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

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The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Friday, December 13, 2013 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

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Mr. Woodville called the meeting to order.

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The Board members introduced themselves for the record.

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Present and constituting a quorum were:

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Kenneth Williams	Vice-Chairman
Miguel Camacho	Supervisor
Derek Croad	Supervisor
Jorge Arturo Arce	Supervisor

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Also present were:

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Rick Woodville	District Manager
Greg Johnson	District Counsel
Karen Lessing	District Engineer
Todd Franklin	Field Manager
Several Residents	

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Mr. Woodville established a quorum of the Board was present.

SECONDNORDER OF BUSINESS – Audience Comments on Agenda Items

A resident stated I have gathered signatures on a petition stating we do not want the basketball court.

A discussion was held regarding the numerous basketball complaints being received from the mobile units being in the street, and noise in the residential areas; security and access control; providing a safe place for the kids in the community; starting a neighborhood watch; and use of county sheriff's patrols.

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

2 **A. Approval of Minutes of November 8, 2013 Board Meeting**

3 Mr. Woodville stated each Board member received a copy of the minutes of the
4 November 8, 2013 Board Meeting and requested any additions, corrections or deletions.

5 Mr. Johnson stated I was present at the November 8, 2013 Meeting in person.

6
7 On MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the
8 Board approved the Minutes of the November 8, 2013 Meeting, as amended.

9
10 **B. Acceptance of October 31, 2013 Financial Statement**

11 Mr. Woodville presented the financial statements as of October 31, 2013.

12 There being no further questions or comments.

13
14 On MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
15 Board accepted the October 31, 2013 Financial Statements.

16
17 **C. Ratification of October 2013 Check Register Operation and Maintenance**
18 **Expenditures**

19 Mr. Woodville presented the check registers and operation and maintenance
20 expenditures and requested a motion to approve.

21
22 On MOTION by Mr. Arce, SECONDED by Mr. William, WITH ALL IN FAVOR, the
23 Board ratified the October 2013 Check Register and Operation & Maintenance
24 Expenditures.

25
26 **FOURTH ORDER OF BUSINESS – Business Matters**

27 **1. Valley Crest**

28 **A. Valley Crest – Landscape Enhancement at Gazebo Entrance (Pier Park)**

29 Mr. Woodville stated this is on hold pending District Engineer's survey which has
30 been done and working on the design for the area. We will table this to the next meeting.

31
32 **B. Valley Crest -- Landscape Enhancement at Small Fountain Park**

33 Mr. Woodville stated the Board approved this at the November Meeting, and it is
34 pending approval from City of St. Cloud's Drainage Plans submitted.

1 **C. 1) Valley Crest – Front Screen Installation**
2 **2) Todd Franklin – Front Screen Installation**

3 Mr. Woodville stated there are two requests one from Valley Crest in the \$1,347
4 and one Mr. Franklin was able to get for \$970.15.

5 Mr. Camacho stated I talked the residents in the area, and they are not as
6 concerned with the screening as they are with the gate.

7

8 On MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
9 Board denied the proposals.

10

11 **D. Valley Crest – Annuals (as in flowers) Installation in Big Fountain Park**
12 Mr. Woodville stated Valley Crest did the installation at “no” charge to the
13 District.

14

15 **E. Valley Crest – Landscape Enhancement in Gap area – 1st Phase**
16 **Section between Continental Street and Banner Lane**

17 Mr. Woodville stated this was tabled, pending DR Horton to review. Mr. Schott
18 believed it was taken care of, and Mr. Leandro is going to look at the area.

19 Mr. Camacho stated I looked at the area and most if it has not been taken care of.

20

21 **F. Valley Crest – Pool Area – Tree Removal (Crepe Myrtles) and Mulch**
22 **Replacement**

23 Mr. Woodville stated we have a proposal from Valley Crest to remove the Crepe
24 Myrtles. They are still exploring rubber mulch and mats or tack spray for holding mulch
25 in place. I will have them get in touch with Mr. Williams to help with the location of
26 tack spray for mulch.

27

28 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,
29 the Board approved Valley Crest \$1,220 proposal to remove 16 Crepe Myrtle Trees from
30 pool area.

31

32 **G. 1) HOA Questionnaire – Pet Park – Minimal Responses**

33 Mr. Woodville stated I received minimal response from the residents, as to what
34 they would like to do with the park.

35

36

1 **2) Valley Crest – Dog Park –proposal to Remove Hedges**

2 Mr. Woodville stated we have a proposal of \$440 to removal the hedges in front
3 of the benches. Reviewing the hedges and the fence will open it up, and right now it is
4 not being utilized.

5 Board consensus was to get a proposal to remove both the fence and hedges.

6
7 **H. Valley Crest – Landscape Enhancement along Frontage Wall**

8 Mr. Woodville stated Valley Crest looked at this area and their proposal was for
9 \$5,356, and he has a listing of plantings.

10 Board consensus was to table until the next meeting.

11
12 **I. Valley Crest – Irrigation – Line Relocation from Resident’s Property**

13 Mr. Woodville stated a resident was digging in yard and came across the line and
14 would like it to be relocated. The proposal is for \$250 to relocate the line.

15 The Board instructed Mr. Woodville to refer this item to DR Horton.

16
17 **2. Consultant Updates:**

18 **A. Community Enhancement Program [Architectural/Landscape]**

19 Mr. Woodville stated this is an ongoing item.

20
21 **B. Boyd Engineering November Report**

22 Ms. Lessing stated I spoke with the city and the flagpole that you want to install
23 will need a permit. The city wants two drawings one with installation sketch, the other
24 sketch of the pole and the area around it. They want to make sure that if the pole falls it
25 will not fall on neighboring property.

26 The driveway repair is scheduled for December 19.

27 For the pressure washing program, the site plans are being given to Mr. Franklin,
28 and we will get some prices.

29
30 **C. Irrigation – Original Installation – Review – Engineer**

31 Ms. Lessing stated I had to get some data from the city and we took a look at it.
32 There is no abnormal fluctuation in the pressure. They gave us data for one pump station
33 and we are waiting to get more data from a different pump station and will request that
34 from the city. It is something that the city needs to get off their system; it is not
35 something that I can just pull.

1 Mr. Woodville stated Mr. Leandro has provided the engineer a diagram of where
2 the leaks are that he repaired. Some is wear and tear, some were more extensive, and
3 some there were no explanations for.

4 Ms. Lessing stated my boss wanted me to reiterate that what we presented was not
5 a pressure relieving device, but a pressure monitoring device. The city is not willing to
6 install one. The CDD can install one at the CDD expense. Some repairs were improper
7 installations and are out of warranty.

8 Mr. Woodville stated we have figured most of this has been installed for nine
9 years.

10 Mr. Camacho asked isn't the city responsible for final inspections?

11 Ms. Lessing responded yes, and the probably looked at certain areas of lines, and
12 the valves themselves.

13

14 **D. Trees –Original Installation – Review – Engineer**

15 Ms. Lessing reported this item was still under review.

16

17 **E. Drainage Improvement Project – Small Fountain Park – Engineer**

18 Ms. Lessing stated the last response that I submitted to the city came back with
19 comments. To avoid most of the issues that are being brought up we are relocating the
20 drainage to another outlet across the road. I submitted that design to the city and I should
21 hear back from them in three to five days, sometime next week. I'm hoping they don't
22 have any more comments about the drainage. Once I get the approval, I can contact the
23 contractors and submit the design to them.

24

25 **F. Drainage Improvement Project – Pier/Sunset Park – Engineer**

26 Ms. Lessing stated the survey I received was missing some information. I
27 contacted the surveyor and ask him to resubmit the survey to me. I just got it today and I
28 will be taking a look at it.

29

30 **G. Proposal for Converting One Tennis Court into Basketball Court**

31 Ms. Lessing stated I switched the sides of the basketball and tennis court. Mr.
32 Franklin is getting some contractors to give some prices. We will follow up with you
33 when we hear from them.

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H. Pressure Washing Maintenance Program

Mr. Franklin requested me to print out the site plan and I will give that to you.

Then we'll get some quotes for that.

Mr. Woodville stated Valley Crest has someone that does Pressure washing, Sean from the HOA has done some pressure washing for us in the past, and our pool vender, Jean Conley, also has a pressure washing company on the side and we would also want to consider her.

3. Additional Matters

There being none, the next item followed.

SIXTH ORDER OF BUSINESS - Staff Reports

D. Operations Manager

1. Field Inspection and Operations Report – November 2013

Mr. Woodville stated a copy of the report was included in the advance Board package, and is attached hereto and made a part of the permanent record.

2. Brick Paving – Pool Deck and Pool Pump House

Mr. Franklin stated this project was completed last Friday.

3. Television in Gym - Installed

Mr. Franklin stated we got the TVs installed yesterday.

4. a. Flag Pole

b. Other Alternatives

Mr. Camacho stated I was appointed to review this project. The original proposal is in the amount of \$4,032.50. I received a second proposal from Head's Flag Inc. at \$2,210 for the complete below grade foundation installation of 30' flag pole, site cleanup/dirt removal, and one 6'x10' all-weather nylon US flag, and \$1,350 for a 20' flag pole.

Mr. Johnson stated we need to add in the permit fee if it is not included.

1 On MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
2 Board accepted Head's Flag Inc. Proposal for US and POA Flag Installation and 30' Flag
3 Pole at Patriot Park not to Exceed \$2,500.

4
5 **5. Brick Repair – Updates (Mason)**

6 Mr. Franklin stated they were supposed to be here sometime this week, but they
7 never showed up. I call and left a message and haven't heard back from them yet.

8 Mr. Woodville suggested that we contact someone else.
9

10 **6. Painting – Pool Pergola and two Gazebos (tennis Court and Pier/Sunset)**
11 **Park**

12 Mr. Franklin stated the painting started today.
13

14 **7. Small Fountain Park – Gate Quote**

15 Mr. Woodville we have a proposal from Fence Outlet quoted \$1,313 for 5'
16 Arched Gate with rings; with a combination lock.
17

18 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,
19 the Board accepted Fence Outlet proposal to install a 5' arched gate with a combination
20 lock for \$1,313.

21
22 **8. Small Fountain Park – Bright House – Internet Quote**

23 Mr. Woodville stated I have reached out to another supplier called PowerOne and
24 presented a fixed priced proposal \$19,000 to include relay towers in the community to
25 solve our internet and Wi-Fi infrastructure with no monthly fees, and we can piggyback
26 on the system for cameras, video, etc. If you are interested, I can investigate further and
27 ask them to break it down in phases.

28 A discussion was held regarding the various uses of the camera security system,
29

30 **9. Jefferson Green – Driveway Crack – Status**

31 Ms. Lessing stated the repair is scheduled for December 16, 2013, and Mr.
32 Franklin will notify the resident.
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1 **10. New Fountain Motor – Pond North of Clubhouse**

2 Mr. Woodville presented a proposal from American Ecosystems, Inc. quoted
3 \$2,875 for one single phase Sandfighter motor. The second proposal I received is for
4 \$3,040 from LakeFountain.

5

6 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,
7 the Board accepted American Ecosystem, Inc. proposal to install one single phase
8 Sandfighter motor into Pond north of the Clubhouse for \$2,875.

9

10 **11. Independent Quarterly Pool Inspection – Sparkling Pool Care Inc.**

11 Mr. Woodville stated the report said that all equipment is working properly
12 and everything is meeting satisfactory reports.

13

14 **A. Manager**

15 Mr. Woodville stated I informed the Board that would like to take a vacation in
16 January and the Board said that they would consider canceling the January meeting.

17 Board concurred with cancelling the January meeting.

18

19 **B. Attorney**

20 There being no further report; the next item followed.

21

22 **C. Engineer**

23 There being no further report, the next item followed.

24

25 **SEVENTH ORDER OF BUSINESS - Supervisor Request**

26 There not being any, the next item followed.

27

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

29 John Ortaga, Resident, stated that he and other neighbors were having problems
30 with drainage.

31

32 **NINTH ORDER OF BUSINESS - Adjournment**

33 There being no further business,

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35 On MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
36 meeting was adjourned.

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**These minutes were prepared in summary format.*

**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*

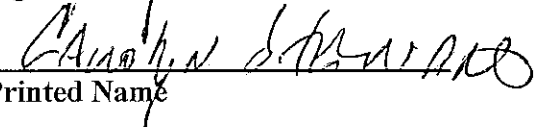
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2-19-2014.



Signature



Signature



Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman