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3 **MINUTES OF MEETING**
4 **ANTHEM PARK**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
7 District was held on Thursday, October 12, 2017 at 6:00 p.m. at the Anthem Park Clubhouse, 2090
8 Continental Street, St. Cloud, Florida.

9
10 **FIRST ORDER OF BUSINESS – Roll Call**

11 Ms. Comings-Thibault called the meeting to order.

12 Present and constituting a quorum were:

13	Gerald Harrington	Board Supervisor, Vice Chairman
14	Jorge Arturo Arce	Board Supervisor, Assistant Secretary
15	Blair Possenriede	Board Supervisor, Assistant Secretary

16
17
18
19 Also present were:

20	Patricia Comings-Thibault	District Manager and Treasurer
21	Gregg Johnson	District Counsel
22	Maria Agosta	Facility Manager
23	Zach Higgenbotham	Yellowstone
24	Rebecca Rivas	Development Planning & Financing Inc.

25
26
27 *The following is a summary of the discussions and actions taken at the October 13, 2017 Board*
28 *of Supervisors meeting.*

29
30 **SECOND ORDER OF BUSINESS – Audience Comments**

31
32 There being none, next item followed

33 **THIRD ORDER OF BUSINESS – Presentations**

34
35 **A. Yellowstone**

36 Ms. Comings-Thibault introduced the Yellowstone presentation. Mr. Higgenbotham
37 presented the Yellowstone Review and updates thus far.

38 Ms. Comings-Thibault requested more details and updates next week.

39 Discussion ensued.

40 **1. Proposal**

41 **a. Battery Pack -\$1,156.12**

42 Mr. Higgenbotham presented the proposal for the Battery Pack.

43 **On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board**
44 **approved the Battery Pack for \$1,156.12 for the Anthem Park Community Development District.**

45

46 **b. Rain Sensors -\$ 278.26 – Tabled**

47 Mr. Higgenbotham presented the proposal for Rain Sensors.

48 Ms. Comings-Thibault requested a notification of when it would be necessary to
49 install them.

50 **2. Ratification of Hurricane Cleanup Proposal -\$5,600**

51 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
52 Ratified the Chairmen’s Approval for additional Hurricane Cleanup - \$5,600 for the Anthem Park
53 Community Development District.

54

55 **B. Amenity Manager**

56 Ms. Agosta presented the Amenity Report and requested proposals for fencing and
57 Hurricane Irma damage repair. This section will be furthered discussed in the Fifth Order
58 of Business, **Items A- C** below.

59 **1. Amenity Manager Report**

60 Ms. Agosta presented the Amenity Manager Report and asked for any comments or
61 questions.

62 Discussion Ensued.

63 **2. Police Call Report**

64

65 **FOURTH ORDER OF BUSINESS – Administrative Matters**

66

67 **A. Approval of Minutes of August 11, 2017 Meeting**

68 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
69 approved the minutes of the Board of Supervisors meeting held on August 11, 2017 for the Anthem Park
70 Community Development District.

71

72 **B. Acceptance of the Unaudited August 2017 Financial Statements**

73 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
74 approved the Unaudited August 2017 Financial Statements for the Anthem Park Community
75 Development District.

76

77 **FIFTH ORDER OF BUSINESS – Business Matters**

78

79 **A. Discussion of Hurricane Irma Insurance Claims**

80 Ms. Comings-Thibault presented discussion of Hurricane Irma Insurance Claims

81 **B. Consideration of Roofing Proposals**

82 **1. Nationwide Roofing \$34,776.94**

83 **2. Florida High Quality Construction \$1,275.00**

84

85 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
86 approved the proposal of Roofing Repairs for \$34,776.94 for the Anthem Park Community Development
87 District.

88

89 **C. Consideration of Fence Repair Proposals**

90 **1. Hurricane Fencing \$1,200.00**

91 **2. Secure Fence Systems \$1,800.00**

92 After discussion the Board directed that all proposals be submitted to the insurance
93 company for consideration

94 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
95 agreed to submit all proposals to the Insurance Company for Consideration for the Anthem Park
96 Community Development District.

97

98 **D. Acceptance of the Auditor Proposal – DMHB**

99 Ms. Comings-Thibault presented the acceptance of the Auditor Proposal – DMHB.

100 Discussion ensued.

101 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
102 accepted the DMHB Proposal for \$3,250 for the Anthem Park Community Development District.

103

104 **SIXTH ORDER OF BUSINESS – Staff Reports**

105

106 **A. Manager**

107 There being none, next item followed.

108 **B. Attorney**

109 Mr. Johnson gave an update on the DR Horton signs and selling property.

110 **C. Engineer Report**

111 There being none, next item followed.

112 **D. Amenity Manager**

113 There being none, next item followed.

114

115 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

116

117 Mr. Harrington commented about Clubhouse room rental.

118 Discussion ensued.

119 Board agreed to charge the HOA standard resident rate

120 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
121 agreed to charge the HOA standard resident rate for Clubhouse room rental for the Anthem Park
122 Community Development District.

123

124 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board
125 agreed to withdraw the previous motion until all Board of Supervisors are present, for the Anthem Park
126 Community Development District.

127

128 Based on the attendance, Mr. Harrington suggested two night meetings per year. The District
129 Manager informed him that they are already in the 2018 meeting schedule.

130

131 **EIGHTH ORDER OF BUSINESS – Adjournment**

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133 On a MOTION by Mr. Harrington, SECONDED by Mr. Possenriede, WITH ALL IN FAVOR, the Board
134 adjourned the meeting for the Anthem Park Community Development District.

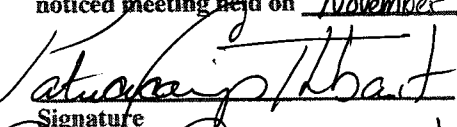
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136 **Each person who decides to appeal any decision made by the Board with respect to any matter
137 considered at the meeting is advised that person may need to ensure that a verbatim record of the
138 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

139

140 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
141 noticed meeting held on November 3, 2017.

142

143 
144 Signature

145 Patricia Loui Thibaut
146 Printed Name

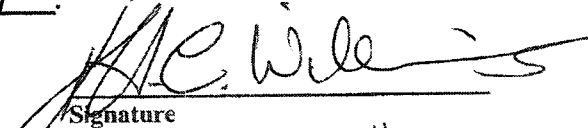
147 Title: Secretary Assistant Secretary

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149

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151

142 
143 Signature

144 Kenneth C. Williams
145 Printed Name

146 Title: Vice Chairman Chairman

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