

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held Tuesday, January 14, 2025 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset	Chairman
Darren Gowens	Vice Chairman
Rose Bock	Supervisor
Sarah Milner	Supervisor

Also present were:

Marilee Giles	District Manager
Chris Loy	District Counsel
Jay Soriano	Operations
Freddie Oca	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles asked if any members of the public would like to speak on any agenda items.

- Resident (Julie Wagner) stated she sent out a poll to the residents of the community asking if they wanted parking enforcement. In this, only 6% of households stated they wanted parking enforcement while 70% stated they do not want parking enforcement and the remaining 24% want to push this to a later date.
- Resident (Steven Ballinger) asked if there is a time due by the county for the public hearing for the parking enforcement item.

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- Resident (Jason Mitchell) noted most residents want to wait until all the community is built until they decide on parking enforcement.
- Resident (Fran Steiner) stated she is concerned if they have guests, they will have nowhere to park. She recommends, if this were to pass, allowing to park only on one side.
- Resident (Ray (Windsor Lakes Way) believes it is not the right time to make this decision when the community is only 1/3 built. He noted if the issue is with the cul-de-sacs, the have no parking in only the cul-de-sacs.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 10, 2024, Meeting

Ms. Giles presented the minutes from the December 10, 2024, meeting. Unless there are any comments or corrections, just looking for a motion to approve.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Minutes of the December 10, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Street Parking Memorandum

The Board decided to table discussion of this item until July.

2. Consideration of Resolution 2025-04, Setting a Public Hearing Date to Adopt Parking & Towing Policies

The Board decided to table discussion of this item this until July.

B. Engineer

The engineer was not in attendance.

C. Manager

Ms. Giles stated everyone completed their ethics training for the year. She noted she will add the ethics training back on the agenda in May.

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D. Operations Manager

Mr. Soriano stated he had received a few emails regarding alligators. He noted the District is not in charge of setting up tags. He requested for an eblast to be sent out to the residents informing them of the Alligator Nuisance Hotline.

Mr. Gowens asked for an update for the palm tree. Mr. Soriano stated they are claiming the trees are still alive, but the company will be coming out again to look at those.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for Supervisor requests. Hearing no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

- Resident (Steven Ballinger) stated there are 27 dead trees across the community. He also complained there were not holiday decorations and asked if there was a budget for them. The Board explained if the residents want decorations, they will budget for them next year.
- Resident (Jason Mitchell) stated they need to start making decisions as a community.
- Resident (Dan Wilks) reiterated the need for communication among the community.
- Resident asked what they are building at the edge of the community. The Board noted that is outside of the CDD's boundaries.
- Resident (Edward) asked if they are getting close to putting down new asphalt on the sidewalks and if they are going to continue pulling water in from under the roads for the water stations.
- Resident asked if they have janitorial staff for the pool deck. He claims the trash is normally full.

SEVENTH ORDER OF BUSINESS

Financial Statements as of December 31, 2024

Ms. Giles presented the financial statements as of December 31, 2024.

EIGHTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register for December totaling \$18,490.97. She noted there was no unusual variances.

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On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Check Register, was approved.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – February 11, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for February 11, 2025, at this location at 2:00 p.m.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the meeting was adjourned.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

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James Summerset

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Chairman/Vice Chairman