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

9 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
10 District was held on Friday, December 12, 2014 at 9:00 at the Anthem Park Clubhouse, 2090 Continental
11 Street, St. Cloud, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

18 Mr. St. Denis called the meeting to order, establishing a quorum.

19 Present and constituting a quorum were:

20 Miguel Camacho	Board Supervisor, Vice-Chairman
21 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
22 Derek Croad	Board Supervisor, Assistant Secretary
23 Kenneth Williams	Board Supervisor, Assistant Secretary

24 Also present were:

25 Bruce St. Denis	District Manager
26 Karin Leissing	District Engineer, Boyd Civil Engineering, Inc.
27 Steve Boyd	Boyd Civil Engineering, Inc.
28 Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta, P.A.
29 Kristin Messinger	Amenity Manager, Melrose Lifestyle Services

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SECOND ORDER OF BUSINESS – Audience Comments

38 There being none, the next item followed.

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THIRD ORDER OF BUSINESS – Organizational Items

A. Oath of Office of Newly Elected Supervisors

Miguel A. Camacho, Seat 1
Kenneth Williams, Seat 2
Maria Agosta, Seat 3

Mr. St. Denis, being a Notary Public of the State of Florida, administered the oath of office to Miguel A. Camacho, Seat 1, Kenneth Williams, Seat 2, and Maria Agosta, Seat 3, and a copy of the oaths are attached hereto and made a part of the public record.

B. Overview of CDD and Supervisor Responsibilities

Mr. St. Denis advised the Board that the District is a public entity and each member a public official. The Board is bound by the Sunshine Law, (the Public Records Law) whereby two or more Supervisors cannot discuss any matters outside of a noticed public meeting which may come before the Board.

1 The District is governed by various laws and rules of the State of Florida including Chapter 190.
2 Mr. St. Denis recommended that documents and correspondence related to the District be maintained in a
3 location separate from personal or business records in case of a Public Records Request.

4 At any time, questions regarding Sunshine violations should be directed to DPGF, or the District
5 attorney.

6 Mr. Johnson stated that District business should not be in the form of text messages, as this is
7 considered public records.

8
9 **C. Compensation of Newly Elected Supervisors**

10 Mr. St. Denis asked for acceptance of compensation from the newly elected Supervisors.

11 Mr. Camacho, Mr. Williams and Ms. Agosta individually accepted compensation.

12 Mr. St. Denis asked Ms. Agosta if she would like to introduce herself. She advised she moved
13 here as a school teacher from New York, taught here, and presently owns a property management
14 company.

15
16 **D. Resolution 2015-2 Election of Officers**

17 Mr. St. Denis requested nominations for Chairman.

18 Mr. Williams nominated Mr. Camacho as Chairman.

19
20 On a MOTION by Mr. Williams, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
21 appointed Mr. Camacho as Chairman of the Anthem Park Community Development District.

22
23 Mr. St. Denis requested nominations for Vice Chairman.

24 Mr. Croad nominated Mr. Williams as Vice Chairman

25
26 On a MOTION by Mr. Croad, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
27 appointed Mr. Williams as Vice Chairman for the Anthem Park Community Development District.

28
29 Mr. St. Denis requested a motion to adopt Resolution 2015-2.

30
31 On a MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
32 adopted Resolution 2015-2, Election of Officers appointing Mr. Camacho, Chairman; Mr. Williams, Vice
33 Chairman; Mr. Arce, Mr. Croad and Ms. Agosta as Assistant Secretaries; and District staff as follows:
34 Patricia Comings-Thibault as District Secretary and Treasurer, Bruce St. Denis and Maik Aagaard,
35 District Assistant Treasurers; and Jean Rugg, Carolyn Stewart, and Bruce St. Denis as District Assistant
36 Secretaries for the Anthem Park Community Development District.

37
38 Mr. Camacho asked Counsel if there was any conflict of interest with Ms. Agosta owning a
39 property management business and being a Supervisor. Mr. Johnson stated that if something comes up
40 that is a direct connection and/or benefit to her or her company, that it needs to be brought up to the
41 Board.

1 **FOURTH ORDER OF BUSINESS-Administration Items**

2 **A. Approval of Minutes of November 14, 2014**

3 Mr. St. Denis presented the Minutes of November 14, 2014 and asked for questions or
4 corrections.

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6 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
7 approved the Minutes of the Board of Supervisors' meeting held on November 14, 2014 for the Anthem
8 Park Community Development District.

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10 **B. Acceptance of the October 2014 Financial Statements**

11 Mr. St. Denis stated the October 2014 Financial Statements were unavailable and would be
12 presented by Ms. Comings-Thibault in the next meeting.

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15 **FIFTH ORDER OF BUSINESS-Business Matters**

16 **A. Acceptance of the Arbitrage Report for the Capital Improvement
17 Revenue Bonds, Series 2004**

18 Mr. St. Denis presented the Arbitrage Report and asked for questions or comments.

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20 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
21 accepted the Arbitrage Report for the Capital Improvement Revenue Bonds, Series 2004 for the Anthem
22 Park Community Development District.

23
24 **B. Consideration of the Proposal for Drainage Improvements in Fountain Park
25 from Luke Brothers**

26 Discussion ensued with Ms. Leissing regarding the proposal of Luke Brothers and she asked for
27 questions or comments. Additional discussion followed regarding the cleaning, repair and drainage of the
28 fountains, and the length of the time the project was taking to be completed. Also, the small fountain
29 needs repair.

30 The Board directed the District Engineer to rebid based on the original Fountain Park Drainage
31 Improvements design in combination with Pier Park Drainage Improvements.

32
33 **C. Consideration of the Proposal from Protection One – the carrier does not have an
34 issue with the wording/insurance requirements for this vendor.**

35 Mr. Johnson reported that the Board was concerned with the indemnification wording of the
36 contract with Protection One. Ms. Comings-Thibault confirmed with the insurance carrier that rates
37 would not increase. Mr. Johnson stated that Protection One is not monitoring, but only selling and
38 installing the equipment.

39
40 On a MOTION by Mr. Croad, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board accepted
41 the Proposal from Protection One for the Anthem Park Community Development District.

1 **D. Acceptance of the Revised Reserve Study**
2 Mr. St. Denis presented the Revised Reserved Study and asked for questions or comments.
3

4 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
5 accepted the Revised Reserve Study for the Anthem Park Community Development District.
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7 **E. Additional Matters**
8 Mr. Camacho stated that the Luke Brothers have not been mowing the section along Centennial.
9 Mr. Johnson reported that the area not being maintained is HOA property.

10 After discussion, the Board expressed its desire to ask the HOA to Quit Claim the area desired for
11 the Dog Park without accepting the other strips proposed by the HOA. Additionally, the Board directed
12 staff to have Luke Brothers mow the area until such time the HOA property deeds the parcel to the
13 District. Mr. St. Denis asked for any further questions or comments.
14

15 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board directed
16 staff to have Luke Brothers mow the area along Centennial immediately, and if it is currently not part of
17 their regular maintenance program with the District, to have Luke Brothers present a proposal in January
18 to the Board for the Anthem Park Community Development District.
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20 **SIXTH ORDER OF BUSINESS-Staff Reports**

21 **A. Manager –Status of Projects**
22 **Decoder Irrigation Problem-Consideration of Austin Outdoor Proposal**

23 Mr. St. Denis reported that after conferring with Ms. Comings-Thibault and Mr. Johnson, it was
24 recommended that an independent third party identify the sixteen decoders which were previously
25 replaced or not working.

26 Discussion ensued. Mr. Arce asked if there is still an amount of \$300 set aside every month for
27 maintenance. Ms. Comings-Thibault will confirm.
28

29 On a MOTION by Mr. Croad, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
30 directed staff to engage Austin Outdoor, as a third independent party, to conduct an irrigation analysis
31 subject to approval of District Manager and Attorney to review scope of work, not to exceed \$800 plus
32 travel, if needed, and that Luke Brothers and ValleyCrest will be advised as to when Austin Outdoor will
33 be on location and invited to attend.
34

35 **B. Attorney**

36 1) Status of HOA Quit Claim Deed-Inclusive of strips of landscape between single family
37 homes and some end caps.

38 Mr. Johnson will ask HOA for the parcel for the Dog Park only.

39 2) Eagles Nest – Proposal from Richland Communities

40 Mr. Johnson reported on the Richland Communities purchase proposal in the amount of \$60,000
41 for the 6.68 acre parcel belonging to the District.

42 Mr. St. Denis advised that an appraisal should be made.

1 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board directed
2 staff to present appraisal proposals on the property at the next meeting to the Board for the Anthem Park
3 Community Development District.

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5 **C. Engineer**

6 Engineer's Report November 2014.

7 Ms. Leissing presented the list of items on the Public Facilities Report, distributed at meeting, and
8 asked for questions or comments.

9
10 On a MOTION by Mr. Croad, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
11 directed the Amenity Manager to present proposals for pressure washing at the next meeting to the Board
12 for the Anthem Park Community Development District.

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14 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
15 accepted combining proposals for the Fountain Park and Pier Park Drainage improvements for the
16 Anthem Park Community Development District.

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18 **D. Operations Manager**

19 Ms. Messinger reported that her goals include repairing the women's restroom latches, steam
20 cleaning, repairing patio equipment, light batteries, and other items.

21 After discussion, the Board advised her to contact Ms. Comings-Thibault for purchase of supplies
22 or repairs and to report to the Board for any additional manpower needs.

23
24 **SEVENTH ORDER OF BUSINESS-Supervisor Requests**

25 Mr. Williams reported the satisfaction of the height of grass, and confirmed the large alligators
26 have been removed.

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28 **EIGHTH ORDER OF BUSINESS-Public Comments**

29 There being none, the next item followed.

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31 **NINTH ORDER OF BUSINESS – Adjournment**

32 With there being no further business,
33


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

36
37 **These minutes were prepared in summary format.*

38
39 **Each person who decides to appeal any decision made by the Board with respect to any matter*
40 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
41 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
42 *based.*

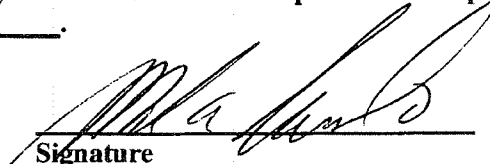
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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 1-9-2015.


Signature

Carolyn Spivak
Printed Name

Title:
 Secretary
 Assistant Secretary


Signature

NIQUEL A CAMACHO
Printed Name

Title:
 Chairman
 Vice Chairman