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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 Friday, April 8, 2016 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental
12 Street, St. Cloud, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Miguel Camacho	Board Supervisor, Chairman
Kenneth Williams	Board Supervisor, Vice Chairman
Jorge Arturo Arce	Board Supervisor, Assistant Secretary
Maria Agosta	Board Supervisor, Assistant Secretary (phone)
Derek Croad	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager and Treasurer
Gregg Johnson	District Counsel
Desera Krause	Melrose Lifestyle Services

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SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Presentations

A. Yellowstone Landscape

Ms. Comings-Thibault presented the Yellowstone Report and asked for comments or questions.

B. Amenity Manager

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

Discussion ensued.

Ms. Comings-Thibault commented on scrubby area near pool and recommended clearing it out.
She asked for direction from the Board for ideas what to do there. Decision was made to first take out
scrub, fill with pavers and use as a deck; and then survey pool users on weekends and approach using it as
a rental space.

There was discussion about the Wilkins Solutions Proposal – Elliptical & Treadmill.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
accepted the Wilkins Solutions Proposal for 8 Hour Use for Elliptical and Treadmill for the Anthem Park
Community Development District.

There was discussion about the HOA using the room in the clubhouse for meetings. Scheduling
to be worked out.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
approved waiving the fee for the HOA meetings in the Anthem Park Clubhouse for the Anthem Park
Community Development District.

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

44 **A. Approval of Minutes of March 11, 2016 Meeting**

45 Ms. Comings-Thibault presented the minutes of the March 11, 2016 meeting, and asked for
46 comments, questions or corrections.

47 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
48 approved the minutes of the Board of Supervisors meeting held on March 11, 2016 for the Anthem Park
49 Community Development District.

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51 **B. Acceptance of the Unaudited February 2016 Financial Statements**

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

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

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

59 **A. Wilkins Solutions Proposal – Elliptical and Treadmill**

60 This item was discussed under Amenity Manager.

61 **B. Ratification of Leak Protectors - \$800**

62 Ms. Comings-Thibault presented Leak Protectors Proposal - \$800 and asked for comments or
63 questions.

64 Discussion ensued. The Board requested a proposal to remove 4 trees and replace with
65 Washingtonian Palms, and one to remove the 4 trees and replace with pavers at the pool.

66 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board ratified
67 the Leak Protectors - \$800 for the Anthem Park Community Development District.

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69 **C. Discussion – Wet Area Between Jefferson Green and Clubhouse.**

70 Ms. Comings-Thibault wanted to bring to the Board's attention that the area between Jefferson
71 Green and the Clubhouse gets extremely wet. She has instructed Ms. Krause to put out orange cones and
72 will have Titan take a look at it.

73 **D. Discussion – Easement Remembrance Avenue**

74 Mr. Johnson explained a Resident's request for an easement for a fence on Remembrance
75 Avenue.

76 Discussion ensued.

77 On a MOTION by Mr. Croad, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
78 directed Counsel to convey an easement to include the verbiage that says the Board can request the
79 property back, and including the verbiage resident must maintain the shrubbery for the Anthem Park
80 Community Development District.

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

83 **A. Manager**

84 Ms. Comings-Thibault commented on Bond Refunding – Package was sent to S&P for
85 preliminary rating. She also reminded the Board that the next meeting is May 12.

86 **B. Attorney**

87 There being none, next item followed.

88 **C. Engineer Report**

89 There being none, next item followed.

90 **D. Amenity Manager**

91 There being none, next item followed.

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

93 Mr. Williams commented on unused telecommunication boxes that need to be removed, and pond
94 trash needs to be picked up.

95 Ms. Krause requested a monitor.

96 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board agreed
97 to the purchase of a video monitor for the Amenity Manager not to exceed \$350 for the Anthem Park
98 Community Development District.

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100 Due to an attempted forced entry to the clubhouse, and per Mr. Camacho’s suggestion, Ms.
101 Krause requested another camera. Ms. Comings-Thibault asked for proposals for the next meeting.

102 **EIGHTH ORDER OF BUSINESS – Audience Comments**

103 There being none, next item followed.

104 **NINTH ORDER OF BUSINESS – Adjournment**

105 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad WITH ALL IN FAVOR, the Board
106 adjourned the meeting for the Anthem Park Community Development District.

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

111 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
112 **noticed meeting held on _____.**

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Signature

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Signature

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Printed Name
120 **Title:** **Secretary** **Assistant Secretary**

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Printed Name
120 **Title:** **Vice Chairman** **Chairman**

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