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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, December 11, 2015 at 9:00 a.m. at the Anthem Park Clubhouse, 2090  
12 Continental Street, St. Cloud, Florida.

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**FIRST ORDER OF BUSINESS – Roll Call**

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

19 Present and constituting a quorum were:

20 Miguel Camacho	Board Supervisor, Chairman
21 Kenneth Williams	Board Supervisor, Vice-Chairman
22 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
23 Maria Agosta	Board Supervisor, Assistant Secretary (via 24 phone)
25 Derek Croad	Board Supervisor, Assistant Secretary

26 Also present were:

27 Patricia Comings-Thibault	District Manager and Treasurer
28 Gregg Johnson	District Counsel (via phone)
29 Desera Krause	Melrose Lifestyle Services
30 Jacob Miller	Yellowstone Landscape

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**SECOND ORDER OF BUSINESS – Audience Comments**

41 Resident commented on landscaping and flooding. Was advised landscaping is the responsibility  
42 of the HOA and also to contact DR Horton for flooding.

43 Resident commented about kids jumping the pool fence. CDD will investigate better surveillance  
44 cameras.

45 Resident commented on disrespectful kids on bicycles in the street, that she has an issue with the  
46 school, and feels the community needs to be gated. Also feels speed bumps should be installed.

47 Another resident agreed with installing speed bumps, and commented on the basketball court.

Another resident commented on the possibility of residents having ID cards. CDD will get  
proposals for ID cards.

It was agreed that a resident meeting would be held on May 12, 2016 at 6:00 p.m.

**THIRD ORDER OF BUSINESS – Presentations**

**A. Yellowstone Landscape**

Jacob Miller presented the Yellowstone Landscape Report and asked for comments or questions.  
Discussion ensued.

**B. Amenity Manager**

Desera Krause presented the Amenity Manager's Report and asked for comments or questions.  
Discussion ensued.

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

49 **A. Approval of Minutes of November 13, 2015 Meeting**

50 Ms. Comings-Thibault presented the Minutes of the November 13, 2015 Meeting, and asked for  
51 comments, questions or corrections.

52 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
53 approved the minutes of the Board of Supervisors' meeting held on November 13, 2015, for the Anthem  
54 Park Community Development District.

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56 **A. Acceptance of Unaudited November 2015 Financial Statements**

57 Ms. Comings-Thibault presented the Unaudited November 2015 Financial Statements and asked  
58 for questions or comments.

59 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
60 accepted the Unaudited November 2015 Financial Statements for the Anthem Park Community  
61 Development District.

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

64 **A. Animal Waste Receptacles**

- 65 ➤ ProPet Distributors - \$595.80
- 66 ➤ Namco Doggy Dispenser - \$279.80

67 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
68 approved the Namco Doggy Dispenser proposal in the amount of \$279.80 for the animal waste  
69 receptacles for the Anthem Park Community Development District.

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71 **B. Clubhouse Interior Paint Proposals**

- 72 ➤ Juan Polar - \$975
- 73 ➤ Color Orlando - \$990
- 74 ➤ ReStar Services - \$1,200 (includes doors)

75 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
76 approved ReStar Services proposal in the amount of \$1,200 for the Clubhouse interior painting for the  
77 Anthem Park Community Development District.

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79 **C. Clubhouse Fitness Equipment**

- 80 ➤ Treadmill - StarTrac: \$3,628; FitRev: \$2,455
- 81 ➤ Elliptical - StarTrac: \$3,480; FitRev: \$1,965
- 82 ➤ Stepper - StarTrac: \$3,085; FitRev: \$5,949

83 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
84 approved the FitRev proposal in the amount of \$1,965 for the Elliptical, and to purchase an extended  
85 warranty not to exceed \$300 for the Anthem Park Community Development District.

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87 **D. Rentals Evaluation**

88 Mr. Camacho began a discussion on the Clubhouse Rental Fees. The Board recommended  
89 doubling the security deposit to \$400, and to increase fees to \$150 for the first four hours, and to \$100  
90 every 15 minutes afterward for non-residents. A resolution will be forwarded for the next meeting to set a  
91 Public Hearing to increase fees.

92 **E. Basketball Court Survey**

93 Ms. Comings-Thibault presented the Basketball Court Survey and asked for comments or  
94 questions.

95 Discussion ensued.

96 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
97 approved a proposal in the amount of \$484 for an access control for the Anthem Park Community  
98 Development District.

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

101 **A. Manager**

102 Ms. Comings-Thibault recommended changing bank account to Bank United.

103 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
104 approved the recommendation to change the bank account to Bank United for the Anthem Park  
105 Community Development District.

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107 **B. Attorney**

108 There being none, next item followed.

109 **C. Engineer Report**

110 There being none, next item followed.

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

112 Supervisor commented on vehicles that are parked illegally.

113 Supervisor commented that every morning between 6 a.m. and 7 a.m. a resident driving a  
114 Mustang flies down Betsy Ross.

115 **EIGHTH ORDER OF BUSINESS – Public Comments**

116 There being none, next item followed.

117 **NINTH ORDER OF BUSINESS – Adjournment**

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

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

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

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129 \_\_\_\_\_  
**Signature**

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132 \_\_\_\_\_  
**Printed Name**

133 **Title:**  Secretary  Assistant Secretary

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**Signature**

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**Printed Name**

**Title:**  Vice Chairman  Chairman