

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, May 10, 2022 at 2:10 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Derek Citino	Vice Chairman
Darren Gowens	Supervisor
Joseph Jennessee	Supervisor
Rose Bock <i>by phone</i>	Supervisor

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski <i>by phone</i>	District Counsel
David Taylor <i>by phone</i>	District Engineer
Jason Sessions	Sessions Development

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 February 8, 2022 Meeting

Ms. Giles asked if there were any comments, corrections, or changes to the February 8, 2022 meeting minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Citino, seconded by Mr. Gowens, with all in favor, the Minutes of the February 8, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Ratifying Series 2022 Bonds**

Ms. Giles stated that Ms. Kilinski was going to review this for the Board. Ms. Kilinski noted that the page number for reference was page 12. Ms. Kilinski stated that the Board was aware that recently the District had gone through the bond issuance process. She stated that this resolution essentially ratifies the action that the District took in conjunction with the issuance of those bonds. She noted that it referenced back to the bond resolution for purposes of financing the 2022 project and the issuance of the \$6,190,000 of special assessment revenue bonds. This resolution confirms the issuance of those bonds and ratifies the action of staff and the Board Chair in conjunction with finding all the documents necessary to effectuate that bond issuance. She offered to answer any questions about the resolution. Hearing no questions,

On MOTION by Mr. Citino, seconded by Mr. Gowens, with all in favor, Resolution 2022-06, Ratifying Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Approving the Proposed Budget for Fiscal
Year 2023 and Setting a Public Hearing
Date for Adoption**

Ms. Giles stated that this resolution approves the Fiscal Year 2023 budget and also sets a public hearing date for adoption. She noted that this was the beginning of the budget process. She noted that the numbers they see were projections based on the financials so far. She stated that they would adopt this budget at their July 12, 2022 meeting date.

Ms. Giles noted that although the budget has some small changes in some of the line items, overall it remains very close to the FY 2022 budget. She noted that assessments would essentially remain the same because the budget is developer funded right now. She noted that unless they had any questions on a specific line item, she would be looking for motion to approve Resolution 2022-07.

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On MOTION by Mr. Citino, seconded by Mr. Gowens, with all in favor, Resolution 2022-07, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption on July 12, 2022 , was approved.

SIXTH ORDER OF BUSINESS

Ratification of Requisition No. 2-6

Ms. Giles asked Mr. Taylor if he would like to go over these requisitions and noted that it started on page 30. Mr. Taylor asked if there were any questions. Mr. Citino asked if the Basham & Lucas \$110,649.69 was for the amenity and entrance or if it was just for the entrance. Ms. Giles stated that Requisition No. 2 on page 30 was for KB Homes for the \$110,649.69. She asked if that was the one Mr. Citino was referring to. Mr. Citino responded that was the one he was referring to and he was wanting to know what it was for. He also asked about Requisition No. 3 KE Law Group, PLLC. He asked if what they were paying Basham & Lucas for was to design something. Ms. Giles referred to paragraph D and stated that it said, “Work Product and Construction Contact Pay Application – Basham & Lucas” and asked if it could be a typo because they had used the same template. Mr. Taylor responded yes. Ms. Giles stated that they could ratify it and then her and Mr. Taylor could work together to make the correction on page 30. Mr. Taylor stated that Requisition No. 3 KE Law Group, PLLC was \$6,520.50 for their services. Mr. Citino stated that all looks good. Mr. Citino stated that Requisition No. 4 Governmental Management Services, LLC for \$3,500.00 looks good. Mr. Citino reviewed Requisition No. 6 KE Law Group, PLLC for \$217.00.

On MOTION by Mr. Citino, seconded by Mr. Gowens, with all in favor, Requisition No. 2-6, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Entry Sign Construction Contract

This item was tabled to a future meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski had nothing further to report.

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B. Engineer

Mr. Taylor had nothing further to report.

C. Manager – Report on the Number of Registered Voters (0)

Ms. Giles stated that the Florida statute 190 requires them to provide the number of registered voters in the community each year. As of April 15, 2022 there were zero registered voters in Anabelle Island.

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.

ELEVENTH ORDER OF BUSINESS

Consideration of Funding Request No. 11 and No. 12

Ms. Giles presented funding request No. 11 for payroll of the meeting in December and February, GMS services and KE Law Group. She noted that the backup was behind the invoices to support that. Mr. Citino stated that funding request No. 12 was \$4,483.67 for GMS services and KE Law Group, PPLC. Ms. Giles asked for a motion to approve.

On MOTION by Mr. Citino, seconded by Mr. Gowens, with all in favor, Funding Request No. 11 and No. 12, were approved.

TWELFTH ORDER OF BUSINESS

Financial Statements as of March 31, 2022

Ms. Giles presented the financials on page 71 of the agenda package. She asked if they had any comments or concerns about the financials. Hearing none, she stated as a developer funded Board, they pay by requisitions and invoices. She noted that she didn't see anything outstanding on the financials.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 14, 2022 @ 2:00 p.m.

Ms. Giles stated the next scheduled meeting will be June 14, 2022 at 2:00 p.m.

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FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Citino, 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
FAECA24AFB33435...
Chairman/Vice Chairman