

**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 Wednesday, **May 21, 2025** at 2:00 p.m. at Oakleaf Plantation Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset
Darren Gowens
Rose Bock

Chairman
Vice Chairman
Supervisor

Also present were:

Marilee Giles
Chris Loy
Freddie Oca
Jay Soriano

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles opened the public comment period for agenda items only. She noted there are copies of the agenda available on the table.

Resident (Jason Mitchell) commented on holiday lighting and why could they not have a survey completed to gain public input and the concern with the costs. Ms. Giles noted there is not an increase in the budget. It was noted the residents wanted more lighting. Discussion ensued on spend limits, community input, board member decisions, and budget limits.

Resident (Darryl Greene) commented on having a select few people to have a proposal to consider. He asked for clarification on the process of proposals and community input. Ms. Giles

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commented that Florida law does not have a requirement for a survey for input on decisions. Discussion ensued on how to gain community input, spending, budget process, and email input.

Resident (Julie Wagner) asked about budget increases and the impact on residents. Ms. Giles explained the costs to residents stays the same, the residents' assessments do not change. She explained the number of 369 lots on roll, the developer contributions, high water mark, budget process to not increase once approval is made, budget total can be lowered, holiday decorations costs in the budget, residents wanting more Christmas lights costs, and the proposal process.

Resident commented on CDD Section 464 - section on declaration on golf carts. Confusion on this was if it was for HOA or CDD. Discussion ensued on being a golf cart community and the procedural steps, the costs to do this, suspension of amenities, study of infrastructure, and possibility of making changes on this topic. Ms. Giles feels it may not be a CDD matter, and she asked for the resident to share the documents with the staff and board.

Resident commented on dump truck concerns on destroying the road and will CDD be required them to be fixed. It was noted the inspections must be done to determine how to proceed on the damage.

Another comment on the capacity of damage for repair to be done.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 16, 2025 Meeting

Ms. Giles presented the minutes from the April 16, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Minutes of the April 16, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Financial Audit

Ms. Giles reviewed the financial audit for Fiscal Year 2024 to include the requirement of an annual audit. She added this audit is from Grau & Associates for the fiscal year ending in 2024. She reviewed the letters on opinions of the District's status of financial responsibility. She added the letter stated the internal control over financial reporting no deficiencies found. She noted the

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compliance letter which states the district was compliant with all sections. She added this is a clean audit.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, Accepting the Fiscal Year 2024 Financial Audit was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 (Under Separate Cover) and Setting a Public Hearing Date for Adoption (August 20, 2025)

Ms. Giles stated this item is for approval of the proposed budget for Fiscal Year 2026. It was noted there is no assessment increase for this year's budget. She provided an overview of the sections of the budgets. This included the 369 lots on the roll, the developer contributions reduced due to district not needing as much, actuals show money, interest income, all line items on field operations, amenities, landscape, pond maintenance, narrative, proposal from insurance company, amortization schedule, and assessments staying the same and there will be no increase for residents. She reminded the Board this will be adopted at the August 20, 2025 meeting.

The public hearing will be set for August 20, 2025.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption for August 20, 2025 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Holiday Lighting

Ms. Giles noted this item is concerning the holiday lighting. The proposals from different vendors were reviewed and they wanted to see if the board wanted to pay for an increase in these costs. It was noted these lights would be up for a scheduled time for holidays. It was noted the year-round lighting is available and could be used for different holidays. Mr. Soriano reviewed the options for lighting, possibility of costs, buying lights, installation of lights, and the schedule of lighting.

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Board asked about posting the proposals on website to get feedback from community. After discussion this item was tabled, and an email blast will be sent to the community.

B. Pest Management Termite Service

Ms. Giles stated this proposal for pest management termite service for the initial treatment is for \$575 and the annual renewal cost is for \$175. Mr. Oca noted the termite treatment was not done last year.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Proposal for Pest Management Termite Services, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the board on the filing of Form 1 by July 1st and provided an update legislative information.

He stated the Board requested information as it related to a resident's request to purchase Tract 89. He noted nothing prohibits the board from selling this and there is no restriction on the plat. He added this could be setting a precedent. Mr. Loy had spoken with the engineer who had added concerns about drainage, improvements, and it was noted the engineer needs to investigate before selling. He added an appraisal will need to be done prior to this. He added there may be a public notice required.

Mr. Gowens asked what an appraisal would costs. Mr. Loy would investigate. Mr. Summerset suggested having a workshop prior to moving forward.

Ms. Giles explained the process of having a workshop and the notice that is required or the option to table this topic until next month. Discussion ensued on precedent, drainage issue, an easement, possible mitigation issues and other possibilities. Ms. Bock asked about the workshop and developing a plan. The Board made the decision to table this topic until next month.

B. Engineer – Public Facilities Report

The Board requested the engineer attend the next meeting to discuss the issues with the sale of Tract 89.

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C. Manager

1. Report on the Number of Registered Voters (271)

Ms. Giles stated the number of registered voters as of April 15th of this year was at 271.

2. Annual Form 1 Filing & Annual Ethics Training

Ms. Giles reminded the board of the annual Form 1 no later than July 1, 2025 and annual filing of ethics training no later than December 31, 2025.

D. Operations Manager

Mr. Soriano reviewed there are numerous dead trees in the community, dead palms near the pool deck, the issues with the replacement process, dates for fence repairs, tree replacement issues, and costs. He added the last contact with the vendor was a few months ago. Mr. Summerset asked for a copy of the emails.

Ms. Giles provided a reminder for the Board that the agreement for the landscape expires at the end of 2026. She noted at the beginning of the 2026 year there will need to be discussion. She added there will need to be an RFP process. She added it is below the threshold for a formal RFP, but Mr. Soriano likes to follow the formal process. This will be brought back to the board.

Mr. Soriano addressed the trash from the construction sites and related issues. Mr. Oca added an email blast was sent out about alligator and wildlife issues. Mr. Soriano discussed the ponds, wildlife signage needed, amenity center location, insurance rates, liability on signage not posted, costs of signs, budget line item and funds are available.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Summerset asked about email on entrance lighting. Comments were made on the issue for additional lights, and it was noted there is a light on the trees, but there is a sign that blocks the light. Mr. Summerset asked if the light or sign could be repositioned. The specifics were discussed on the lights, the tree, the sign the curb, reflectors, and the possibility of solar or commercial options.

NINTH ORDER OF BUSINESS

Audience Comments

Resident (Julie Wagner) concerned about the status of the shade over the mailbox area. Mr. Soriano stated his had not heard the timeline for this project.

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Resident (Jason Mitchell) commented on mulch around the trees is gone and the status of the contract. Mr. Soriano noted it was not included in this year's contract, but they will look to see what's included. Mulch was paid for separately. Possibility of planting grass to eliminate the need for mulch. Discussion of the unattractiveness of the neighborhood with the neglect and lack of mulch. They will look at the contingency line for additional mulch.

Comments were made on the debris is still an issue, and a request was made to send email to Director of Operations on this issue.

Comments were made on the poles on the property are still there.

Another comment was made on speed limit sign blocked by trees and decision on how to move forward on this issue.

Mr. Greene commented on the 14 dead trees issues and the replacements have not been done. Discussion was held on having pictures sent to staff. He added comments on the snake issues and pets being bit by snakes.

TENTH ORDER OF BUSINESS

Financial Statements as of April 30, 2025

Ms. Giles presented the financial statements as of April 30, 2025.

ELEVENTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register totaling \$34,390.00.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Check Register totaling \$,34,390.000 was approved.

A comment was made on public comments and having to come to meetings to provide input. It was noted comments can be provided by emails at any time. Mr. Soriano noted a survey could be done. Ms. Giles reminded the surveys are not required and are being generated by the residents.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, June 18, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for June 18, 2025, at this location at 2:00 p.m.

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THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Summerset, seconded by Ms. Bock, 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