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3 **MINUTES OF MEETING**  
4 **ANTHEM PARK**  
5 **COMMUNITY DEVELOPMENT DISTRICT**

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

9 **FIRST ORDER OF BUSINESS - Roll Call**

10 Mr. Woodville called the meeting to order.

11 The Board members introduced themselves for the record.

12  
13 Present and constituting a quorum were:

14		
15	Miguel Camacho	Vice-Chairman
16	Kenneth Williams	Supervisor
17	Derek Croad	Supervisor (via telephone)
18	Jorge Arturo Arce	Supervisor
19		

20 Also present were:

21		
22	Bruce St. Denis	District Manager
23	Greg Johnson	District Counsel
24	Karen Lessing	District Engineer
25	Todd Franklin	Field Manager
26	Patricia Comings-Thibault	DPFG Accounting
27	Jesus Leandro	Valley Crest
28		

29 Mr. St. Denis established a quorum of the Board was present.  
30

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

32 There being none, the next item followed.  
33

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

35 **A. Approval of Minutes of February 14, 2014 Board Meeting**

36 Mr. St. Denis stated each Board member received a copy of the minutes of the  
37 February 14, 2014 Board Meeting and requested any additions, corrections or deletions.

38 There being none,  
39

40 **On MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH ALL IN FAVOR,**  
41 **the Board approved the Minutes of the February 14, 2014 Board Meeting.**

1

2 **B. Acceptance January 2014 Financial Statement**

3 Ms. Comings-Thibault stated in reviewing your fund balance for the period  
4 ending January 31, 2014 you have an unassigned fund balance of \$676,970. As for the  
5 assessments you are currently about 90% collected. Looking thru your expenditures for  
6 the month of January I would like to note that payments were made in the amount of  
7 \$1,500 for paving services and \$850 for masonry services and American Ecosystem or  
8 the pump. Those are the non-reoccurring item on the check registry. As for the Capital  
9 Project Fund I am going to defer that conversation to Mr. Johnson to bring you up to  
10 date.

11 Mr. Johnson stated we previously had a conversation about the Capital Project  
12 Fund. The bondholders have made a demand that the balance of the funds be turned over  
13 to them, which as I understand they are entitled to do. I have not referred this to Bond  
14 Counsel to look as yet, but my understanding on how it works is once the account goes  
15 into what they call default, which happened last year or when the DR Horton property  
16 was transferred, the bondholders have the ability to ask for the Capital Projects Fund,  
17 which they have. However, we also have the issue of the outstanding past due O&M that  
18 is owed on the single-purpose entity that they set up. We think what is going to happen is  
19 the trustee for the bank is going to make a recommendation to the bondholders that they  
20 agree to pay for the playground and the swing set out of the Capital Projects Fund. In  
21 exchange, we will give them the balance of the remainder \$115,446, and this will all  
22 supposedly come to fruition when they sell the property, which they think is now going to  
23 happen. I've been told they have a buyer and when that property sells we would get all of  
24 our O&M paid as part of the sale; it is a part of the sale price. Then we would be able to,  
25 unless you want to wait that long, pay for the playground. If you decide to go forward  
26 with the playground and the swing set paid out of the general fund, then they would  
27 reimburse the \$115,446 and then the balance would be return and we would declare the  
28 project completed from a construction point of view. So that's kind of the tentative deal.  
29 It has not been formally approved by the bondholders yet, but if that can happen that way  
30 my recommendation is we should jump at that. I think it is a really good deal for us  
31 because the project is basically complete for the most part. I do not have any timing on  
32 when the sale of the property will go through.

1 Mr. Williams stated I say we move forward with the playground from the General  
2 Fund Balance and hold on the tennis court and swing set.

3 Ms. Comings-Thibault stated tentative installation date for the playground is  
4 between April 14, 2014 and April 24, 2014.

5

6 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,  
7 the Board accepted the January 2014 Financial Statements.  
8

9 **C. Ratification of February 2014 Check Register Operation and Maintenance**  
10 **Expenditures**

11 Ms. Comings-Thibault stated in reviewing your expenditures for Fiscal Year 2014  
12 you have non-reoccurring expenditures for the flag and flag pole in the amount of \$2,300  
13 and the removal of Crape Myrtles from Valley Crest. Everything else appears to be  
14 reoccurring.

15

16 On MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the  
17 Board ratified the February 2014 Check Register and Operation & Maintenance  
18 Expenditures.  
19

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

21 **A. Updates**

22 **1. Valley Crest - Landscape Enhancement at Gazebo Entrance (Pier Park)**

23 Mr. Leandro stated we are waiting on the approval of the drainage design before  
24 we can move forward.

25 Ms. Lessing stated I received a letter from the city and it has a new comment that  
26 I have never seen before. I scheduled a meeting with them today after this meeting. I  
27 will meet with them to make sure they do not have any more comments before I submit  
28 the final design.

29 Ms. Comings-Thibault stated we previously had quotes for this, but the design has  
30 changed so we would have to re-bid for the project.  
31

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

33 Mr. Leandro stated we are waiting on the approval of the drainage design before  
34 we can move forward.  
35

- 1       **3. Playground/Landscaping/Fence**  
2       This item was moved to the April Meeting

3

4       **B. Consideration of Proposals**

- 5       **1. Valley Crest Pool Area – Pool Rubber Mulch Mat Proposal**  
6       The test area approved at last meeting.

7

- 8       **2. Basketball Court Updates Proposals for Converting One Tennis Court into**  
9       **Basketball Court**  
10       This item was moved to the April Meeting.

11

- 12       **3. Valley Crest – Troubleshoot Zone for IDS and ACC Controllers**

13       Mr. Leandro stated we are trying to pinpoint the issues, then we can get you a  
14       proposal for fixing it, but we have to do the troubleshooting first. There is no way for us  
15       to fix the irrigation issues without doing this first.

16

17       On MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the  
18       Board approved the Valley Crest Proposal to Troubleshoot Zones for IDS and ACC  
19       Controllers at \$2,200.

20

21       **4. Internet Quotes**

22       Mr. St. Denis stated we have several quotes here, but my question is what is the  
23       problem that we are trying to solve?

24       Mr. Franklin responded we have had to fix the fountain in Small Park that cost  
25       about \$30,000 so we wanted to have some security in that area to monitor remotely, but  
26       internet is needed in order to do that.

27       Mr. St. Denis suggested using “point to point” for internet access to the park areas  
28       and also recommend getting other options for security because in order for the cameras to  
29       work there will need to be some lighting at night.

30       Mr. Williams stated we need to take another look at this and figure out a way to  
31       best get the results we want.

32

33       **5. American Ecosystem – Fountain Aeration Systems**

34       Mr. Franklin presented the quote for American Ecosystem at the price of \$200 a  
35       quarter.

1 After discussion, Board agreed to contract that is subject to meeting two  
2 requirements: Item five on contact; wording to be changed from contractor to customer,  
3 and then initialed by both parties. Maintenance to cover what is listed in the warranty  
4 requirements of the pump.

5  
6 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,  
7 the Board approved American Ecosystem's Fountain Aeration System, as amended.  
8

9 **6. Swing Set Proposals**

10 This item was moved to the April meeting.

11  
12 **C. Consultant Updates:**

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

14 There being no report, the next item followed.

15  
16 **2. Boyd Engineering January Report**

17 **➤ Irrigation – Original Installation – Review – Engineer**

18 Ms. Lessing stated there is nothing outside of the normal range here. I  
19 recommend repairing the irrigation lines as needed.

20  
21 **➤ Drainage Improvement Project – Small Fountain Park – Engineer**

22 Ms. Lessing stated I suggest that someone is hired to clean the drains by the  
23 planters.

24 Ms. Lessing is to provide a list of drains that need attention and Mr. Franklin will  
25 bring back proposals for next Board Meeting.

26  
27 **➤ Pressure Washing Maintenance Program**

28 Ms. Lessing stated I sent a map to Mr. Franklin as requested and I just want to  
29 bring to attention that we should not do the private fences south of Capital Blvd.

30 Mr. Franklin stated in the past we have gotten that area of fence cleaned before.  
31

32 **D. Additional Matters**

33 There being none, the next item followed.  
34  
35

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

2 **A. Manager**

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

4

5 **B. Attorney**

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

7

8 **C. Engineer**

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

10

11 **D. Operations Manager**

12 **1. Field Inspection and Operations Report – February 2014**

13 Mr. Franklin stated I have been retrieving quotes for dumpsters and I need the  
14 signed copy of the contract for fence outlets to get the work started on the fence.

15

16 **2. Discussion of Soccer Field**

17 No action was taken.

18

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

20 There being none, the next item followed.

21

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

23 There being none, the next item followed.

24

25 **NINTH ORDER OF BUSINESS - Adjournment**

26 There being no further business,

27

28 On MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the  
29 meeting was adjourned.

30

31 *\*These minutes were prepared in summary format.*

32

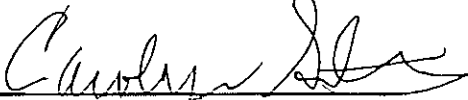
33 *\*Each person who decides to appeal any decision made by the Board with respect to any*  
34 *matter considered at the meeting is advised that person may need to ensure that a*  
35 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
36 *which such appeal is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

37

Regular Meeting  
March 14, 2013

Anthem Park CDD

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

3  
4 

5  
6 Signature

7  
8 

9 Printed Name

10  
11 Title:

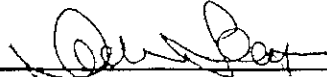
12  Secretary

13  Assistant Secretary

14

15

16



Signature

ADAM SCHOTT

Printed Name

Title:

Chairman

Vice Chairman