

**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 on Wednesday, **June 18, 2025**, at 2:06 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset
Darren Gowens
Rose Bock
Sarah Milner

Chairman
Vice Chairman
Supervisor
Supervisor

Also present were:

Marilee Giles
Chris Loy
Freddie Oca
Jay Soriano
David Taylor

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS
GMS
Live Oak Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:06 p.m. Four 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 that copies of the agenda are available on the table.

Resident (Robert Anderson) spoke concerning his offer to purchase Tract 89 and acknowledged the importance of maintaining the property and the retention pond, which he believes is necessary to reduce the possibility of flooding affecting his home and property, as well as those of his neighbors.

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THIRD ORDER OF BUSINESS**Consideration of Minutes of the May 21, 2025, Meeting**

Ms. Giles presented the minutes from the May 21, 2025, meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the May 21, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS**Ratification of Addendum to Agreement with Harvey Pest Management LLC for Pest Control Services**

Ms. Giles asked for a motion to ratify the agreement with Harvey Pest Management LLC. There was a question about the services for \$575. Mr. Summerset asked what the \$175 was for. Ms. Giles stated that it was the annual renewal fee.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Addendum to Agreement with Harvey Pest Management LLC for Pest Control Services, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026**

Mr. Loy stated that this agreement was similar to the FY 2025 budget deficit agreement that the developer had signed in the previous year. He added that it discussed the need to secure funding should the owner assessments be insufficient to cover the budget.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Budget Deficit Funding Agreement for Fiscal Year 2026 was approved.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2026 Approved Budget (adoption August 20, 2025)**

Ms. Giles noted that they would adopt the Fiscal Year 2026 budget at the August meeting. She added a reminder that the approved budget had changes in line items going up and some going

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down. Overall, it remained the same in 2026 as it was in 2025. Ms. Giles stated that no action was needed; it was just open for discussion.

SEVENTH ORDER OF BUSINESS

Discussion of Resident's Request to Purchase Tract 89

Ms. Giles noted that item seven was a discussion of the residents' request to purchase tract #89.

Mr. Loy advised that the District could sell the property. Mr. Loy pointed out that if the District sold the real property, the District would be required to pay off the corresponding amount of bonds used to construct the drainage improvements constructed on the land, due to the tax-exempt nature of bonds. Mr. Loy added that selling the land without doing so could risk triggering the taxability of the bonds used to construct the improvements in the District.

Mr. Taylor noted the steps needed to be taken to move forward with the sale, as the parcel was part of the land included in the Water Management District permit. He stated that the land would have to be transferred out of the current stormwater permit. He said they would need to go through the transfer process, a minor process, but ultimately the District would need a legal agreement that would state that the purchaser agreed to take over responsibility for the stormwater system, including the pipes. Mr. Taylor added that, from an engineering standpoint, a 20-foot easement would be needed to make repairs on the property. There were discussions about the drainage easement, steps, and repairs necessary to sell the property. Ultimately, the Board decided to not move forward at this time with the sale of Tract 89.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement for Engineering Services with Dunn and Associates

Mr. Loy stated that the District initially contracted with Dunn and Associates for engineering services; however, which Live Oak Engineering subsequently Dunn and Associates. Mr. Loy stated that the document assigns the agreement to Live Oak Engineering. Mr. Taylor added that the slightly increased hourly fees were attached.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Agreement for Engineering Services with Dunn and Associates, was ratified.

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NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the July 1st filing deadline for Form One.

B. Engineer – Public Facilities Report

Ms. Giles stated that the Public Facilities Report had been tabled.

C. Manager

Ms. Giles stated that, other than Form One, she reminded the Board of the ethics training.

D. Operations Manager

Mr. Taylor stated that he had received photographs of an underdrain study the day before.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Taylor stated that an underdrain study was being conducted. He had received photographs the day before of flooding in front of a resident's house. The resident thought it was part of the underdrain study project. Mr. Taylor had bidders look at the underdrain for pricing to repair it. He asked for thoughts on whether the underlying system would fix the problem and if it would be worth the money. The estimated cost was approximately \$2,500.00. A detailed discussion of the water levels ensued. There was a conversation on relocating trees to help mitigate standing water.

On MOTION by Mr. Summerset, seconded by Ms. Milner, with all in favor, Direction for the District Engineer to Review the Underdrain Project Plan, NTE \$2,500, and to Work with Supervisor Gowens, was approved.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Resident (Robert Anderson) commented that the utilities were wrong. Moving the trees around had caused hydrostatic pressure to be emitted from the asphalt in front of his house. He noted that there would likely be potholes in the future. He also indicated that he understood the concern about not wanting them to privatize the land, but it had been beneficial to other government entities before the toll roads were established. Mr. Anderson said asked Mr. Taylor if an equalizer system was used in the extension ponds? Mr. Taylor confirmed that it was confirmed

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that some ponds were interconnected, and in some ponds, established standards were in place. Mr. Anderson stated that the term “landscape area” was not clearly defined in the plat. Lastly, he added that he appreciated the Board.

TWELFTH ORDER OF BUSINESS**Ratification of Funding Request No. 24**

Ms. Giles said that they would see more of these funding requests. She asked if there were any questions or comments. Looking for a motion to approve the ratification.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, Funding Request No.24, was ratified.

THIRTEENTH ORDER OF BUSINESS**Financial Statements as of May 31, 2025**

Ms. Giles presented the financial statements as of May 31, 2025.

FOURTEENTH ORDER OF BUSINESS**Check Register**

Ms. Giles presented the check register. There were no questions or changes.

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

FIFTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – Wednesday,
July 16th, 2025 @ 2:00 p.m.**

Ms. Giles noted the next meeting is scheduled for July 16, 2025, at this location at 2:00 p.m.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

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

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman