

**MINUTES OF MEETING
ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Anabelle Sandridge Community Development District held an Organizational Meeting on December 18, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Michael Blevins
Louis Cowling
Chris Conti

Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Craig Wrathell
Jennifer Kilinski
Chris Loy
Misty Taylor (via telephone)
Ruben Restrepo

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kilinski | Van Wyk
Bond Counsel
Dream Finders Homes LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:07 a.m. She stated the Landowners' Election was held just prior to this meeting.

▪ **Administration of Oath of Office to Elected Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Michael Blevins, Mr. Louis Cowling and Mr. Chris Conti.

Supervisors Blevins, Cowling and Conti were present. Supervisors-Elect Mr. Maston Crapps and Mr. Shawn Budd were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS**THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

This item was addressed during the First Order of Business.

Ms. Cerbone, Mr. Wrathell and Ms. Kilinski provided and explained the following items:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Conti completed Form 8B to disclose his employment with District Management, Wrathell, Hunt and Associates; Form 8B will be kept on file for use when necessary, should there be a conflict of interest.

Ms. Kilinski noted that, while anything that Landowner-elected representatives vote on could arguably inure to the benefit of Dream Finders, as their employer, there is an explicit exclusion in the law for those types of votes that do not require Form 8B.

Ms. Kilinski discussed the Sunshine Law, which prohibits Board Members from discussing any CDD business or potential CDD business with each other outside of a noticed public meeting, including in-person interactions, phone calls, internet, email, social media and via intermediaries. Use of CDD email, recordkeeping, public records law and public records requests were discussed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-01. Mr. Blevins nominated the following:

Chair	Michael Blevins
Vice Chair	Maston Crapps
Secretary	Craig Wrathell
Assistant Secretary	Louis Cowling

Assistant Secretary	Chris Conti
Assistant Secretary	Shawn Budd
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, Resolution 2025-01, Electing, as nominated, Certain Officers of the District, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-02.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-03. She recapped the Landowners' Election results, which will be inserted into Sections 1 and 2 of the Resolution, as follows:

Seat 1	Michael Blevins	220 votes	4-Year Term
Seat 2	Maston Crapps	220 votes	4-Year Term
Seat 3	Louis Cowling	200 votes	2-Year Term

Seat 4	Chris Conti	200 votes	2-Year Term
Seat 5	Shawn Budd	200 votes	2-Year Term

On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Conti declared his conflict and stated that he will abstain from voting.

Mr. Wrathell presented Resolution 2025-04 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued.

The following change was made to Exhibit B Fee Schedule:

Section 2: Debt Service Fund Accounting fee of \$5,500 annually will apply for the third and subsequent issuance of bonds.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor and Mr. Conti abstaining, Resolution 2025-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted, and the Wrathell, Hunt and Associates, LLC Agreement for District Management Services, as amended, was approved.

B. Resolution 2025-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kilinski | Van Wyk PLLC**

Ms. Kilinski presented Resolution 2025-05 and the Kilinski | Van Wyk Fee Agreement. She stated that the repeat client rates are offered. She disclosed that her firm also represents Anabelle Island CDD and, while she does not anticipate any conflicts of interest, to the extent that any interlocal action is required, she will address the matter at that time.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-05, Appointing Kilinski | Van Wyk PLLC as Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted, and the Kilinski | Van Wyk Fee Agreement, was approved.

C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Conti and seconded by Mr. Blevins, with all in favor, Resolution 2025-06, Designating Wrathell, Hunt and Associates, Inc., as Registered Agent and 2300 Glades Road, Suite 401W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2025-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim District Engineering Agreement: Dunn & Associates**

Ms. Kilinski presented Resolution 2025-07 and the Interim District Engineering Agreement.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-08.

On MOTION by Mr. Conti and seconded by Mr. Blevins, with all in favor, Resolution 2025-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 as the Primary Administrative Office and with the Principal Headquarters of the District to be located within Clay County, Florida, and Providing an Effective Date, was adopted.

H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date`

This item was deferred.

I. Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Cerbone presented Resolution 2025-10.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- J. **Resolution 2025-11, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2025-11.

On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, Resolution 2025-11, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. **Memorandum: Public Records Retention**

- I. **Option 1: Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date**
- II. **Option 2: Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date**

Ms. Kilinski presented the two Resolution 2025-12 options. Option 1 allows for timely destruction of records and Option 2 states that the CDD will not destroy any records now.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-12 Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date, was adopted.

- L. **Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving**

the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-13. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2025-14, Ratifying the Recording of the Notice of Establishment of Anabelle Sandridge Community Development District and Providing for an Effective Date

Ms. Kilinski presented Resolution 2025-14.

On MOTION by Mr. Blevins and seconded by Mr. Conti, with all in favor, Resolution 2025-14, Ratifying the Recording of the Notice of Establishment of Anabelle Sandridge Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1038 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented Strange Zone, Inc. (SZI) Quotation #M24-1038.

On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, Strange Zone, Inc., Quotation #M24-1038 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone presented the ADA Site Compliance proposal.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

Q. Resolution 2025-15, Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rules and Rates; and Providing an Effective Date

I. Rules of Procedure

II. Disciplinary Rule

III. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2025-15.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-15, to Designate the Date, Time and Place of February 6, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rules and Rates; and Providing an Effective Date, was adopted.

- R. **Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

- S. **Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-17.

On MOTION by Mr. Blevins and seconded by Mr. Conti, with all in favor, Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- T. **Resolution 2025-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose Of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-18 and read the title.

Discussion ensued regarding the preference for Dream Finders to construct infrastructure and off-site utilities prior to acquisition by the CDD and prior to bond issuance.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose Of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for

The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

U. Performance Measures and Standards & Reporting

Ms. Cerbone presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives, publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved. She noted that due to the date of establishment of the CDD, this requirement will not go into effect until Fiscal Year 2026.

Ms. Cerbone stated that District Management and District Counsel collaborated on identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

The following change was made to Exhibit A: Goals, Objectives and Annual Reporting Form:

Section 1, Goal 1.1: Change the minimum number of meetings from “eight” to “two”

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, as amended, were approved.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2025-19, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial**

Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-19.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-19, Designating Truist Bank as Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2025-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-20.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2025-21, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-21.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-21, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-22. She reviewed the proposed Fiscal Year 2025 budget, which is Landowner-funded, with expenses funded as they are incurred.

Discussion ensued regarding funding request processes.

This item was deferred and will be included on the next meeting agenda.

B. Fiscal Year 2024/2025 Budget Funding Agreement

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

C. Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-23.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

D. Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-24 and read the title.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain

Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2025-25.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-26.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-27.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memorandum**

Ms. Cerbone presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Kilinski presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2025-28, Appointing an Investment Banker in Contemplation of the Issuance of Anabelle Sandridge Community Development District Special Assessment Revenue Bonds [MBS Capital Markets, LLC]

Ms. Cerbone presented Resolution 2025-28 and the MBS Capital Markets, LLC Agreement for Underwriter Services & G-17 Disclosure.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-28, Appointing Investment Banker MBS Capital Markets, LLC in Contemplation of the Issuance of Anabelle Sandridge Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2025-29, Appointing Bond Counsel in Contemplation of the Issuance of Anabelle Sandridge Community Development District Bonds [Bryant Miller Olive, P.A.]

Ms. Taylor presented Resolution 2025-29 and the Bryant Miller Olive, P.A. Bond Counsel Retainer Agreement.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-29, Appointing Bryant Miller Olive, P.A. as Bond Counsel in Contemplation of the Issuance of Anabelle Sandridge Community Development District Bonds, was adopted.

III. Resolution 2025-30, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Anabelle Sandridge Community Development District Bonds [U.S. Bank, N.A.]

Ms. Cerbone presented Resolution 2025-30 and the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-30, Appointing U.S. Bank, N.A., as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Anabelle Sandridge Community Development District Bonds, was adopted.

C. Resolution 2025-31, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-31. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-31, Designating a Date, Time, and Location of February 6, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by

Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Ms. Kilinski presented the Engineer's Report dated December 18, 2024 and noted the following:

- The CDD encompasses approximately 200 gross acres and anticipates including 103 40' lots and 410 55' lots.
- The total estimated Capital Improvement Plan (CIP) cost is \$30,243,400.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated December 18, 2024. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The CDD currently consists of approximately 200 acres.
- Development is anticipated to be conducted by Dream Finders Homes LLC or an affiliated entity.
- The current Development Plan envisions a total of 513 single-family units.
- Total CIP costs are estimated to total approximately \$30,243,400.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of \$41,775,000 to finance approximately \$30,243,400 in CIP costs.
- No bond assessments are allocated to any private amenities or governmental property.

Discussion ensued regarding the Costs of Issuance. It was noted that Table 3 and any associated assumption tables will be updated as necessary and that an additional table will be added to show the Costs of Issuance and the 4% early payment discount.

F. Resolution 2025-32, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and A Preliminary

Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of This Resolution; And Addressing Conflicts, Severability and an Effective Date

Ms. Cerbone presented Resolution 2025-32 and read the title.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-32, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and A Preliminary Assessment Roll; Addressing the Setting of Public Hearings on February 6, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Providing for Publication of This Resolution; And Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2025-33, Authorizing the Issuance of Not Exceeding \$41,775,000 Principal Amount of Anabelle Sandridge Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Taylor presented Resolution 2025-33, the Master Bond Resolution, which accomplishes the following:

- Authorizes issuance of a not to exceed \$41,775,000 aggregate principal amount of bonds.
- Appoints U.S. Bank Trust Company, National Association, as Trustee.
- Approves the form of the Master Trust Indenture.
- Authorizes and directs District Counsel to file for validation.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-33, Authorizing the Issuance of Not Exceeding \$41,775,000

Principal Amount of Anabelle Sandridge Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated the bond validation complaint will be filed by the end of the week.

B. District Engineer (Interim): Dunn & Associates**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

It was noted that Funding Requests will be submitted to Mr. Blevins, with a copy to Jacks Land.

The next meeting will be held on February 6, 2025 at 10:00 a.m.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the meeting adjourned at 12:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair