

**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, **October 15, 2025**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Rose Bock
Marcus Martinez

Chairman
Assistant Secretary
Assistant Secretary

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 informed the audience that copies of the agenda are available for those who wish to follow along. She pointed out that there will also be an opportunity toward the end of the agenda for public comments. She explained that if there are comments on Item Six, discussion of the fences, lots 51, 52, 61, 62, 150, 161, and 162, those can be held until we get to that Item.

Resident Ed Kennedy commented on and requested treatment for the weeds and ants in the common area. He pointed out that when these areas get mowed, it goes up in the air and the seeds land in other peoples yard and then they have to pay extra money to treat it. He also reported wild

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hogs in the area. He commented that the roads on Windsor Lakes need to be replaced. The response was that the engineers are aware of the road issue and are working through remedy. He recommended a revision by a Civil Engineer to relabel the area as a tract instead of an upland buffer.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the September 17, 2025 Meeting

Ms. Giles presented the minutes from the September 17, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Minutes of the September 17, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Mulch Installation

Ms. Giles presented a proposal from United Land Services for mulch installation and opened up for Board discussion. After discussion, the Board decided to table this item and requested staff to provide additional options for the Board to consider.

FIFTH ORDER OF BUSINESS

Ratification of Variance Agreement for Installation of Improvements – Lot 145

Ms. Giles stated they approved this fence several months ago and they are bringing it back to the Board for ratification.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Variance Agreement for Installation of Improvements – Lot 145, was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Fences Installed within a CDD Easement (Lots 51, 52, 61, 62, 150, 161, 162)

Ms. Giles presented this item for discussion. It was noted that this item will be discussed with the engineer and then a follow up with the homeowners affected to provide an update on

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exactly where everything stands. It was also noted that there still has to be an easement if there is any work to the drain itself. They are looking at options with fencing and access.

Ms. Giles opened up the meeting for public comments.

Resident Edward Kennedy recommended a revision by a civil engineer to relabel the area as a tract instead of an upland buffer to try and save a lot of money and a lot of headache refencing and reagravating the customers that paid on the premium lots that they don't have access to use on the property.

Resident Bob Niles requested a copy of the original plans because his understanding is that the original plans made provisions for access to the pond. The response was that he could probably find the plans at public records.

Resident Anderson on Lot 62 stated after reaching out and proceeding with a claim, the engineer with St. John's River Management District responded back that there is no issue with the fence between lot 61 and lot 62. He noted that he agreed with Mr. Kennedy that it is not too difficult to do an addendum or revision. He stated that it is highly unethical when customers are not aware of what they are purchasing. He also asked about the food trucks because he doesn't see them anymore.

The discussion of fences installed within a CDD easement for lots 51, 52, 61, 62, 150, 161, and 162 was tabled pending further discussion and analysis of options.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the four hours of ethics training due by the end of the year. He added that they will report that on their Form 1 for next year in July.

B. Engineer – Discussion of Underdrain Project

Ms. Giles noted they would follow up with the District engineer.

C. Manager – Review of Fiscal Year 2025 Goals and Objectives

Ms. Giles stated each of the goals and objectives met the standards identified on the annual reporting form.

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On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Fiscal Year 2025 Goals and Objectives, was approved.

D. Operations Manager

The Operations Managers Report was presented. It was noted that they received a couple email concerns. He noted that they still have a good amount of trees that need to be replaced. He explained that they will work with the people reporting them. He also stated that they have concerns with culverts that were blocked. He explained that these are not the culverts that would actually lead out from the ponds, but they are ones that drain the upland buffer areas. He added that they do, however, need to be cleared. The food trucks were discussed. He explained that the food trucks aren't getting enough service, but he will continue to try to get them out. He noted that during the summer, they will probably see a lot more food trucks. The debris left over from construction was discussed. The Operations Manager will discuss the left over debris with KB Homes.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

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

NINTH ORDER OF BUSINESS**Audience Comments**

Ms. Giles opened the audience comment period.

Al Kiczula asked if the CDD is going to have any rules about parking boats, RVs, etc. in the street. The response was that they left it to the residents to be able to come up with more specific rules. Also, it was noted that they have a rule already that says vehicles must be parked in the designated areas, vehicles should not be parked on grass, lawns, pond banks, roadsides or in any way which blocks the normal flow of traffic.

Resident asked if there was a drainage update as far as third party engineer. The response was that there was not an update from the engineer yet.

Gary Ling requested to see detailed invoices from United. The response was that he could find this information in the agenda packages under financials. Ms. Giles offered to provide Mr. Ling a copy and will show him how to look for those financials in the agenda packages.

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TENTH ORDER OF BUSINESS**Financial Statements as of September 30, 2025**

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

ELEVENTH ORDER OF BUSINESS**Ratification of Funding Request No. 29**

Ms. Giles presented funding request No. 29. She explained that this is a funding request for 2025. She explained that for 2026 it's broken up in two columns. She stated the total funding request to KB is for \$38,852.27. She asked for a motion to ratify.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Funding Request No.29, was ratified.

TWELFTH ORDER OF BUSINESS**Check Register**

Ms. Giles presented the check register for September totaling \$21,185.97. There are no unusual variances with the check register.

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

THIRTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – Wednesday
November 19, 2025 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for November 19, 2025 at 2:00 p.m. at the same location.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman