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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, November 14, 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 Ms. Patricia Comings-Thibault called the meeting to order.

19 Present and constituting a quorum were:

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

23 Also present were:

| | |
|------------------------------|--|
| 24 Patricia Comings-Thibault | District Manager |
| 25 Karin Leissing | District Engineer, Boyd Civil Engineering, Inc. |
| 26 Gregg Johnson | District Counsel, Brown, Garganese, Weiss & D'Agresta, P.A. |
| 27 Kristin Messinger | Amenity Manager, Melrose Lifestyle Services |

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SECOND ORDER OF BUSINESS – Audience Comments

33 Concerns were discussed about sidewalks, soil depressions, sign placements, lights in clubhouse
34 and other matters. Ms. Comings-Thibault stated some of those concerns were HOA responsibility, but
35 offered her contact numbers for any clarification of what is CDD responsibility. Ms. Comings-Thibault
36 introduced the new Amenity Manager, Kristin Messinger.

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THIRD ORDER OF BUSINESS – Administration Items

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A. Approval of Minutes of October 10, 2014

Ms. Comings-Thibault presented the minutes of October 10, 2014 meeting, and requested any
additions, deletions or revisions.

On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
approved the minutes of October 10, 2014 meeting for the Anthem Park Community Development
District.

B. Acceptance of the September 2014 Financial Statements

Ms. Comings-Thibault presented the September 2014 Financial Statements, and requested any
additions, deletions or revisions.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
approved the September 2014 Financial Statements for the Anthem Park Community Development
District.

1 **FOURTH ORDER OF BUSINESS – Business Matters**

2 **A. Resolution 2015-1, Rescinding Resolution 2004-7, and Designating Gregg Johnson**
3 **as Registered Agent/Register Office.**

4 Mr. Johnson presented the responsibilities of a Designated Agent/Register Office.
5

6 On a MOTION by Mr. Arce, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board adopted
7 Resolution 2015-1 Rescinding Resolution 2004-7, and Designating Gregg Johnson as Registered
8 Agent/Register Office for the Anthem Park Community Development District.

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10 **B. Discussion of Reserve Study**

11 Ms. Comings-Thibault explained the purpose of the Reserve Study. It will be presented for
12 motion to the Board in the next meeting.
13

14 **C. Additional Matters**

15 There being none, the next item followed
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17 **FIFTH ORDER OF BUSINESS – Staff Reports**

18 **A. Manager – Status of Projects**

- 19 1. Court Conversion – Total to be appropriated: \$30,090
20 - Elite Conversion - \$13,750 – Contract signed.
21 - Access Control Technologies - \$7,915. Contract signed.
22 - Protection One - \$5,540. District Counsel to advise.

23 Tabled until further clarification from insurance carrier.
24

- 25 2. OUC Park Lighting – Lighting ordered and should be about 8 weeks to install.
26 3. Dog Park to Swing Set Park Status: Total to be appropriated \$12,305 –
27 discussion of property parcel.

28 District Counsel, Mr. Johnson, confirmed that the Dog Park parcel, once thought belonging to the
29 CDD, is owned by the HOA. He advised the Board of an option to request that the HOA Quit-Claim the
30 property to the CDD.
31

32 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board directed
33 District Counsel to request that the HOA consider executing a Quit-Claim Deed for the transfer of the
34 parcel to the Anthem Park Community Development District.

35
36 An audience member requested the Board to consider separating playgrounds between toddlers
37 and older children.
38

- 39 4. Internet is up and running. <http://AnthemParkCDD.org>

40 Ms. Comings-Thibault reported that the website is up and she will be giving items that need to be
41 posted to the Amenity Manager.

- 42 5. Pressure Washing – Amenity Manager will finalize bids.

- 43 6. Landscape Proposals - \$5,000 Bonus Options

44 Ms. Comings-Thibault presented the Landscape proposal to the Board. Discussion ensued; the
45 Board decided to table the options until there was resolution regarding the irrigation problems.
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1 7. Small Fountain Cleaning Proposal – Distinctive Statuary Water Gardens
2 Ms. Comings-Thibault presented the proposal.
3

4 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
5 approved the small fountain cleaning proposal by Distinctive Statuary & Water Gardens, in the amount of
6 \$100 per month, for the Anthem Park Community Development District.
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8 Mr. Johnson reported that the approximate 6.89 acres of land adjacent to easements for gas
9 utilities and conservation could be surveyed to determine the number of buildable lots. The potential sale
10 would incur some expenses, including legal fees for the involvement of Bond Counsel. A sale of the
11 property could be used to decrease CDD fees to residents.

12 Mr. Camacho moved to leave the open space as is; and Mr. Arce seconded the motion.

13 Discussion.

14 Mr. Camacho withdrew his motion to leave the open space as is; and Mr. Arce withdrew his
15 second to the motion.
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19 **B. Attorney – Disclosure of Public Finance**

20 Mr. Johnson reported that Florida Statutes, Chapter 190, requires all CDDs to supply detailed
21 disclosure relating to the public financing and maintenance of improvements to real property undertaken
22 by the District. This information should be available to all existing and prospective residents of the
23 District. Mr. Johnson reported that the District needed to have this disclosure document prepared.
24

25 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
26 approved the preparation of the Disclosure of Public Finance (up to five hours attorney time) for the
27 Anthem Park Community Development District.
28

29 **C. Engineer Report**

30 Ms. Leissing made her report on drainage improvements proposals, fountain, basketball
31 conversion, pressure washing, the Pet Park, lighting, CDD maintenance map, eagle protection zone, and
32 lighting. Ms. Comings-Thibault will have the new Amenity Manager address the installation of lights at
33 the base of the flag pole.

34 Ms. Comings-Thibault presented the proposal from Boyd Civil Engineering for the preparation of
35 the Public Facilities Report.
36

37 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
38 approved the proposal from Boyd Civil Engineering at a cost of \$1,200 for the preparation of the Public
39 Facilities Report for The Anthem Park Community Development District.
40

41 **D. Operations Manager**

42 -Field Inspection and Operations Report October 2014
43 -Fountain Cleaning
44 -Holiday Party Celebration Budget (Melrose Lifestyle). To be distributed on Friday.

1 Mr. Fife presented options on the Holiday Party Celebration to be held on December 13, 2014
2 from 2 to 4 p.m.

3 Ms. Comings-Thibault recommended reaching out to HOA to participate. Cost of the celebration
4 options chosen by the Board will be approximately \$3,100.

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6 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

7 There being none, the next item followed.

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9 **SEVENTH ORDER OF BUSINESS – Public Comments**

10 Audience member asked about the Reserve Fund for the District. Ms. Comings-Thibault
11 explained the Board may choose to fund it for FYE 2015 and that funding it for FYE 2016 may be
12 discussed during the Budgeting process, which starts in May. She assured the audience there would not be
13 an increase in CDD assessments for residents in FY 2015.

14 Mr. Johnson explained some differences between HOA and CDD responsibilities.

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16 **EIGHTH ORDER OF BUSINESS – Adjournment**

17 With there being no further business,

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

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22 **These minutes were prepared in summary format.*

23

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

28 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
29 noticed meeting held on DECEMBER 12 2014

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33 Signature

34 BRUCE ST. DENIS

35 Printed Name

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38 Title:

39 Secretary

40 Assistant Secretary

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Signature

MIGUEL A. CAMACHO

Printed Name

Title:

Chairman

Vice Chairman