

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

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Friday, September 11, 2015 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida.

**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
Derek Croad	Board Supervisor, Assistant Secretary
Maria Agosta	Board Supervisor, Assistant Secretary (via telephone)

Also present were:

Patricia Comings-Thibault	District Manager and Treasurer
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta, P.A.
Bill Fife	Melrose Lifestyle Services

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Administration Items**

**A. Approval of Minutes of August 14, 2015 Meeting**

Ms. Comings-Thibault presented the Minutes of the August 14, 2015 Meeting, and asked for questions, comments or corrections.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' meeting held on August 14, 2015, for the Anthem Park Community Development District.

**B. Acceptance of Unaudited July 2015 Financial Statements**

Ms. Comings-Thibault presented the Unaudited July Financial Statements and asked for questions or comments.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board accepted the Unaudited July Financial Statements for the Anthem Park Community Development District.

**C. Adoption of Resolution 2015-09, Resolution of the Board of Supervisors of the Anthem Park Community Development District, Approving Acceptance of Quit-Claim Deed to Transfer Ownership of Certain Real Property Currently Owned by the Anthem Park Homeowner's Association, Inc., to the District**

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board adopted Resolution 2015-09, Resolution of the Board of Supervisors of the Anthem Park Community Development District, Approving Acceptance of Quit-Claim Deed to Transfer Ownership of Certain Real Property Currently Owned by the Anthem Park Homeowner's Association, Inc. to the District, for the Anthem Park Community Development District.

**FOURTH ORDER OF BUSINESS – Staff Reports**

**A. Manager**

There being none, next item followed.

**B. Attorney**

There being none, next item followed.

**C. Engineer Report**

Ms. Comings-Thibault will ask the Engineer for a new maintenance map.

**D. Amenity Manager**

**1. Discussion of On-Site Manager**

Bill Fife informed the Board that a new On-Site Manager has been hired, pending drug and background testing results.

**2. Operations Report September 2015**

**a. Consideration of Proposal for Pergola Enhancement**

- Certified Contracting - \$16,000
- The Good News Handyman - \$5,200

Discussion ensued. The pergola enhancement will be revisited in the next fiscal year.

**FIFTH ORDER OF BUSINESS – Supervisor Requests**

There being none, next item followed.

**SIXTH ORDER OF BUSINESS – Public Comments**

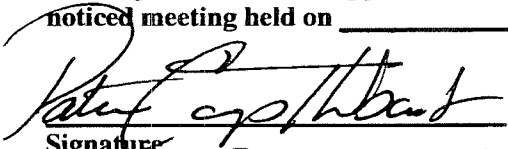
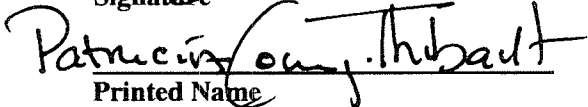
There being none, next item followed.

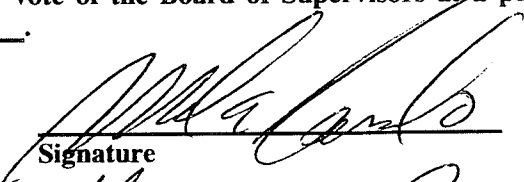
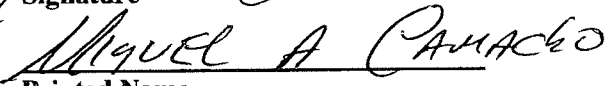
**SEVENTH ORDER OF BUSINESS – Adjournment**

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.

  
Signature  
  
Printed Name  
Title:  Secretary     Assistant Secretary

  
Signature  
  
Printed Name  
Title:  Vice Chairman     Chairman