

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 11, 2025 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset	Chairman
Darren Gowens	Vice Chairman
Rose Bock	Supervisor

Also present were:

Marilee Giles	District Manager
Chris Loy	District Counsel
Freddie Oca	GMS
Ed Thompson	United Land Services
Derek Allen	United Land Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 2:00 p.m. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Giles asked if any members of the public would like to speak on agenda items. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the January  
14, 2025 Meeting**

Ms. Giles presented the minutes from the January 14, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Minutes of the January 14, 2025, Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Loy had nothing specific to report. He reminded the Board members of the 4 hours of ethics training for this year.

**B. Engineer – Public Facilities Report**

Ms. Giles noted the engineer does have this report on his to do list but had an emergency and is out of town. The report will be tabled a future meeting agenda.

**C. Manager**

Ms. Giles had nothing additional to report.

**A. Operations Manager**

Mr. Oca noted he met with Derek and Ed of United Land Services to review the landscaping, drainage, irrigation, trees, and pool deck. ULS is working through the warranty process on the trees. He has proposals for repairs regarding irrigation and palm trees. Mr. Oca presented a proposal for a French drain at the amenity center for \$3,217.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the ULS Proposal for French Drain at Amenity Center for \$3,217.18, was approved.

Mr. Oca noted water is pooling at the edge of the sidewalk and spilling over. He presented a proposal from United Land Services for a French drain at Russell Rd for \$7,300.30.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the ULS Proposal for French Drain at Russell Rd. for \$7,000.30, was approved.

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Mr. Oca updated the Board on the diseased palm trees at the amenity center and which trees need to be removed. These palms are not covered under warranty but they will get with KB on next steps.

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Summerset asked staff to follow up with Scott at KB on the water pump construction area.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

- Resident (Al Kiczula) – asked that markers be removed and trash be picked up from along the ponds and tree line.

**SEVENTH ORDER OF BUSINESS**

**Financial Statements as of January 31, 2025**

Ms. Giles presented the financial statements as of January 31, 2025.

**EIGHTH ORDER OF BUSINESS**

**Check Register**

Ms. Giles presented the check register for January totaling \$53,239.79. She noted there were no unusual variances.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Check Register totaling \$53,239.79, was approved.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 11, 2025 @ 2:00 p.m.**

Ms. Giles noted the next meeting is scheduled for March 11, 2025, at this location at 2:00 p.m.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Signed by:

*Marilee Giles*

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Secretary/Assistant Secretary

DocuSigned by:

*James Summisset*

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Chairman/Vice Chairman