYN M	204 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0930	MAHONEY MORRIS D III,REBECCA B	208 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0940	FREDERICK JAMES A,JACLYN G	304 SONOMA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0950	KLEIN ROBERT J ETUX	308 SONOMA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0960	SELBY DANE R,KATHRYN M	309 SONOMA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0970	MANK PHILIP RODNEY	305 SONOMA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0980	MICHAELS TRACEY L ETAL	301 SONOMA LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-0990	VELLENGA KEITH G,MARY T	226 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1000	COX LYNN EDWARD,KAREN G	230 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1010	DEARIN STEPHEN J,SHANNON L	229 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1020	SPILSBURY OMAR H,KATE C	225 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1030	PORCHEDDU JAMIE L	221 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1040	MARTIN JAMES K,CAROLE A	217 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1050	STONE ERIC J,AMY C	213 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1060	TOMLINSON TREY A,AMANDA D	209 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1070	SURIEL HENRY R ETUX	5913 W 18TH CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1080	HARVILL ALLEN,ERIN	201 CLEAR CREEK CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1090	FISHER JOSEPH M,KIMBERLY A	150 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00

**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT LIEN ROLL**

Account #	OwnerName	Address 1	LegalDescription	LU	SERIES 2007B	SERIES 2007B	TOTAL
					REMAINING PRINCIPAL <sup>(1)</sup>	DEBT SERVICE	
026483-1100	GOODMAN JOSHUA R.ENTELA	153 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1110	COONS JEFFREY M,JENNIFER MARIE HENESEY	149 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1120	FRUSTACI JOSEPH M,KELLY K	145 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1130	RODRIGUEZ JASON M,JESSICA A	104 CAROLINE CREEK CIR	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1140	MORGAN LARRY D,PAMELA S	136 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1150	RUMBAUGH MICHAEL	1419 NORTHVIEW RD	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1160	STRAHIN IRINA L	128 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1170	DAVIS VINCENT L	200 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1180	MICHAEL CARL ANTHONY JR,DONNA MARIA K	204 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1190	HAMLIN CASEY R,ANDREA M	208 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1200	WELLS JASON ALAN,AMANDA KNIGHT	212 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1210	HAMMER-KNISELY JUDY	209 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1220	HENDRIX MICHELLE L,DARREN K	** CURRENT ADDRESS **	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1230	AROCHO ARMANDO QUINONES ET UX	201 JOSEPH LAKE CT	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1240	VITIKACS ROBERT G,PATRICIA R	108 LINDA LAKE LN	62/25-35 SANDY CREEK PHASE 1	65	\$0.00	\$0.00	\$0.00
026483-1250	SEDA CONSTRUCTION COMPANY	2120 CORPORATE SQUARE BLVD #3	62/25-35 SANDY CREEK PHASE 1	65	\$24,317.00	\$1,337.44	\$1,337.44
026483-1260	SEDA CONSTRUCTION COMPANY	2120 CORPORATE SQUARE BLVD #3	62/25-35 SANDY CREEK PHASE 1	65	\$24,317.00	\$1,337.44	\$1,337.44
026484-0001	ST JOHNS COUNTY	500 SAN SEBASTIAN VIEW	74/86-98 SANDY CREEK PHASES 2A AND 2B	0	\$0.00	\$0.00	\$0.00
026484-0002	JEA	21 W CHURCH ST	74/86-98 SANDY CREEK PHASES 2A AND 2B	0	\$0.00	\$0.00	\$0.00
<b>NET COLLECTIONS</b>					<b>\$1,670,201.00</b>	<b>\$91,861.06</b>	<b>\$91,861.06</b>

<sup>(1)</sup> For informational purposes only. Please contact the District Manager for a formal payoff.

Note: The Operations & Maintenance budget for Fiscal Year 2015/2016 will be funded by Developer contributions.

<b>TOTAL RECORDS</b>	<b>133</b>
<b>RECORDS ASSESSED</b>	<b>6</b>
<b>RECORDS NOT ASSESSED</b>	<b>127</b>
 <b>TOTAL ASSESSMENT</b>	 <b>\$91,861.06</b>



## **Tab 6**

**RESOLUTION 2015-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE FILING OF THIS RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Sandy Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

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

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

WHEREAS, the Board is statutorily required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, the schedule shall include the date, time, and location of each schedule meeting.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file this Resolution with St. Johns County, a schedule of the District’s regular meetings,

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2015.**

**SANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2015 / 2016**

**May 18, 2016**  
**August 17, 2016**

All meetings will convene at **11:30 a.m.** at the **St. Johns County Airport Authority** located at **4730 Casa Cola Way, St. Augustine, Florida 32095.**