

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, February 8, 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
Darren Gowens	Supervisor
Joseph Jenness	Supervisor

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
David Taylor <i>by phone</i>	District Engineer
Brett Sealy	MBS Capital Markets
Sete Zare	MBS Capital Markets
Peter Dame	Bond Counsel, Akerman

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 11, 2022 Meeting

Ms. Giles asked if there were any comments, corrections, or changes to the January 11, 2022 meeting minutes. The Board had no changes to the minutes.

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On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Minutes of the January 11, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Adopting Prompt Payment Policies**

Ms. Giles asked Ms. Kilinski to review the agreements. Ms. Kilinski stated these are amended prompt payment policies, which policies are required to be adopted by the District and have been updated with legislative changes. This resolution requires timely payment to vendors and contractors.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-03, Adopting Prompt Payment Policies, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Supplemental Assessment Resolution**

Ms. Kilinski gave an overview of the supplemental assessment resolution and stated that this resolution will actually levy the lien that will secure the assessments for bonds being issued with the number received after pricing the bonds.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-04, Supplemental Assessment Resolution, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Items Regarding
Financing Related Matters**

Ms. Kilinski stated there was nothing else to discuss, everything else had been approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Acquisition of Work
Project**

Ms. Kilinski stated these items should have been sent to you yesterday and these are related to the issuance of bonds and the project for which the District was issuing bonds to finance. This

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work product acquisition will include acquiring the site plans and accepting assignment of the construction contract that is currently being constructed by AJ Johns. She added this portion of the work product will not exceed \$40,000 and the total amount was set forth in the documents. She asked for approval in substantial form.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Acquisition of Work Project, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract with AJ Johns

Ms. Kilinski noted this item is the contract for construction with AJ Johns. She added the District would pay the pay applications coming up until construction proceeds run out. She noted that the District will have around \$5.7 million in construction proceeds.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Assignment of Construction Contract with AJ Johns, was approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Requisition No. 1

Ms. Kilinski noted that this item is the first requisition for all the pay applications and invoices received to date in the amount of \$3,368,298.86 and that the District Engineer has signed on the requisition, confirming the amount is for qualified improvements.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Requisition No. 1, was approved.

TENTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

Ms. Kilinski stated this item is directly related to construction contracts with AJ Johns. The District doesn't own property as of now and this allows the District to enter landowner owned property to construct the public improvements.

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On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Temporary Construction and Access Easement Agreement, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement with KB Home Jacksonville, LLC

Ms. Kilinski stated this agreement provides that to the extent the bonds are insufficient to cover the total amount due under the construction contracts previously approved or for portions of the master contracts that are private improvements and cannot be paid by the District, the landowner will pay the District which will remit such payments to the contractor.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Construction Funding Agreement with KB Home Jacksonville, LLC, was approved.

TWELTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Extending Terms of Office

Ms. Giles stated the purpose of this resolution is to extend the terms of office of all current Supervisors in the District to align with the general elections in 2024 and 2026. She noted that Seats 1, 3, & 5 expire in 2023 and we are going to extend those to go along with the general election. Also, Seats 2 and 4 expire in 2025. So, these will be extended until November 2026.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-05, Extending the Terms of Office, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Entry Sign Construction Contract

Ms. Kilinski stated this item is not yet ripe and requested it be tabled until the next meeting.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski noted she had nothing further to report.

B. Engineer

Mr. Taylor had nothing further to report.

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C. Manager

Ms. Giles stated she had nothing further to report.

FIFTEENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Funding Request No. 10

Ms. Giles noted that funding request #10 included costs for payroll, GMS management fees, and Dunn & Associates fees. She asked for a motion to approve.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Funding Request No. 10, was approved.

EIGHTEENTH ORDER OF BUSINESS

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

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

NINETEENTH ORDER OF BUSINESS

Adjournment

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