

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, January 11, 2022 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Jim McDade	Chairman
Derek Citino	Vice Chairman
Rose Bock	Supervisor
Darren Gowen <i>by phone</i>	Supervisor

Also present were:

Marilee Giles	District Manager, GMS
Jennifer Kilinski	KE Law Group
David Taylor <i>by phone</i>	Dunn & Associates
Jason Session <i>by phone</i>	
Brett Sealy <i>by phone</i>	MBS Capital

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order. Three Board members were present constituting a quorum. Mr. Gowen 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 December 14, 2021 Meeting**

Ms. Giles asked if there were any comments, corrections, or changes to the December 14, 2021 meeting minutes.

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On MOTION by Mr. McDade, seconded by Ms. Bock with all in favor, the Minutes of the December 14, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Completion Agreement**

Ms. Giles asked Ms. Kilinski to review the agreements. Ms. Kilinski stated that these were related to the potential and foreseeable issuance of 2022 bonds. This agreement stated that the District is issuing bonds and that it is acknowledged that they are insufficient to complete the capital improvement plan. While the bonds will cover some of the improvements in the capital improvement plan, if there is not enough then the agreement states that the developer agrees to finish the District's capital improvement plan.

On MOTION by Mr. Citino, seconded by Ms. Bock, with all in favor, the Completion Agreement, was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Consideration of Collateral Assignment Agreement**

Ms. Kilinski stated that this agreement provides that in the event of a default on the assessments, the developer agrees to collaterally assign its development rights and interests in the property in order for the District or District designee to be able to complete the District's capital improvement plan.

On MOTION by Mr. McDade, seconded by Mr. Citino, with all in favor, the Collateral Assignment Agreement, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**Consideration of True Up Agreement**

Ms. Kilinski stated that this agreement provides that if the developer ends up platting less than the planned 369 units at the end of the project, there would be a payment required that would make up the difference between the actual number of units platted and the planned platted units.

On MOTION by Mr. Citino, seconded by Ms. Bock, with all in favor, the True Up Agreement, was approved in substantial form.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement with Clay County Tax Collector Regarding Uniform Method of Collection**

Ms. Kilinski stated that this was a tax collector agreement and when the District was established there was a resolution adopted that authorized the District to certify assessments to the Clay County Property Appraiser. The District is required to enter into an agreement with Clay County Tax Collector for collection of the assessments and this is the agreement.

On MOTION by Mr. McDade, seconded by Mr. Citino, with all in favor, the Agreement with Clay County Tax Collector Regarding Uniform Method of Collection, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski reported that they anticipate preclosing to be by the February meeting and that they are preparing for that.

**B. Engineer**

Mr. Taylor stated that he sent out a revised Engineer’s Report that included updated items such as the background phasing and timing and the permit status. He stated that the budget remained unchanged.

**C. Manager**

Ms. Giles stated she had nothing further to report other than that the next meeting would be on February 8, 2022.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

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**ELEVENTH ORDER OF BUSINESS**

**Financial Statements as of December 31, 2021**

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

**TWELTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 9**

Ms. Giles noted that funding request #9 was for \$1,990.30, including costs for payroll, advertising, Supervisor expenses and KE Law Group. She asked for a motion to approve.

On MOTION by Mr. Citino, seconded by Ms. Bock, with all in favor, Funding Request No. 9 in the amount of \$1,990.30, was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 8, 2022 @ 2:00 p.m.**

Ms. Giles stated the next scheduled meeting will be February 8, 2022 at 2:00 p.m. in the same location.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McDade, seconded by Mr. Citino, 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