

**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 on Wednesday, **July 15, 2026**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Sarah Milner
Rose Bock

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Marilee Giles
Lindsay Moczynski *by phone*
Glen Wieger *by phone*
Freddie Oca
Jay Soriano

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Live Oak Engineering
GMS
GMS

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 opened the public comment period for agenda items only and asked that comments be kept to three minutes. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the June 17,
2026 Meeting**

Ms. Giles presented the minutes from the June 17, 2026 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Minutes of the June 17, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Fence Application – 2652 Black Mountain Way**

Ms. Giles reviewed a fence application for 2652 Black Mountain Way. The District Engineer objected to the fence as originally submitted because it would run directly over a drainage pipe and easement, and staff noted a separate ten-foot maintenance easement along the rear of the property that must remain clear for pond-access equipment. After discussion, the Board agreed the fence could be installed along the full rear property line at the top of bank rather than a fixed survey line pending on-site verification by District Staff, since that boundary can shift over time, but that on the right side the homeowner would need to move the fence back ten feet, clear of the drainage easement. Ms. Moczynski asked that staff first obtain exact site measurements so the written approval to the homeowner and HOA can specify the required setback.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Approving the Top of the Bank in the Rear pending on-site verification and Along the Side with a 10 ft. Variance and Authorizing Staff to Work with Resident, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Agreement with Governmental Management Services for Fiscal Year 2027 Management Services**

Ms. Giles presented the agreement with GMS for Fiscal Year 2027 management services, previously approved between meetings and consistent with the adopted budget.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Agreement with Governmental Management Services for Fiscal Year 2027 Management Services, was approved.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Approved Budget**

The Board discussed the approved Fiscal Year 2027 budget ahead of the public hearing scheduled for the August 19, 2026 meeting. Ms. Giles noted the only change since the Board last

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reviewed the budget was updating the actuals column through June 30, and that resident assessments remain flat due to developer contributions. The Board considered shifting the August 19th meeting start time from 2:00 p.m. to 3:00 p.m. to accommodate a scheduling conflict, but Ms. Moczynski advised that while the regular meeting could be re-noticed on short notice, the budget public hearing requires additional notice and District Staff confirmed there was not enough time to re-notice it. The Board decided to keep the meeting at 2:00 p.m. as already noticed and to place the public hearing item later in the agenda to allow the supervisor additional time to arrive.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Moczynski gave a brief legislative update. She noted that a new law allowing recall of certain District officers took effect July 1st but does not apply to this District, since it applies only to officers elected by qualified electors rather than landowners. A new requirement that Districts accept electronic payments takes effect January 1, 2027. A new law permits attorney-client "shade" sessions for property-rights claims. Proposed increases to the sovereign immunity caps and a task force on micro-mobility devices (e-bikes) were both vetoed by the Governor. Supervisors were reminded they have until December 31st to complete their four hours of ethics training.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger reported that the underdrain permit submittal remains under review, with no update yet from KB/Alliance, and that repairs to drainage issues previously raised by residents are expected once work is mobilized for the underdrain project; no firm start date has been provided, though work could begin promptly once District and county permits are issued.

C. Manager

Ms. Giles thanked the Board for timely filing their Form 1 disclosures and reminded Supervisors of the ethics training deadline.

D. Operations Manager

Mr. Soriano reported that of nine landscaping vendors invited to bid under the current RFP, seven attended the non-mandatory walkthrough; a written addendum addressing pre-bid questions was going out, with final questions due the following Friday, vendor responses due a week later,

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and a comparison of proposals to be delivered to the Board ahead of the August 19th meeting. He also reported that pressure washing was largely complete, with a few remaining mildew-affected areas to finish and a couple of storm-damaged signs to repair.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for any Supervisors requests. There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Giles asked for any audience comments and asked that they be kept to three minutes.

Resident asked whether trees removed the prior year near the underdrain area and rough pavement on Windsor Lakes Way were tied to the pending underdrain project; staff confirmed both are related and that the road surface should be corrected once a final asphalt lift is applied and confirmed that the developer is responsible for that cost.

A resident asked about removal of construction silt fencing along Windsor Lakes Way, which staff said would not occur until nearby development phases are closer to completion, and about timing of the landscaping contract award, noting the Board is not required to award immediately and that the current contract runs through the fiscal year ending September 30th.

A resident asked about the status of dead or damaged trees, which staff is addressing differently depending on whether they fall under a builder warranty or are in common areas. Resident raised concerns about responsibility for driveway staining and for removing and reinstalling his fence in connection with upcoming underdrain work near his property.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipts Schedule

C. Approval of Check Register

Ms. Giles presented the financial reports dated as of June 30, 2026 followed by the assessment receipt schedule reporting that they are 100% collected. She then presented the check register totaling \$26,434.88 reporting no unusual variances. There were no Board questions and there was a motion of approval.

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On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS

Ratification of Funding Request No. 31

Ms. Giles reviewed Funding Request No. 31, covering payments to P3 Services, the Clay County Environmental Fund, GMS, Harvey Pest Management, and Kilinski Van Wyk totaling \$6,779.70.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, **Funding Request No. 31**, was ratified.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday
August 19, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for August 19, 2026, at 2:00 at the same location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Giles asked for a motion to adjourn the meeting.

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

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Darren Gowens

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Chairman/Vice Chairman