

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 28, 2014 at 11:00 a.m.** at the St. Augustine Airport Authority, located at 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present and constituting a quorum:

Phil Condon	Board Supervisor, Vice Chairman
Aline Guite	Board Supervisor, Assistant Secretary
Randy Herndon	Board Supervisor, Assistant Secretary
Katie Carpenter	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A.

No Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 11:00 a.m. and read roll call.

SECOND ORDER OF BUSINESS

**Review New Opportunity to be Heard
Legislation**

Mr. Haber reviewed the new legislation for the Board of Supervisors.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Designating a Public Comment Period**

On a motion by Mr. Herndon, seconded by Ms. Guite, with all in favor, the Board approved Resolution 2014-01, Designating a Public Comment Period for Sandy Creek Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held August 21, 2013

On a motion by Mr. Condon, seconded by Ms. Carpenter, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held August 21, 2013 for Sandy Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August 2013, September 2013, October 2013, November 2013, December 2013, January 2014, February 2014, March 2014 and April 2014

On a motion by Mr. Herndon, seconded by Ms. Guite, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2013 in the amount of \$6,306.38, September 2013 in the amount of \$3,599.31, October 2013 in the amount of \$8,433.54, November 2013 in the amount of \$2,046.44, December 2013 in the amount of \$2,016.51, January 2014 in the amount of \$2,173.27, February 2014 in the amount of \$3,144.46, March 2014 in the amount of \$1,895.84 and April 2014 in the amount of \$1,400.83 for Sandy Creek Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber reviewed two new bills passed by legislation; one requiring the District to have a website and the other requiring the Board of Supervisors to complete ethics training. Once he has more information he will provide details to the Board of Supervisors.
- B. District Engineer
Not present.
- C. District Manager
Ms. Dobbins noted that the next regularly scheduled meeting of the Board of Supervisors' will be Wednesday, August 20, 2014 at 11:30 a.m. at the St. Augustine Airport Authority and that this will be the Public Hearing for the Final Budget.

Ms. Dobbins updated the Board of Supervisors that the HOA is now directly paying all the CDD utility invoices. She recommended that the Board review an official agreement between the HOA and the CDD that counsel can draft, which will help communicate and formalize responsibilities for each entity, especially in the transition when residents are in control of the HOA Board. The Board of Supervisors directed staff to draft an agreement for the next meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-02,
Setting the Public Hearing for the Rules of
Procedure**

The public hearing on the District's Rules of Procedure was set for August 20, 2014 at 11:30 a.m.

On a motion by Ms. Guite, seconded by Mr. Condon, with all in favor, the Board approved Resolution 2014-02, Setting the Public Hearing on the Rules of Procedure for August 20, 2014 at 11:30 a.m. for Sandy Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Update from the St. Johns County
Supervisor of Elections Regarding the
Number of Registered Voters**

Ms. Dobbins noted that as of April 15, 2014 the District had 234 registered voters.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Designating the Date, Time and Location
of the Landowner Election**

The Landowner Election was set for November 19, 2014 at 9:00 a.m. at the offices of Rizzetta & Company located at 2806 North 5th Street, Suite 403, St. Augustine, FL. 32084.

On a motion by Ms. Guite, seconded by Mr. Herndon, with all in favor, the Board approved Resolution 2014-03, Setting the Landowner Election for November 19, 2014 at 9:00 a.m. at the offices of Rizzetta & Company for Sandy Creek Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Approving the Fiscal Year 2014/2015
Proposed Budget and Setting the Public
Hearing**

After discussion, the Board of Supervisors directed the District Manager to set the proposed general fund budget at the same level as the Fiscal Year 2014 budget in the amount of \$93,225.

Mr. Haber also updated the Board of Supervisors that the B Bond will mature in May 2015 and that's why the debt budget is much higher.

The Board of Supervisors approved Resolution 2014-04, Approving the Fiscal Year 2014/2015 Proposed Budget, as amended, and set the public hearing for August 20, 2014 at 11:30 a.m.

On a motion by Mr. Condon, seconded by Ms. Carpenter, with all in favor, the Board approved Resolution 2014-04, Approving the Fiscal Year 2014/2015 Proposed Budget, as amended, and set the

public hearing for August 20, 2014 at 11:30 a.m. for Sandy Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

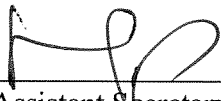
**Audience Comments and Supervisor
Requests**

There were no audience members present and no Supervisor requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Herndon, seconded by Ms. Guite, with all in favor, the Board adjourned the meeting at 11:42 a.m. for Sandy Creek Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman