

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, July 13, 2021 at 2:10 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Jim McDade <i>by phone</i>	Chairman
Kurt von der Osten	Supervisor
Rose Bock	Supervisor
Darren Gowens	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski <i>by phone</i>	District Counsel
David Taylor <i>by phone</i>	Dunn & Associates
Marilee Giles	GMS, LLC

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order. Three Board members were present constituting a quorum. Mr. McDade was present by phone.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the June 8, 2021 Meeting**

Mr. Perry asked if there were any comments or questions on the June 8, 2021 meeting minutes. There being none, the next item followed.

On MOTION by Ms. Bock, seconded by Mr. Osten, with all in favor, the Minutes of the June 8, 2021 Meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the June 8, 2021 Audit Committee Meeting**

Mr. Perry asked if there were any comments or questions on the June 8, 2021 meeting minutes. There being none, the next item followed.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the June 8, 2021 Audit Committee Meeting, were accepted.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Audit Committee's Recommendation; Consideration of Proposals for Fiscal Year 2021 Audit Services**

Mr. Perry stated the Audit Committee met prior to this meeting and ranked two proposals. They ultimately ranked Grau & Associates as #1 and Berger, Toombs, Elam, Gaines & Frank #2 for audit services.

On MOTION by Mr. Osten, seconded by Mr. Gowens, with all in favor, Acceptance of the Audit Committee's Recommendation for Fiscal Year 2021 Audit Services with Grau & Associates Ranked #1, was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2022 Budget**

Mr. Perry stated that there were no updates to this budget, and that a public hearing will be subsequent to this meeting. No action was needed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski stated she had nothing specific to report but that she was happy to answer any questions. Mr. Perry asked Ms. Kilinski to provide an update on the bond schedule for the Board. Ms. Kilinski confirmed that they were scheduled for validation on August 17, 2021. She stated she would hopefully have another update at the next meeting regarding this matter.

**B. Engineer**

Mr. Taylor did not have any updates to provide.

**C. Manager**

Mr. Perry noted that they had received preliminary financial data from the underwriter in regards to the Supplemental Assessment Methodology and said they are working through that. He elaborated that the bond issuance cannot take place until after the validation is completed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Statements as of June 30, 2021**

Mr. Perry noted that the financial statements were through June 30, 2021. He stated that this information was included under Section 10. There was no action needed by the Board.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 4**

Mr. Perry stated that this information was available in the agenda package. The total was \$20,189.81. Those included costs related to capital projects, not just the general fund itself. He elaborated that the amount was totaled at \$9,698.50 and was inclusive of the \$20,189.81 total.

On MOTION by Ms. Bock, seconded by Mr. Osten, with all in favor, Funding Request No. 4 in the amount of \$20,189.81, was approved.

**TWELTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 10, 2021  
@ 2:00 p.m.**

Mr. Perry stated the next scheduled meeting will be August 10, 2021 at 2:00 p.m. in the same location.

July 13, 2021

Anabelle Island CDD

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman