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**MINUTES OF MEETING
ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
11 District was held on Thursday, May 12, 2016 at 6:00 p.m. at the Anthem Park Clubhouse, 2090
12 Continental Street, St. Cloud, Florida.

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13 **FIRST ORDER OF BUSINESS – Roll Call**

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

15 Present and constituting a quorum were:

16 Miguel Camacho	Board Supervisor, Chairman
17 Kenneth Williams	Board Supervisor, Vice Chairman
18 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
19 Maria Agosta	Board Supervisor, Assistant Secretary
20 Derek Croad	Board Supervisor, Assistant Secretary

21 Also present were:

22 Patricia Comings-Thibault	District Manager and Treasurer
23 Steve Boyd	District Engineer
24 Desera Krause	Melrose Lifestyle Services
25 Bill Fife	Melrose Lifestyle Services
26 Tim Dunagan	Yellowstone Landscape

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27 **SECOND ORDER OF BUSINESS – Audience Comments**

28 Resident asked about a pool monitor for the summer.

29 Residents commented about areas that need to be pressure washed.

30 Resident commented that pets are not being picked up after in the dog park, dogs are being bathed
31 in the fountain, and a bench for dog park.

32 Resident asked who to report street lights out to.

33 Resident asked about security cameras.

34 Resident asked for an update on the light pole at the entrance.

35 Resident commented on deep hole at Patriot Park

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36 **THIRD ORDER OF BUSINESS – Presentations**

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37 **A. Yellowstone Landscape**

38 Mr. Dunagan introduced himself as the new representative Yellowstone and asked for comments
39 or questions.

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40 **B. Amenity Manager**

41 Ms. Krause presented the Amenity Manager's Report and asked for comments or questions.

42 Discussion ensued.

43 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board agreed
44 to allow DR Horton to place the flags where they are for 30 days and the Board will review at each
45 meeting whether to allow it to continue for the Anthem Park Community Development District.

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

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47 **A. Approval of Minutes of April 8, 2016 Meeting**

48 Ms. Comings-Thibault presented the minutes of the April 8, 2016 meeting, and asked for
49 comments, questions or corrections.

46 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
47 approved the minutes of the Board of Supervisors meeting held on April 8, 2016 for the Anthem Park
48 Community Development District.

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50 **B. Acceptance of the Unaudited March 2016 Financial Statements**

51 Ms. Comings-Thibault presented the Unaudited March 2016 Financial Statements and asked for
52 questions or comments.

53 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
54 approved the Unaudited March 2016 Financial Statements for the Anthem Park Community Development
55 District.

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

58 **A. Approval of Resolution 2016-02 Calling for a General Election**

59 Ms. Comings-Thibault presented Resolution 2016-02 Calling for a General Election and asked
60 for comments or questions.

61 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
62 adopted Resolution 2016-02 Calling for a General Election for the Anthem Park Community
63 Development District.

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65 **B. Presentation of Supervisor of Elections Voter County Report – 966**

66 Ms. Comings-Thibault presented Supervisor of Elections Voter County Report – 966 and asked
67 for comments or questions.

68 **C. Public Hearing – Rules for Facility Rate Change**

69 **1. Open Public Hearing**

70 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
71 opened the Public Hearing for the Anthem Park Community Development District.

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73 **2. Presentation and Discussion of the Rules for Facility Rate Change**

74 Ms. Comings-Thibault presented the Rules for Facility Rate Change and asked for comments or
75 questions.

76 **3. Close Public Hearing**

77 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board closed
78 the Public Hearing for the Anthem Park Community Development District.

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80 **D. Presentation of the FY 2016-2017 Proposed Budget**

81 Ms. Comings-Thibault presented the Y 2016-2017 Proposed Budget and asked for comments or
82 or questions.

83 **E. Consideration of Resolution 2016-04 Approving the Proposed Budget & Setting the**
84 **Public Hearing for Final Budget Adoption**

85 Ms. Comings-Thibault presented Resolution 2016-04 Approving the Proposed Budget & Setting
86 the Public Hearing for Final Budget Adoption and asked for comments or questions.

87 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board adopted
88 Resolution 2016-04 Approving the Proposed Budget & Setting the Public Hearing for Final Budget
89 Adoption for the Anthem Park Community Development District.

91 **F. Consideration of Envera Proposal - \$1,020.40 for Equipment**
92 Ms. Comings-Thibault presented the Envera Proposal - \$1,020.40 for Equipment and asked
93 for comments or questions.

94 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
95 accepted the Envera Proposal - \$1,020.40 for Equipment for the Anthem Park Community Development
96 District.

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98 **G. Consideration of Protection 1 Proposal - \$8,682 for Equipment**

99 **H. Consideration of Bench Proposal – Wilkins Solutions**
100 Ms. Comings-Thibault presented Bench Proposal – Wilkins Solutions and asked for comments
101 or questions.

102 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
103 accepted the Wilkins Proposal for the ES Model (6) each - for benches for the Anthem Park Community
104 Development District.

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106 **I. Consideration of Concrete Slab Proposals for Bench**

- 107 > REStar \$2,100
- 108 > Asphalt 365 \$2,000

109 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
110 accepted the Asphalt 365 Proposal - for (5) Concrete Slabs for the Anthem Park Community
111 Development District.

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113 **J. Consideration of Proposal Folsom Services - \$1,962.50**

114 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
115 accepted the Folsom Services Proposal - \$1,962.50, or a less expensive vendor, for the Anthem Park
116 Community Development District.

117
118 **K. Ratification of Chairman Executed Repair Proposals**

- 119 > Florida Leak - \$1,400
- 120 > Yellowstone - \$637.52

121 On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified
122 the Chairman Executed Repair Proposals for the Anthem Park Community Development District.

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124 **L. Consideration of Resolution 2016-05 Declaring Special Assessments. The**
125 **Assessments will be used to secure the Series 2016 Refunding Bonds in an estimated**
126 **par amount of \$9,300,000 which includes the cost of the refinancing of the Series**
127 **2004 Bonds, debt service reserves and related costs.**

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129 On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board adopted
130 Resolution 2016-05 Declaring Special Assessments for the Anthem Park Community Development
131 District.

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133 **M. Consideration of 2016-06 Setting the Public Hearing for the Purpose of Hearing**
134 **Public Comment on Imposing a Special Assessment**
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136 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
137 adopted Resolution 2016-06 Setting the Public Hearing for the Purpose of Hearing Public Comment on
138 Imposing a Special Assessment for the Anthem Park Community Development District.

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140 N. Discussion of Bond Counsel – to be paid as part of the refunding (not general fund).
141 Seeking approval for District Manager and Chairman to execute contract. Current proposals
142 range from \$35,000 to \$45,000.

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144 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
145 approved the District Manager and Chairman to execute contract for bond refunding for the Anthem Park
146 Community Development District.

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148 O. Consideration of Proposal – DPFPG – Bond Assessment Work

149 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
150 approved the DPFPG Proposal – Bond Assessment Work for the Anthem Park Community Development
151 District.

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153 SIXTH ORDER OF BUSINESS – Staff Reports

- 154 A. Manager
155 There being none, next item followed.
- 156 B. Attorney
157 There being none, next item followed.
- 158 C. Engineer Report
159 There being none, next item followed.
- 160 D. Amenity Manager
161 There being none, next item followed.

162 SEVENTH ORDER OF BUSINESS – Supervisor Requests

163 There being none, next item followed.

164 EIGHTH ORDER OF BUSINESS – Audience Comments

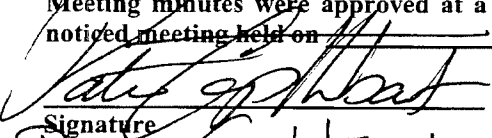
165 There being none, next item followed.

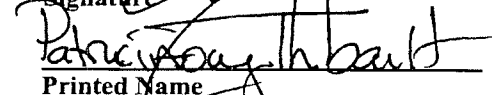
166 NINTH ORDER OF BUSINESS – Adjournment

167 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce WITH ALL IN FAVOR, the Board
168 adjourned the meeting for the Anthem Park Community Development District.

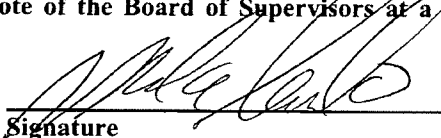
169 **Each person who decides to appeal any decision made by the Board with respect to any matter
170 considered at the meeting is advised that person may need to ensure that a verbatim record of the
171 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

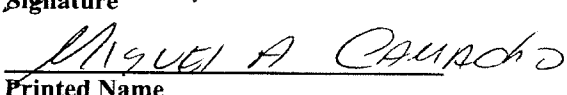
172 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
173 notified meeting held on _____.

174 
175 _____
176 Signature

177 
178 Printed Name

179 Title: Secretary Assistant Secretary

174 
175 _____
176 Signature

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178 Printed Name

179 Title: Vice Chairman Chairman