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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, July 11, 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
Miguel Camacho	Vice Chairman
Derek Croad	Supervisor
Jorge Arturo Arce	Supervisor
Kenneth Williams	Supervisor

Also present were:

Bruce St. Denis	District Manager
Todd Franklin	Field Manager
Patricia Comings-Thibault	DPFG Accounting (via telephone)
Karen Lessing	District Engineer
Gregg Johnson	District Counsel

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

SECONDNORDER OF BUSINESS – Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS- Administration Items

A. Approval of Minutes of June 13, 2014 Board Meeting

Mr. St. Denis stated each Board member received a copy of the minutes of the June 13, 2014 Board Meeting and requested any additions, corrections or deletions.

There not being any,

1 On MOTION by Mr. Williams, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
2 Board approved the Minutes of the June 13, 2014 Board Meeting.

3
4 **B. Sink Hole Status (District Engineer)**

5 **Ratify the utilization of Devo Engineering for site inspection**

6 Mr. St. Denis requested that the District Engineer address the sink hole situation.

7 Ms. Leissing stated that the GEO Technical staff has been out to check the sink
8 hole. We have been advised by Devo not to call it a sink hole as it was created by a storm
9 pipe underneath that might be leaking. He gave temporary instruction to fill it with clean
10 sand and put a screen over it and add some clean fill. He also advised us to video the
11 storm pipe so we can see if it is leaking. Valley Crest is working on the clean fill.

12 We are working on quotes to TV the storm pipe. In the meantime Mr. Franklin has
13 secured the area with tape and cones. At this point we will wait until the storm pipe is
14 TV'ed and then check with Devo to see what recommendations they propose.

15 Mr. Williams asked if there were any chances that someone could fall into the
16 hole and get hurt.

17 Ms. Lessing stated the hole is approximately 7feet by 8 feet and about 3 feet deep
18 and that is why we have the tape and the cones blocking it off. Ms. Lessing asked Mr.
19 Franklin to monitor the area every day to make sure no one removed the cones or the
20 tape.

21 Mr. St. Denis stated we should not call this a sink hole as it is actually a
22 depression hole.

23 Ms. Leissing will look at the area Mr. Camacho described and will contact the
24 City of St. Cloud to repair.

25 Ms. Comings-Thibault stated we would like to get ratification from the Board to
26 use Devo Engineering and approved the \$2,200 to have the video service done.

27 Mr. St. Denis stated since we do not know exactly what all is going to be involved
28 in the repair and what the actual cost will be, we should authorize the Chair to approve
29 what needs to be done up to a certain amount of money and then ratify it when it is
30 complete.

31
32 On MOTION by Mr. Croad, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the
33 Board authorized Staff to address storm pipe problems with expenditures approved by the
34 Chairman.

1 Ms. Leissing will take the necessary steps to complete project. The Board of
2 Supervisor agrees for repairs; not exceeding \$20,000. Mr. St. Denis stated if any other
3 money is spent it should come before the Chairman and over 20k will be brought before
4 Board.

5

6 On MOTION by Mr. Williams, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
7 board approves Repair and not exceeding \$20k; bring before board if over this amount.

8

9 **B. Acceptance May 2014 Financial Statement**

10 Ms. Comings Thibault presented the financial statements as of May 31, 2014.
11 There being no questions or comments Mr. St. Denis requested a motion to accept the
12 May financials.

13

14 On MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR,
15 the Board approved the May 31, 2014 Financial Statements.

16

17 **FOURTH ORDER OF BUSINESS – Public Hearing on the FY 2014-2015 Budget &**
18 **Assessments**

19 **A. Open Public Hearing**

20 Mr. St. Denis requested a motion to open the public hearing.

21 On MOTION by Mr. Schott SECONDED by Mr. Williams, WITH ALL IN FAVOR, the
22 Board opened Public Hearing.

23

24 **B. Discussion of Budget**

25 Presentation on budget & Assessments was given by Patricia Comings-Thibault.
26 Ms. Comings-Thibault stated in reviewing the general fund there is no increase in
27 Assessments. Board members: Camacho & Williams wanted to know about fees that
28 were in the budget. Ms. Patricia Comings-Thibault explained charges to the board
29 members.

30

31 **C. Public Comments**

32 Resident indicated the county collection fees has doubled; Why? Ms. Comings-
33 Thibault reviewed and cleared up why the charges were increased. Are there any
34 questions or comments? There being none the next item followed.

35

36

1 **D. Close Public Hearing**

2 Mr. St. Denis requested a motion to close the public hearing.

3

4 On MOTION by Mr. Camacho SECONDED by Mr. Arce, WITH ALL IN FAVOR, the
5 Board closed the Public Hearing.

6

7 **E. Board of Equalization of Assessments**

8 Mr. St. Denis stated there is no equalization of the assessment necessary.

9

10 **F. Resolution 2014-5, Annual Appropriation and Adoption of Budget**

11 Mr. St. Denis reviewed the Resolution 2014-5 and requested a motion to approve.

12

13 On MOTION by Mr. Camacho SECONDED by Mr. Schott WITH ALL IN FAVOR, the
14 Board adopted Resolution 2014-5, Appropriation and Adoption of Budget.

15

16 **G. Resolution 2014-6, Assessment Levy**

17 Mr. St. Denis reviewed Resolution 2014-6, Assessment Levy and requested a
18 motion to approve.

19

20 On MOTION by Mr. Camacho SECONDED by Mr. Arce WITH ALL IN FAVOR, the
21 Board adopted Resolution 2014-6, Assessment Levy.

22

23

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

25 **A. Administrative Policy Change**

26 Ms. Comings-Thibault reviewed the Administrative Policy Change regarding the
27 pool area and set a public hearing for September 12, 2014 to amend the policy.

28

29 On MOTION by Mr. Croad SECONDED by Mr. Williams WITH ALL IN FAVOR, the
30 Board approved setting a Public Hearing on September 12, 2014 for the Administrative
31 Policy change regarding the pool area.

32

33 **B. Landscaping RFPs**

34 **1. Discussion of Proposals**

35 **2. Evaluation of Proposals**

36 **3. Award of Contract**

37 Ms. Patricia Comings-Thibault reviewed the Landscaping RFPs.

38 Mr. Camacho stated he did not get the package.

1 Mr. St. Denis requested a motion to table to the next meeting.

2

3 On MOTION by Mr. Schott, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the
4 Board approved tabling the landscape RFPs' to the next meeting.

5

6 **D. Consideration of Pressure Washing Maintenance Proposals [T. Franklin]**

7 Mr. Todd Franklin reviewed the Pressure Washing Maintenance Proposals.

8 The Board requested that the pressure washing be put on hold until the storm
9 drain problem is resolved.

10

11 **E. Updates**

12 **1. Amenity Center RFP Status**

13 Ms. Comings-Thibault reviewed the Amenity Center RFP status and stated that
14 the RFP's are due before the next meeting.

15

16 **2. 2014 General Election**

17 Mr. St. Denis reviewed the 2014 General Election stating that Seat # 1 is Mr.
18 Camacho and he is running for his own seat in the November 18, 2014 election.

19 Seat # 2 Kenneth Williams's seat is up for election on November 4, 201.

20 Gerald Harrington III qualified for the seat.

21 Seat # 3 Maria Agosta is running for Adam Schott seat on November 18, 2014
22 and is unopposed election.

23

24 **3. Reserve Study**

25 Ms. Patricia Comings-Thibault reviewed the Reserve Study status with BOS.

26

27 **4. Fountain Park Drainage Improvement**

28 Alternatives are being sought and the District Engineer will bring back at a
29 later date

30

31 **F. Additional Matters**

32 Mr. Franklin stated there are trees by the pool that need to be addressed and
33 handled. Ms. Coming-Thibault recommend Board wait until next meeting.

34

35

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37

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

2 **A. Manager**

3 Ms. Comings-Thibault thanked Ms. Leissing for her work on the drainage issue.

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

5

6 **B. Attorney**

7 Mr. Johnson reported that there is a potential landscape lawsuit. We have declared

8 that the project is complete and we are waiting on Trustees to agree to the proposal.

9

10 On MOTION by Mr. Schott, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the
11 Board approved the motion to discontinue efforts in the landscape lawsuit and to hold off
12 on any actions.

13

14 **C. Engineer**

15 Ms. Leissing reviewed projects with board; Pier Park Drainage project there

16 waiting on contract from St. Cloud; reports will be sent to Ms. Comings-Thibault and Mr.

17 St. Denis to be put in file.

18

19 **D. Operations Manager**

20 **1. Field Inspection and Operations Report – June 2014**

21 Mr. Todd Franklin also indicated they are waiting on contracts for projects. There

22 being no further report, the next item followed.

23

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

25 Mr. Camacho stated the Board needs to get written copies out.

26

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

28 There being none, the next item followed.

29

30 **NINTH ORDER OF BUSINESS - Adjournment**

31 There being no further business,

32

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

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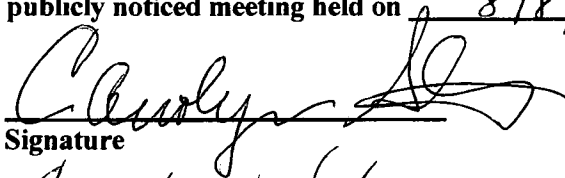
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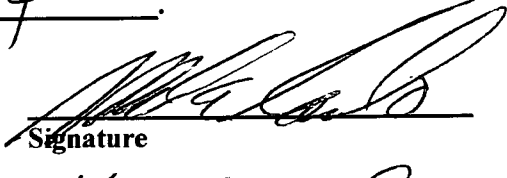
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**These minutes were prepared in summary format.*
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings 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 8/8/14.


Signature


Signature

Carolyn Stewart
Printed Name

MIGUEL A. CAMACHO
Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman