

1 **MINUTES OF MEETING**
2 **ANTHEM PARK**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
6 District was held on Friday, February 12, 2016 at 9:00 a.m. at the Anthem Park Clubhouse, 2090
7 Continental Street, St. Cloud, Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**

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

10 Present and constituting a quorum were:

11 Miguel Camacho	Board Supervisor, Chairman
12 Kenneth Williams	Board Supervisor, Vice Chairman (via phone)
13 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
14 Maria Agosta	Board Supervisor, Assistant Secretary
15 Derek Croad	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault	District Manager and Treasurer
18 Gregg Johnson	District Counsel
19 Steve Boyd	District Engineer
20 Bill Fife	Melrose Lifestyle Services
21 Desera Krause	Melrose Lifestyle services
22 Jacob Miller	Yellowstone Landscape

23 **SECOND ORDER OF BUSINESS – Audience Comments**

24 HOA representative commented that they were buying a bigger Information Board and asked if the Board
25 wanted to split the cost of \$200 with HOA.

26 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
27 approved splitting the cost and giving the HOA \$100 towards the purchase of a bigger Information Board
28 for the Anthem Park Community Development District.

29
30 **THIRD ORDER OF BUSINESS – Presentations**

31 **A. Yellowstone Landscape**

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

33 **B. Amenity Manager**

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

35 ➤ Discussion of Level of Service

36 Ms. Comings-Thibault presented Level of Service and asked for comments or questions.

37 Discussion ensued. Procedure for handling lock outs will be formalized at May meeting.

38 ➤ Additional Staffing

39 Mr. Fife presented proposals for additional staffing and asked for comments or questions.

40 Discussion ensued.

41

42 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
43 approved forwarding a contract addendum taking out the pool monitoring service for summer months and
44 adding a new staff member for the Anthem Park Community Development District.

45
46 **FOURTH ORDER OF BUSINESS – Administrative Matters**
47 **A. Approval of Minutes of January 8, 2016 Meeting**
48 Ms. Comings-Thibault presented the minutes of the January 8, 2016 meeting, and asked for
49 comments, questions or corrections.

50 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
51 approved the minutes of the Board of Supervisors meeting held on January 8, 2016 for the Anthem Park
52 Community Development District.

53
54 **B. Acceptance of the Unaudited December 2015 Financial Statements**
55 Ms. Comings-Thibault presented the Unaudited December 2015 Financial Statements and asked
56 for questions or comments.

57 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
58 approved the Unaudited December 2015 Financial Statements for the Anthem Park Community
59 Development District.

60
61 **C. Acceptance of the Arbitrage Rebate Report for the Anthem Park Capital**
62 **Improvement Revenue Bonds Series 2004 \$14,700,000**
63 Ms. Comings-Thibault presented the Arbitrage Rebate Report for the Anthem Park Capital
64 Improvement Revenue Bonds Series 2004 \$14,700,000 and asked for comments or questions.

65 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
66 accepted the Arbitrage Rebate Report for the Anthem Park Capital Improvement Revenue Bonds Series
67 2004 \$14,700,000 for the Anthem Park Community Development District.

68
69 **FIFTH ORDER OF BUSINESS – Business Matters**
70 **A. Consideration of Proposal – Yellowstone**
71 ➤ Society Garlic - \$3,218.49
72 Ms. Comings-Thibault presented Yellowstone’s Proposal for Society Garlic - \$3,218.49 and
73 asked for comments or questions.

74 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce WITH ALL IN FAVOR, the Board
75 approved the Yellowstone Proposal for Society Garlic - \$3,218.49 at the main entrance for the Anthem
76 Park Community Development District.

77
78 **B. Consideration of Proposal – Yellowstone**
79 ➤ Club House Enhancement - \$1,241.69
80 Ms. Comings-Thibault presented Yellowstone’s Proposal for Clubhouse Enhancement –
81 \$1,241.69 and asked for comments or questions. Ms. Comings-Thibault requested a contract addendum.

82 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
83 approved the Yellowstone’s Proposal for Clubhouse Enhancement - \$1,241.69 for the Anthem Park
84 Community Development District.

85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126

C. Consideration of Proposal – Melrose Lifestyle (see Exhibit 2)

1. Cleaning Service
 - Molly Maid - \$205 a week
 - Married to the Mop - \$150 a week
2. Swing Set and Patriot Park Drainage Repair Quotes
 - Gary’s Grading - \$5,500 (French Drain Option)
 - Wright’s Excavating - \$28,408.07 (Total Reconstruction)
 - Tyton Construction - \$19,000 (Regrade, Install Drain Basin connected to Storm Drains) - \$14,300

On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board approved the Tyton Construction Proposal for the Swing Set Park only, not to exceed \$14,300 and subject to District Engineer approval, for the Anthem Park Community Development District.

3. Basketball Court Camera Quotes
 - Protection One - \$8,870 + \$56 a month
 - Envera - \$16,963 + \$469 a month

This item , the basketball court camera, was tabled until next meeting.

4. Playground Gate Swipe Key Entry Quote
 - ACT – Around \$5,000

On a MOTION by Mr. Croad, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board approved the ACT Proposal – Around \$5,000 for the Anthem Park Community Development District.

5. Playground Trash Receptacle (price exceeded Manager’s spending limit) - \$569

On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board approved the HD Supply Proposal for Playground Trash Receptacle - \$569 for the Anthem Park Community Development District.

On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board approved opening an HD Supply account for Amenity Center purchases for the Anthem Park Community Development District.

6. Fan Quote - #1 Home Depot

On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board approved the Home Depot Proposal for fan for the Anthem Park Community Development District.

7. Treadmill Repair Quotes - \$1,089.26

This item was put on hold. Desera will research and bring additional quotes to next meeting.

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

128 **A. Manager**

129 - Public Hearing Date for Amended Amenity Rules was scheduled for the May
130 2016 meeting.

131 - Budget Amendment – Resolution 2016-01

132 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
133 approved Resolution **2016-01** Budget Amendment for the Anthem Park Community Development
134 District.

135

136 **B. Attorney**

137 There being none, next item followed.

138 **C. Engineer Report**

139 There being none, next item followed.

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

141 There being none, next item followed

142 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

145

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

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

151

152

153

154 _____
Signature

155

156

157 _____
Printed Name

158 **Title:** Secretary Assistant Secretary

159

160

161

Signature

Printed Name

Title: Vice Chairman Chairman