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

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Friday, February 14, 2014 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. St. Denis called the meeting to order.

The Board members introduced themselves for the record.

Present and constituting a quorum were:

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

Also present were:

Bruce St. Denis	District Manager
Greg Johnson	District Counsel
Karen Lessing	District Engineer
Todd Franklin	Field Manager
Patricia Comings-Thibault	DPFG Accounting
Jesus Leandro	Valley Crest
Several Residents	

Mr. St. Denis established a quorum of the Board was present.

Mr. St. Denis and Ms. Thibault provided a brief overview of their past experience.

**SECONDNORDER OF BUSINESS – Audience Comments on Agenda Items**

A resident stated I would like to know how we can fire the management company, because nothing gets done until I have to physically come to the office. Driving around you can see that the lawns are not up to par. I want new management company. I make several phone calls and no one ever returns them. I think that it is very ridiculous that in order for me to get any result have to come down here in person.

Mr. Camacho stated who are you calling?

1 A resident stated Titan management.

2 Mr. Camacho stated Titan management is with the HOA. We are with the CDD  
3 and we are two different entities. You will need to get a hold of their supervisor and  
4 make your concerns know, and go to the HOA Board.

5 A resident asked why is the pump still not working?

6 Mr. St. Denis responded I believe there was a problem with the controller and I  
7 spoke with American Ecosystem this morning I will stay on top of this with them.

8 A resident stated five months to fix the pump is intolerable. I cannot get an  
9 answer, and we need to look into a getting another CDD management company.

10 A resident stated it will be nice if there was a basketball court for the kids play in  
11 the community.

12 A resident stated some of us have filled out petitions because we do not want the  
13 basketball courts. We feel that they will make more of a security issue with a lot of teens.

14 Mr. St. Denis stated the basketball court is an item on the agenda and the Board  
15 will discuss it then.

16 Mr. Leandro stated your irrigation system is a two-wire system. When it rains and  
17 the wires underground get wet, your system stops working. It could have been installed  
18 incorrectly. Whenever we get a call, we come out and fix it. We can do two things. We  
19 can continue to fix irrigation as problems arise or totally redo the system.

20 Mr. Camacho asked do we have to do a major overhaul? Can you give us your  
21 expert opinion as to who was responsible for the bad installation so that we can try to  
22 receive compensation from them? Also can you supply us with a wiring diagram of the  
23 ones you have fixed so we have a way of keeping track what has been fixed and what has  
24 not?

25 Mr. Leandro provided an overview of the irrigation system repairs to date and  
26 what was found to be the problems.

27

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

29 **A. Approval of Minutes of December 13, 2013 Board Meeting**

30 Mr. St. Denis stated each Board member received a copy of the minutes of the  
31 December 13, 2013 Board Meeting and requested any additions, corrections or deletions.

32 There not being any,

33

1 On MOTION by Mr. Schott, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the  
2 Board approved the Minutes of the December 13, 2013 Meeting.

3  
4 **B. Acceptance December 2013 Financial Statement**

5 Ms. Thibault stated in review of the first quarter for the current fiscal year you  
6 have an unassigned general fund balance of approximately \$720,110. Your general fund  
7 is reflecting a healthy fund balance because you are now 94% collected as far as your  
8 assessments revenue. I would like to suggest to the Board somewhere down the road  
9 start to consider a reserve policy. The Government Accounting Standards Board  
10 recommends operating reserves for about three months. Meaning you set aside the  
11 amount of about three months' worth of your expenditures because your assessments do  
12 not come in until December and the fiscal year starts in October. We are asking that you  
13 consider setting up an operating reserve. Additionally, I would like to see that the  
14 District starts to consider some kind of repair and replacement reserve so you can better  
15 handle those types of issues. For example, the non-working fountain repairs would come  
16 out of the repair or replacement reserves. I have reviewed the statement of revenue and  
17 expenditures for the month of December. I noticed that according to Valley Crest most  
18 of your expenditures are reoccurring. You have an increase amount in your landscaping  
19 primarily due to some pine bark mulch, shrubbery and sports sand; these were the cause  
20 of your increase for the month of December at approximately \$11,000. One other item I  
21 would like to bring to the attention of the Board is at this point you are earning revenue  
22 on the clubhouse rentals and in accordance with the State Department of Revenue for the  
23 State of Florida we need to pay sales taxes on these revenues. I will be bringing  
24 something to the Board so that we can start to comply with the state regulations and pay  
25 sales tax.

26 Mr. Williams stated are we required to take sales tax from the residents who rent  
27 the facility?

28 Ms. Thibault stated yes you are. At this point I'll calculate the sales tax based on  
29 the revenue that you currently have, which is approximately \$1,100 and we will report to  
30 the State Department and that will have to come out of the revenue.

31  
32 On MOTION by Mr. Camacho, SECONDED by Mr. Schott, WITH ALL IN FAVOR,  
33 the Board accepted the December 2013 Financial Statements.

1 A discussion was held with the residents regarding the bonds and the repayments,  
2 the parking situations, the transition of the Board to full resident control, the differences  
3 between the CDD and HOA responsibilities, roads being the City responsibilities, .  
4

5 **C. Ratification of January 2014 Check Register Operation and Maintenance**  
6 **Expenditures**

7 Ms. Thibault stated for the month of January, the amount of expenditures was  
8 \$213,525.51 and most of everything that was presented was reoccurring. The pumps  
9 from American Ecosystems for the amount of \$1400, removal and replacement of some  
10 concrete for \$1500 and wall stones at \$850 were not reoccurring expenses. The tax  
11 collection distribution that we owed back to the tax collector of \$159,000 is what really  
12 drove up your expenditures.  
13

14 On MOTION by Mr. Williams, SECONDED by Mr. Schott, WITH ALL IN FAVOR, the  
15 Board ratified the January 2014 Check Register and Operation & Maintenance  
16 Expenditures.  
17

18 **D. Resolution 2014-2, Removing Richard Woodville as Secretary, and**  
19 **Appointing Bruce St. Denis as Secretary**

20 Mr. St. Denis stated Mr. Woodville used to be a District Manager, but he has  
21 taken a position with another firm and this resolution is to remove him from being able to  
22 do any business for the District.  
23

24 On MOTION by Mr. Schott, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the  
25 Board adopted Resolution 2014-2, Amending Resolution 2014-1 and Removing Mr.  
26 Richard Woodville as Assistant Secretary, and Appointing Bruce St. Denis as Secretary  
27

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

29 **A. Playground Vandalism**

30 **1. Pictures of Damage**

31 Ms. Thibault stated the amount that will get reimbursed from the insurance  
32 company for the playground structure itself is \$15,000. We should have that \$15,000  
33 sometime within the next two weeks. The insurance adjuster counted nine sprinkler  
34 heads that were damaged in the fire and will be awarded \$2,500 for those. Also the  
35 insurance company will award us \$2,500 for the coverage of the shrubs that were

1 damaged in the fire as well. The fence was not insured as a part of the original policy.  
2 To fix the fence it will need to come out of the general fund.

3  
4 **2. Playground Quotes**

- 5 > **Advanced Recreational Concepts**
- 6 > **Beyond Your Ordinary**
- 7 > **Gametime**
- 8 > **National Playground Construction**
- 9 > **Play Space Services**
- 10 > **Playmore**

11 Ms. Thibault provided a summary sheet of the quotes and provided an overview  
12 of the proposals.

13 After a discussion on the proposals and funding of the projects, the Board decided  
14 to select Beyond Your Ordinary Proposal option one with the double slide, pending all  
15 Board of Supervisors having a five day review, in which they can contact the District  
16 Manager and retract this decision if necessary.

17  
18 On MOTION by Mr. Schott, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the  
19 Board approved the Proposal from Beyond Your Ordinary to Rebuild the Playground  
20 Structure, Pending a Five Day Review Process of the Board of Supervisors; and the  
21 Chair/Vice Chair was authorized to Execute the Proposal for Processing.

22  
23 **3. Landscaping Quote – Valley Crest – Around Playground**

24 Mr. Leonardo stated this proposal is for the landscape restoration around the  
25 playground. It includes removal of damage plants along the fence around playground,  
26 replacing shrubs and irrigation installation in the amount of \$2,906.

27  
28 On MOTION by Mr. Camacho, SECONDED by Mr. Schott, WITH ALL IN FAVOR,  
29 the Board approved Valley Crest Proposal for a Landscape Restoration Around the  
30 Playground in the Amount of \$2,906.

31  
32 **4. Fence Proposal – Fence Outlet**

33 Mr. St. Denis stated the proposal is to replace the fence to its original condition.  
34 and this part of the damage was not insured.

35  
36 On MOTION by Mr. Camacho, SECONDED by Mr. Schott, WITH ALL IN FAVOR,  
37 the Board approved the Fence Outlet Proposal in the Amount Not to Exceed \$2,200.

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**B. Valley Crest:**

**1. Landscape Enhancement at Gazebo Entrance (Pier Park)**

Ms. Lessing stated I am still working on design. I need more information from the surveyor. After reviewing the documents, I found that I will need to get with the City to obtain the as-built permit, the original permit, as the drainage seems to be varied a bit.

**2. Landscape Enhancement at Small Fountain Park**

Ms. Lessing stated I received a third comment about the design from the City of St. Cloud. I responded to them and I should hear something back from them today. Once the design is approved, I will send out for rebids.

**3. Landscape Enhancement in Gap Area – 1<sup>st</sup> Phase**

Mr. Schott stated there were missing plant items, and this item has been completed by DR. Horton.

**4. Pool Area**

Mr. Leonardo stated I have been trying to find the tack spray that will hold the mulch in place, but have been unsuccessful. Speaking at the last meeting we discussed the rubber mulch rug; however, I have not received great reviews on the product. I will like to test this product in a small area to see how it works.

On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board approved Valley Crest to Test a Small Area with Rubber Mulch Rug.

**5. Dog Park**

Mr. St. Denis asked is there an agreement of the Board to discontinue the avenue of a dog park and create an active recreation area.

Following discussion,

On MOTION by Mr. Schott, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board approved Investigating Use of an Active Recreation Area, Subject to Review from District Engineer and District Council.

1           **6. Landscape Enhancement along Frontage Wall**

2           Mr. Leonardo stated this proposal is for the enhancement along the frontage wall.  
3           This will include the removal and replacement of dead shrubs and plants, as well as Mini  
4           Pine bark mulch and the installation of 12" spray head in the amount of \$5,356.

5           Following discussion,

6  
7           On MOTION by Mr. Camacho, SECONDED by Mr. Schott, WITH ALL IN FAVOR,  
8           the Board approved the Valley Crest Proposal for Enhancement Along the Frontage Wall  
9           in the Amount of \$5,356.

10  
11           **7. Annual Installation**

12           Mr. Leonardo stated this proposal is for the annual installation for the spring  
13           rotation of flowers and Patriot Park in the amount of \$498.

14  
15           On MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the  
16           Board approved Valley Crest Proposal for the Rotation of Annual Installation Flowers in  
17           Patriot Park at \$498.

18  
19           **C. Consideration of Proposals**

20           **1. Pool Loungers**

21           Mr. Franklin stated we have about 12 lounge chairs in the pool area now and with  
22           spring break right around the corner I think that we should increase that amount. I have  
23           proposals from Horizon Casual, Sunbrite Outdoor Furniture and Admiral Outdoor  
24           Furniture for you all to look at, but the one that I'm leaning towards is Horizon Casual  
25           because they are cheaper, have a better warranty and delivery is three to five weeks. The  
26           price for 10 chairs is \$1,752.

27  
28           On MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH ALL IN FAVOR,  
29           the Board approved the Horizon Casual Proposal for 10 Lounge Chairs in the Amount of  
30           \$1,752.

31  
32           **2. Basketball Court Proposals**

33           Mr. Franklin stated there are two proposals: Elite Court Construction and Sport  
34           Surfaces. Both use the same manufacture for the basketball system itself. Elite's  
35           proposal is for \$9,950, and included the options to resurface and strip the other court and

1 provide new nets. Sport's proposal is for \$13,990 plus \$1,400 for the basketball system,  
2 with options to resurface the other court.

3 Ms. Lessing stated it appears that the Sport's proposal did not include the 10'  
4 fencing between the two courts.

5 Public comment and discussion was held regarding the basketball court, and  
6 giving the children a safe place to play as opposed to the streets, and the responsiveness  
7 of the HOA management company.

8

9 On MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH  
10 Mr. Williams, Mr. Camacho, Mr. Croad and Mr. Arce Voting Aye; and  
11 Mr. Schott Voting Nay;  
12 the Board approved the Conversion of One Tennis Court into a Basketball Court.

13

14 Board consensus was to wait on approving the proposals presented until District  
15 Engineer had a chance to review the submitted proposals and Ms. Thibault has a chance  
16 to review how this may affect the current insurance.

17

18 **3. Internet Quote - Brighthouse**

19 Mr. Schott stated to bring you up to speed, we want to put cameras at the small  
20 park, but we need an internet connection to relay the data back to the hub.

21 Mr. Camacho stated also once that connection is made, we could put a relay at the  
22 basketball court to monitor from the clubhouse.

23 Mr. St. Denis stated I will return with the complete package. I'm not sure if it can  
24 be done by March; if not, it will be in April.

25

26 **D. Consultant Updates:**

27 **1. Community Enhancement Program [Architectural/Landscape]**

28 Mr. Schott stated we had a broad brushstroke concept presentation by Mr. Barry  
29 Reimer, and we can table that.

30

31 **2. Boyd Engineering January Report**

32 Ms. Lessing stated the driveway crack has been repaired. Mr. Franklin wants to  
33 check with the contractor to do an inspection of the driveway. Also, I will like a copy of  
34 the original inspection.



1 I would also like to have a copy of the final inspection and approval done on the  
2 flag pole installation.

3

4 **a) Irrigation – Original Installation – Review – Engineer**  
5 Ms. Lessing stated in regards to the irrigation there is additional data that I need.  
6 I have contacted the City; however, this can take some time.

7

8 **b) Trees –Original Installation – Review – Engineer**  
9 No action was taken on this item.

10

11 **c) Drainage Improvement Project – Small Fountain Park – Engineer**  
12 This item was discussed earlier in the meeting.

13

14 **d) Drainage Improvement Project – Pier/Sunset Park – Engineer**  
15 Ms. Lessing stated I'm still waiting on the City to approve the design.

16

17 **e) Proposal for Converting One Tennis Court into Basketball Court**  
18 This item was discussed earlier in the meeting.

19

20 **3. Pressure Washing Maintenance Program**

21 Ms. Lessing stated I did print out the maps that Mr. Franklin asked for.

22 Mr. Franklin stated I did supply the map to the company. I have a question as to  
23 whether you would like the white vinyl fence pressure washed as well?

24 Mr. Camacho responded I'm not sure if the fences property of the CDD. I think it  
25 may belong to the HOA. You will need to check into that.

26

27 **E. Additional Matters**  
28 There being none, the next item followed.

29

30 **FIFTH ORDER OF BUSINESS - Staff Reports**

31 **A. Manager**  
32 There being no further report, the next item followed.

33

34 **B. Attorney**  
35 Mr. Johnson stated as you are aware, there is a Special Purpose Entity that owns  
36 several tracks that have not been paying their O&M Assessments, and it is still

1 outstanding. They had a tentative sale, and the sale fell through. I have been in contact  
2 with the SPE trying to push them to pay their O&M Assessments. They are trying to  
3 resurrect that deal. As part of the sale will be the paying for the past due O&M of  
4 \$226,000. The other options are to file a lawsuit or foreclosure action.

5 Mr. Johnson explained the various aspects of the types of lawsuits and foreclosure  
6 action, and provided a brief history as what brought everything to a SPE with the  
7 bondholders.

8

9 **C. Engineer**

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

11

12 **D. Operations Manager**

13 **1. Field Inspection and Operations Report -- January 2014**

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

16

17 **2. Brick Paving -- Update (Mason)**

18 No action was taken.

19

20 **3. Flag Pole**

21 Mr. Franklin stated I suggest that we have a lockbox added to the flagpole so that  
22 no one is able to adjust the ropes. I called and got a quote for \$350. I ask that the Board  
23 take this into consideration. Lock Box for flagpole not to exceed \$400.

24

25 On MOTION by Mr. Williams, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the  
26 Board approved the Purchase of a Lock Box for the Flag Pole Not to Exceed \$400.

27

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

29 Mr. Croad stated I would like for us to look into having lights placed in the back.  
30 I'm an avid runner and it is very dark back there. I have passed kids that smell like pot  
31 and I have even caught two kids having sex and asked them to stop and go home. I think  
32 that the lights also would help with the security cameras been able to see what is  
33 happening in the playground.

34 Mr. St. Denis stated we can look into that, and bring estimates back.

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**EIGHTH ORDER OF BUSINESS - Public Comments**

A resident requested the Board consider looking into getting a new management company.

Mr. Schott stated I have no interest in doing that.

A resident requested looking into a new amenity center management company.

Mr. Camacho stated I believe you are basing your experience on the three months you have lived here, and there are some facts you may not be aware of. We have been dealing with the company, and I have seen a problem with them. I have seen problems with the mechanisms and they have corrected those issues. We have several companies involved in this community, the HOA, the Amenity Center, the CDD.

Mr. Croad stated I suggest we have Ms. Evans attend the next meeting.

**NINTH ORDER OF BUSINESS - Adjournment**

There being no further business,

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

*\*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 MARCH 14, 2014



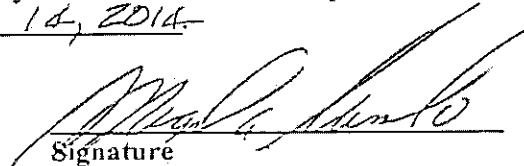
Signature

DULCE ST. DENIS

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

MIGUEL A CAMACHO

Printed Name

Title:

- Chairman
- Vice Chairman