

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, August 10, 2021 at 2:04 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 <i>by phone</i>	Supervisor
Rose Bock	Supervisor
Darren Gowens	Supervisor
Mike Russo	Vice Chairman

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
David Taylor <i>by phone</i>	Dunn & Associates
Sete Zare <i>by phone</i>	MBS Capital Markets
Peter Dame <i>by phone</i>	Akerman
Jason Session <i>by phone</i>	Sessions Development
Brett Sealy <i>by phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order. Three Board members were present constituting a quorum. Mr. McDade and Mr. von der Osten participated by phone.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 13, 2021 Meeting

Ms. Giles asked if there were any comments or questions on the July 13, 2021 meeting minutes. The Board had no changes to the minutes.

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On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the July 13, 2021 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the July 13, 2021 Audit Committee Meeting

Ms. Giles asked if there were any comments or questions on the July 13, 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 July 13, 2021 Audit Committee Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with KE Law Group for General Legal Counsel

Ms. Giles stated this is the transfer of law matter to KE Law Group. The Chair elected for Option #1 to retain Counsel with Jennifer Killinski. This is a ratification. Ms. Killinski noted that several attorneys have transferred from Hopping Green & Sams to create their own law group.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Agreement with KE Law Group for General Legal Counsel, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter from Grau & Associates

Ms. Giles stated at the June 8th meeting the Board accepted the Audit Committee's selection of Grau & Associates to conduct the FY 2021 Audit.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Audit Engagement Letter from Grau & Associates, was approved.

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SEVENTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2022

A. Consideration of Resolution 2021-36, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022

Ms. Giles stated this is for adoption of the budget for FY 2022 relating to annual appropriations. Ms. Giles asked for a motion to open the public hearing.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Motion to Open the Public Hearing, was approved.

Ms. Giles noted there were no members of the public present at the meeting. Ms. Giles asked for a motion to close the public hearing.

On MOTION by Ms. Bock, seconded by Mr. Russo, with all in favor, the Motion to Close the Public Hearing, was approved.

Ms. Giles noted the Board approved the proposed FY 2022 budget at the June 8th meeting. She stated this was a Developer funded budget and there have been no changes. She asked for any comments. Ms. Killinski added this is to be partly funded by assessments.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, Resolution 2021-36, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year 2022, was approved.

EIGHTH ORDER OF BUSINESS

Public Hearing on Proposed O&M Assessments for Fiscal Year 2022

A. Consideration of Resolution 2021-37, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal year 2022

Ms. Giles asked for a motion to open the Public Hearing.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Motion to Open the Public Hearing, was approved.

Ms. Giles noted there were no public members present at the meeting. Ms. Giles asked for a motion to close the public hearing.

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On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Motion to Close the Public Hearing, was approved.

Ms. Giles stated this resolution approves the special assessments roll to turn into the Clay County Tax Collector’s Office to process. She asked for any questions. There were none.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, Resolution 2021-37, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022, was approved.

B. Consideration of Fiscal Year 2021/2022 Budget Funding Agreement

Ms. Killinski stated that the vast majority of the budget is funded through Developer contributions, but \$55,000 is funded by assessments allocated to the property. This provides the contracts for budget.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Fiscal Year 2021-2022 Budget Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Items Related to Series 2021 Bonds

A. Supplemental Special Assessment Methodology Report

Ms. Killinski stated this is a reminder that the District is currently scheduled for the validation hearing on August 17th. There will be a 30-day trial period. This can be approved at a later meeting. Mr. Dame noted this is for bonds to be issued and authorizes the Chair to process actions to issue bonds. He explained the bond issuance for the board.

B. Engineer’s Report

There were no comments on the Engineer’s report.

C. Consideration of Resolution 2021-38, Delegated Award Resolution

Ms. Giles asked for a motion for approval or any discussion.

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On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, Resolution 2021-38 Delegated Award Resolution, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-39,
Designating Registered Agent and
Registered Office**

Ms. Killinski noted this was a change due to a change in District Counsel from Hopping, Green, & Sams to KE Law Group.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, Resolution 2021-39, Designating Registered Agent and Registered Office, was approved.

ELEVENTH 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.

B. Engineer

Mr. Taylor did not have any updates to provide. He noted a need for a template from Counsel.

C. Manager – Discussion of Fiscal Year 2022 Meeting Schedule

Ms. Giles noted the meeting schedule could be changed from August 9th to August 16th. After discussion, the Board agreed to make the change.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Fiscal Year 2022 Meeting Schedule to change from August 9th to August 16th, was approved.

TWELTH ORDER OF BUSINESS

Supervisors Requests

There was some discussion about checks from Anabelle Island CDD being rejected.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

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FOURTEENTH ORDER OF BUSINESS Financial Statements as of July 31, 2021

Ms. Giles noted that the financial statements were through July 31, 2021.

FIFTEENTH ORDER OF BUSINESS Consideration of Funding Request No. 5

Ms. Giles stated that this information was available in the agenda package and included costs for KE Law Group, GMS Management fees, day to day invoices, and payroll for June and July.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, Funding Request No. 5 in the amount of \$7,491.90, was approved.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 14, 2021 @ 2:00 p.m.

Ms. Giles stated the next scheduled meeting will be September 14, 2021 at 2:00 p.m. in the same location.

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Jim McDade
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Chairman/Vice Chairman