



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

***ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisors  
Meeting***

***Date & Time:***

***Friday***

***January 8, 2016***

***9:00 am***

***Location:***

***Anthem Park***

***Clubhouse***

***2090 Continental Street***

***St. Cloud, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Anthem Park Community Development District

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## Development Planning and Financing Group

[X] 1060 Maitland Center Commons, Suite 340  
Maitland, Florida 32751  
321-263-0134

[ ] 15310 Amberly Drive, Suite 175  
Tampa, Florida 33647  
813-374-9105

January 4, 2015

Board of Supervisors  
**Anthem Park Community  
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District are scheduled for **Friday, January 8, 2016 at 9:00 a.m.** at the **Anthem Park Clubhouse**, 2090 Continental Street, St. Cloud, Florida.

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.*

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Comings-Thibault*

Patricia Comings-Thibault  
District Manager

cc: Attorney  
Engineer  
District Records

District: ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Friday, January 8, 2015**  
Time: 9:00 A.M.  
Location: Anthem Park Clubhouse  
2090 Continental Street  
St. Cloud, Florida

Dial-in Number: 712-432-1212  
Code: 769582365#

## *Agenda*

### **I. Roll Call**

#### **Pledge of Allegiance**

### **II. Audience Comments**

### **III. Vendor Reports**

- A. Austin Outdoor- Calendar Exhibit 1
- B. Amenity Manager Exhibit 2

### **IV. Administrative Matters**

- A. Approval of Minutes of November 11, 2015 Meeting Exhibit 3
- B. Approval of Proposed Rule Modifying Facility Rental Policies Exhibit 4

### **V. Business Matters**

- A. Proposal for fan replacement parts Amenity Manager Report
  - >Homedepot- \$90.94
  - >Lowe's- \$103.96
  - >Walmart-\$57.82
- B. Proposal for ID badges
  - >ID Wholesale- \$3,234
  - >Quick Badge- \$1,320
  - >Best Name- \$1,634
- C. Proposal for Asphalt 365
  - >\$5,350
- D. Cameras for basketball courts
  - >Enerva- \$2,133.50
  - >Protection One- \$3,568.59

## AGENDA

### **VI. Staff Reports**

A. Manager

B. Attorney

C. Engineer

### **VII. Supervisors Requests**

### **VIII. Adjournment**

# EXHIBIT 1

# Anthem Park

# Notes

January '16						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
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24	25	26	27	28	29	30
31						

February '16						
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28	29					

March '16						
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27	28	29	30	31		

April '16						
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May '16						
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29	30	31				

June '16						
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July '16						
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August '16						
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September '16						
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October '16						
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November '16						
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December '16						
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## Standard Service Details

Common Area - Mowing

Pond - Mowing

Property Detail

Seasonal Annual Rotation

Pine Bark Installation

Palm Tree Pruning

Monthly Irrigation Check

Shrub Fertilization March, September

Turf Fert. w/ Pre-m - March, November

Turf Fert. w/ Insecticide - May, August

**Please note that:**

**These dates are subject to change based on weather and other conditions that may force scheduling issues.**

**Annual Rotations, Mulch Applications, Palm Trimming, Fertilizations, and Irrigation Checks will most likely not be executed the exact date labelled. These will be used as a target date for scheduling purposes, in the upcoming year.**

# EXHIBIT 2

# ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



January 8th, 2015 Client Report

Presented to: Anthem Park Community  
Development District



Prepared by: Desera Kraus - Lifestyle  
Manager - Anthem Park  
Bill Fife - Lifestyle Services Director -  
Melrose Lifestyle Services



# Anthem Park: Maintenance Projects and Proposals

## Completed Projects:

- ✓ Gym TV (in the works) 12/17/15
- ✓ Resident Holiday Party 12/18/2015
- ✓ SPIES repaired Pool ladders 12/29/2015  
(Pavers to be completed 1/04/16)
- ✓ Clubhouse Painted 12/30/2015
- ✓ Namco Pet-Stations 12/31/15 Pending Payment
- ✓ Christmas Decorations Removed and Stored
- ✓ SPIES finished Pavers 1/04/2016
- ✓ Mulch around Clubhouse re-done 1/04/2016

## Proposals & Quotes:

- ✓ Fan Blade & Arm Quotes



## Anthem Park: Maintenance Projects and Proposals continued:

### Proposals & Quotes:

- ✓ ID Badge Quote
- ✓ HD Account (for Supplies) - Board approval needed to enter into an account
- ✓ Truncated Domes Replacing Quote  
(In researching many companies do not deal with Truncated Domes, only asphalt. The following Companies (MVP Paving, APAC, Hubbard, referred me to B&L who has now joined Asphalt365 this company services most of Osceola and Orange County.)
- ✓ Basketball Cameras

# HomeDepot Quote:

FREE Shipping on eligible items. [\(see details\)](#)

	How To Get It	Unit Price	Quantity	Item Total
<p><b>Westinghouse Replacement Fan Blade Arms (5-Pack)</b> Model # 7740700</p> <p> Free Shipping on Most Orders</p>	<input checked="" type="radio"/> <b>Ship to Home</b> <b>Free</b> Estimated Arrival: JAN 11  <input type="radio"/> <b>Pick Up In Store Today</b> <b>Free</b>	<b>\$15.97</b> <del>\$46.97</del> <b>Save 6%</b>	<input type="text" value="2"/>	<b>\$31.94</b>  <input type="button" value="+ ADD TO LIST"/> <input type="button" value="X REMOVE"/>
<p><b>Westinghouse 52 in. Oak/Walnut Reversible Fan Blades (5-Pack)</b> Model # 7741500</p> <p> Free Shipping on Most Orders</p>	<input checked="" type="radio"/> <b>Ship to Home</b> <b>Free</b> Estimated Arrival: JAN 11  <input type="radio"/> <b>Ship to Store</b> <b>Free</b>	<b>\$29.50</b>	<input type="text" value="2"/>	<b>\$59.00</b>  <input type="button" value="+ ADD TO LIST"/> <input type="button" value="X REMOVE"/>

+ Promotion Code

Free Shipping on Most Orders [\(see details\)](#)

## Questions? We can help.

See our [online FAQs](#) or phone us:

Online Customer Support:  
1-800-430-3376

Custom Blinds:  
1-800-921-2119



<b>Merchandise Subtotal</b>	<b>\$90.94</b>
*Estimated Shipping	FREE
Sales Tax (determined in later step)	----
<b>Estimated Subtotal</b>	<b>\$90.94</b>
<b>You Saved</b>	<b>\$2.00</b>

# Lowes Quote:



## Monte Carlo Fan Company 5-Pack 20.75-in Mahogany Ceiling Fan Blade

Item #:607425 | Model #:MC5B127-DB



### Store Pickup

Your order will be available for pickup by 01/06/2016.



### Lowe's Truck Delivery

You'll be contacted within 24 hours of 01/06/2016 to arrange your delivery.



FREE

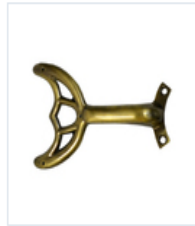
### Parcel Shipping

2

\$35.00

\$70.00

Remove



## Harbor Breeze 5-Pack Antique Brass Ceiling Fan Blade Arms

Item #:34557 | Model #:40360



### Store Pickup

Your item is available for pickup today.



### Lowe's Truck Delivery

You'll be contacted within 24 hours to arrange your delivery.



### Parcel Shipping

Sent by carriers like UPS, FedEx, USPS, etc.

2

\$16.98

\$33.96

Remove

## Cart Summary



Promotion Code

Subtotal

\$103.96

Estimated Sales Tax

\$7.28

Your cart: 2 items.

New



Westinghouse 7740200 42" Antique Brass Replacement Fan Arm Blades, 5-Count

Qty

1 ▼

\$20.54

Sold by: Walmart.com

See all shipping and pickup options for [34761](#) ▼

[Save for later](#) [Remove](#)

New

Reduced Price



Fanimation BEW42 Fan Blades Edgewood Ceiling Fan Accessories ;Light Walnut

Qty

1 ▼

\$29.95

Was \$32.95

Save \$3.00

Sold by: Build.com

See all shipping and pickup options for [34761](#) ▼

[Save for later](#) [Remove](#)

Subtotal (2 items) **\$50.49**

Value shipping **FREE**

Build.com shipping **\$5.99**

Est. tax **\$1.34**

Based on 34761 [Change](#)

**Est. total \$57.82**

[Check Out](#)

You earned FREE Value shipping on the Walmart items in your order!

[Learn more about shipping costs & FREE pickup](#)

# ID WHOLESALE - \$3,234

Printer, cards, software, warranty, badge reflect photo, name, household size, and the address

1060 Maitland Center Commons, Suite 340  
Maitland, FL 32751  
anthepparkodd@gmail.com  
4075562202

1060 Maitland Center Commons, Suite 340  
Maitland, FL 32751  
anthepparkodd@gmail.com  
4075562202

**Terms and Conditions:** Prices are valid for 14 days unless otherwise noted. Shipping method TBD unless indicated otherwise below. Sales tax applies in MN and FL. Payment method for international orders is wire transfer. Please see [www.IDWholesaler.com/help](http://www.IDWholesaler.com/help) for additional information. IDWholesaler has a 110% low price guarantee.

Item #	Description	Quantity	Price/Ea.	Total
55000	Fargo 55000 DTC4500e ID Card Printer Single-Sided - Configurable	1	\$2,495.00	\$2,495.00
	What's Included			
	<ul style="list-style-type: none"> <li>▶ DTC4500e single-sided printer</li> <li>▶ USB cable</li> <li>▶ US/international power cords</li> <li>▶ CD with printer drivers and user guide</li> <li>▶ 3 year printer &amp; printhead warranty, plus 1 year loaner coverage</li> </ul>			
	Loaner Coverage: Loaner Coverage to Standard + \$479.85		\$479.85	\$479.85
	Extended Warranty: 1 Yr Ext Warranty w/ Loaner + \$639.80		\$639.80	\$639.80
	Training: 2 Hours of Training + \$300		\$300.00	\$300.00
45200	Fargo 45200 Color Ribbon - YMCKO - 500 prints	2	\$130.00	\$260.00
86177	Fargo 86177 Complete Printer Cleaning Kit - Cleaning Cards & Swabs	1	\$31.96	\$31.96
CR8030	CR80.30 Mil Graphic Quality PVC Cards - Qty. 500	1	\$40.50	\$40.50
DC-FA-4000S	Dust Cover - Fargo DTC4000, DTC4500 & DTC4500e Single-Sided Pr	1	\$32.95	\$32.95
86412	Asure ID Express 7 ID Card Software - 86412	1	\$650.00	\$650.00
	What's Included			
	<ul style="list-style-type: none"> <li>▶ Software is shipped in a boxed CD</li> </ul>			
	ID Wholesaler Support Plan: 3yr Software Support Plan + \$510.00		\$510.00	\$510.00
CredCamPro	Credential Cam Pro Photo ID Camera	1	\$479.00	\$479.00
	What's Included			
	<ul style="list-style-type: none"> <li>▶ Camera with built-in flash</li> <li>▶ 10' USB mini cable</li> <li>▶ CD containing: TWAIN driver, Viewer software, USB drivers, and User Manual</li> <li>▶ 1 year warranty</li> </ul>			
	Tripod: Deluxe Tripod + \$45.99		\$45.99	\$45.99
	Add Backdrop + \$20 - Select Color: Light Blue		\$20.00	\$20.00
VP-26Prox-LGGMN	ValuProx 125kHz LGGMN ISO Proximity PVC Cards - 26 Bit - PROGF	100	\$32.34	\$3,234.00
	FREE UPS Ground			\$0.00

QUICK BADGE - \$1,320. Badge reflects family name, address and household size

Quick Badge & Sign  
PO Box 468  
Gresham OR 97030

**Estimate**


Date	Estimate #
12/31/2015	643

Name / Address
ANTHEMPARK 2090 CONTINENTAL ST SAINT CLOUD, FL 34769

Description	Qty	Rate	Total
VISITOR BADGES 200-499	480	2.75	1,320.00
FOR 500 BADGES IT WOULD BE \$1,375.00 (QUOTE FOR VARYING BADGE AMOUNT)		0.00	0.00
<b>Total</b>			<b>\$1,320.00</b>

Best Name Badges - \$1,634.  
Badge reflects family name,  
address and household size

**Serena Pope** <serena@bestnamebadges.com>

12/31/15 (3 days ago) ☆ 

to me 

Good afternoon,

Please find below the requested pricing information for the quantity of 500 badges desired. If there are any questions and/or concerns, please do not hesitate to contact me. Thank you.

Pricing Information:

\$19.00 Onetime Set Up Fee

\$3.23 each Digitally Printed Pro Badge

\$0.00 USPS Standard Shipping

Sincerely,

**Serena Pope** | Customer Service & Sales

[\(888\) 445-7601](tel:8884457601) | [serena@bestnamebadges.com](mailto:serena@bestnamebadges.com)

“Give the public everything you can give them... Keep it friendly.” – Walt Disney





1745 South John Young Parkway  
 Kissimmee, FL 34741  
 Tel: (407) 344-1194  
 Fax: (407) 348-4194

## Quote

Date	Quote #
12/4/2015	3108

Customer
Community Development District Athem Park Igor Batista 2090 Continental Street St. Cloud, FL 34769

Location
Anthem Park 2090 Continental Street St. Cloud, FL 34769

Terms	Quoted By
Due on receipt	Cam

Item	Description	Total
Parking Lot Svcs...	80 s.f. of truncated domes	3,600.00
Concrete Work	Remove and replace 140 s.f concrete ramps	1,750.00
Permits Clause	IF APPLICABLE- PERMITS AND/OR TESTING & ENGINEERING ARE NOT INCLUDED IN BID PRICE.	0.00
30% deposit of job total is required with signed proposal before scheduling of work.		
<b>Total</b>		<b>\$5,350.00</b>

Accepted By: \_\_\_\_\_

These prices shall be full compensation for preparation, mixing and applying materials in compliance with this specification and for all the tools, equipment, labor and incidental necessary to complete this project. Quote is good for 30 days.

# ENVERA PROPOSAL - \$2,133.50

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## System Description

**Active Video Surveillance:** Envera to install a Wireless Add-on to Active Video Surveillance System at Basketball court, Anthem Park CDD. Envera's active video surveillance incorporates video with two-way voice to create a virtual guard that cannot be intimidated. Envera employs sophisticated video analytics, a technology used in homeland security, to identify threats before problems occur.

Advanced analytics are used to monitor areas within communities and once activated, our Licensed Virtual Guards have the capability to see, hear and speak to the trespassers. Guards then voice down and request that the trespassers exit the area. If necessary, Envera will contact local law enforcement.

**Special Instructions:** Add wireless communication and local enclosure for Active Video Cameras to communicate back at clubhouse. Camera and associated fees on previous proposal.

### The community will be responsible for (prior to Envera beginning work):

- Providing adequate power where the head end equipment will be located
- Providing a Primary Static IP modem with a minimum of 1Mbps upload/download speed (Speed requirements may increase based on the scale of the system designed)

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## Recurring Monthly Investment

Monitoring of 6 Active Video Camera(s) when area is closed (includes Service & Maintenance Plan Only): \$21

### Service and Maintenance Plan

- Should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Envera will perform a full system check whenever a technician is onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

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## Installation Total

Equipment Total: \$2,133.50

### 3rd Party Financing Option (60 Months with \$1.00 Buy-Out)

- Estimated Monthly Payment:
- Subject to Credit Approval
- \$1.00 Buy Out Purchase Option
- Sales Tax Will Be Added to Monthly Payment
- \$250 Documentation Fee and First 2 Months Required at Signing

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## Line Items

Product Name	Quantity
Wireless Access Point - 2.4GHz 28dB	2.00
Outdoor Enclosure Medium	1.00
Surge Protection for PoE	2.00
Whip Power Cord for Fan	1.00
PoE Injector	2.00
Post Cap 2X2	2.00

Product Name	Quantity
Outdoor Enclosure Back Plate	1.00
Outdoor Enclosure Fan with Filter	1.00
Outdoor Enclosure Lock & Key Handle	1.00
Outdoor Enclosure Fan Vent	1.00
Hoffman Mounting Post	2.00
Labor	

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#### About Envera

Envera protects communities better than anyone else because Envera focuses strictly on the unique security needs of gated communities, homeowners' associations, condominium associations, and community development districts. Our patented monitoring system and proprietary software utilize the latest technology combined with State Licensed Virtual Guards to offer an enhanced level of security, in a more efficient manner and at a lower cost.

Envera currently secures many gate points, access control entry points, and amenities such as clubhouses, pools, and parks. Envera's state-of-the-art central station operates 24 hours a day / 365 days a year, protecting our customers' assets, and efficiently screening visitors at our communities. Our "Virtual Gate Guard" product is leading edge, and provides gated communities with an alternative to traditional guards. Our licensed virtual guards greet and screen HOA visitors, and can also see multiple points in a community at one time, deterring trespassers and voicing down to intruders or vandals.

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#### Terms & Conditions

**The community will be responsible for (prior to Envera beginning work):**

- Signing a 36 month agreement with any monthly service
- Deposit equal to 50% of installation costs and two (2) months of the recurring monthly costs prior to Envera scheduling work.
- Sales tax that will be added to all monthly charges
- Providing adequate power where the head end equipment will be located prior to Envera beginning work
- Providing a key or access card for Envera to mount orials in a lockbox so that access can be gained during installation and in case of service after hours
- All permitting fees incurred by Envera in order to complete installation including potential city or county required ETL certification costs and any required EMS access devices not currently in place
- Replacing existing equipment that is not compatible with Envera's system and unable to be integrated but required for functionality of the system.

**The minimum requirements to view video footage from client's PC:**

- Windows 32-bit Operating System (Dual-Core CPU, 4Gb Memory) or Windows 64-Bit Operating System (Dual-Core CPU, 4Gb Memory)

# PROTECTION ONE PROPOSAL \$3,568.59

Protection One Proposal: ANTHEM PARK CDD  
Presented by: Todd Hebel 863-669-5917

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## Equipment and Investment Summary

	<u>Site Information</u>	<u>Billing Information</u>
Customer:	ANTHEM PARK CDD	ANTHEM PARK CDD
Address:	2090 CONTINENTAL STREET	2090 CONTINENTAL STREET
City, State Zip:	SAINT CLOUD, FL 34769	SAINT CLOUD, FL 34769
Bus. Phone:	4075562202	4075562202

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**Equipment List For:** Upgrade CCTV

<u>Quantity</u>	<u>Description</u>
2	P3367-VE; Cam OD Dome 3-9mm VF P-Iris 5MP IP66

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Sub Total Installation Cost:	\$3,568.59
Estimated Install Taxes	\$0.00

### Recurring Services:

Monitoring	\$0.00
Extended Service Plan	\$0.00
Signaling	\$0.00
Inspections	\$0.00
Video	\$0.00
Reporting	\$0.00
Secure Access	\$0.00
Identity Protection	\$0.00
Lease Fee	\$0.00

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Sub Total Monthly Charge:	\$0.00
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### Scope of Work

Protection One Proposal: ANTHEM PARK CDD  
Presented by: Todd Hebel 863-669-5917

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SCOPE

INSTALL / REPLACE EXISTING TWO 3MP CAMERAS WITH TWO 5MP CAMERAS .

BOTH CAMERAS WILL BE VIEWING THE BASKETBALL COURTS ( SAME AS EXISTING )

ALL WIRING AND POWER ARE PRESENT , INCLUDING MOUNTING BRACKETS .

CUSTOMER WANTS TO HAVE BETTER VIEW WITH NEW CAMERAS WHEN ZOOMING IN .

ALL EQUIPMENT WILL BE OWNED BY ANTHEM PARK CDD . EXISTING CAMERAS WILL BE LEFT AT CLUBHOUSE OFFICE .

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<b><u>Total Estimated Install Taxes:</u></b>	<b>\$0.00</b>
<b><u>Total Installation Cost:</u></b>	<b>\$3,568.59</b>
<b><u>Total Monthly Recurring Services Charges:</u></b>	<b>\$0.00*</b>

\* Plus applicable Tax

# Events & Rentals Overview

## Community Events:

- ✓ CDD Meeting 1/08/2016
- ✓ HOA Board Meeting New Board Intro 1/8/2016
- ✓ Movie at the Lake Front 1/8/2016
- ✓ Adult Paint Night at the Clubhouse 1/20/2016
- ✓ Toddler Story Time 1/22/2016
- ✓ Resident Chili Cook Off 1/23/2016
- ✓ Possible Insane Inflatable 5K with Residents 1/30/2016

## Clubhouse Rentals:

- ✓ Total Rentals: 9 Rentals in January



# EXHIBIT 3

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

10 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development  
11 District was held on Friday, December 11, 2015 at 9:00 a.m. at the Anthem Park Clubhouse, 2090  
12 Continental Street, St. Cloud, Florida.

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**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Miguel Camacho	Board Supervisor, Chairman
Kenneth Williams	Board Supervisor, Vice-Chairman
Jorge Arturo Arce	Board Supervisor, Assistant Secretary
Maria Agosta	Board Supervisor, Assistant Secretary (via phone)
Derek Croad	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager and Treasurer
Gregg Johnson	District Counsel (via phone)
Desera Krause	Melrose Lifestyle Services
Jacob Miller	Yellowstone Landscape

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**SECOND ORDER OF BUSINESS – Audience Comments**

Resident commented on landscaping and flooding. Was advised landscaping is the responsibility of the HOA and also to contact DR Horton for flooding.

Resident commented about kids jumping the pool fence. CDD will investigate better surveillance cameras.

Resident commented on disrespectful kids on bicycles in the street, that she has an issue with the school, and feels the community needs to be gated. Also feels speed bumps should be installed.

Another resident agreed with installing speed bumps, and commented on the basketball court.

Another resident commented on the possibility of residents having ID cards. CDD will get proposals for ID cards.

It was agreed that a resident meeting would be held on May 12, 2016 at 6:00 p.m.

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**THIRD ORDER OF BUSINESS – Presentations**

**A. Yellowstone Landscape**

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

**B. Amenity Manager**

Desera Krause presented the Amenity Manager's Report and asked for comments or questions. Discussion ensued.



48 **FOURTH ORDER OF BUSINESS – Administrative Matters**

49 **A. Approval of Minutes of November 13, 2015 Meeting**

50 Ms. Comings-Thibault presented the minutes of the November 13, 2015 meeting, and asked for  
51 comments, questions or corrections.

52 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
53 approved the minutes of the Board of Supervisors' meeting held on November 13, 2015, for the Anthem  
54 Park Community Development District.

55  
56 **A. Acceptance of Unaudited November 2015 Financial Statements**

57 Ms. Comings-Thibault presented the Unaudited November 2015 Financial Statements and asked  
58 for questions or comments.

59 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
60 accepted the Unaudited November 2015 Financial Statements for the Anthem Park Community  
61 Development District.

62  
63 **FIFTH ORDER OF BUSINESS – Business Matters**

64 **A. Animal Waste Receptacles**

- 65 ➤ ProPet Distributors - \$595.80
- 66 ➤ Namco Doggy Dispenser - \$279.80

67 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
68 approved the Namco Doggy Dispenser proposal in the amount of \$279.80 for the animal waste  
69 receptacles for the Anthem Park Community Development District.

70  
71 **B. Clubhouse Interior Paint Proposals**

- 72 ➤ Juan Polar - \$975
- 73 ➤ Color Orlando - \$990
- 74 ➤ ReStar Services - \$1,200 (includes doors)

75 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
76 approved ReStar Services proposal in the amount of \$1,200 for the Clubhouse interior painting for the  
77 Anthem Park Community Development District.

78  
79 **C. Clubhouse Fitness Equipment**

- 80 ➤ Treadmill - StarTrac: \$3,628; FitRev: \$2,455
- 81 ➤ Elliptical - StarTrac: \$3,480; FitRev: \$1,965
- 82 ➤ Stepper - StarTrac: \$3,085; FitRev: \$5,949

83 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
84 approved the FitRev proposal in the amount of \$1,965 for the Elliptical, and to purchase an extended  
85 warranty not to exceed \$300 for the Anthem Park Community Development District.

86  
87 **D. Rentals Evaluation**

88 Mr. Camacho began a discussion on the Clubhouse Rental Fees. The Board recommended  
89 doubling the security deposit to \$400, and to increase fees to \$150 for the first four hours, and to \$100  
90 every 15 minutes afterward for non-residents. A resolution will be forwarded for the next meeting to set a  
91 Public Hearing to increase fees.

92 **E. Basketball Court Survey**

93 Ms. Comings-Thibault presented the Basketball Court Survey and asked for comments or  
94 questions.

95 Discussion ensued.

96 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
97 approved the Access Control Technologies proposal in the amount of \$484 to install additional expanded  
98 metal to the existing chain link fence at the basketball court for the Anthem Park Community  
99 Development District.

100  
101 **SIXTH ORDER OF BUSINESS – Staff Reports**

102 **A. Manager**

103 Ms. Comings-Thibault recommended changing bank account to Bank United.

104 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
105 approved the recommendation to change the bank account to Bank United for the Anthem Park  
106 Community Development District.

107  
108 **B. Attorney**

109 There being none, next item followed.

110 **C. Engineer Report**

111 There being none, next item followed.

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

113 Supervisor commented on vehicles that are parked illegally.

114 Supervisor commented that every morning between 6 a.m. and 7 a.m. a resident driving a  
115 Mustang flies down Betsy Ross.

116 **EIGHTH ORDER OF BUSINESS – Public Comments**

117 There being none, next item followed.

118 **NINTH ORDER OF BUSINESS – Adjournment**

119 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board  
120 adjourned the meeting for the Anthem Park Community Development District.

121  
122 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
123 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
124 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

127  
128  
129 \_\_\_\_\_  
130 **Signature**

127  
128  
129 \_\_\_\_\_  
130 **Signature**

131  
132 \_\_\_\_\_  
133 **Printed Name**

131  
132 \_\_\_\_\_  
133 **Printed Name**

134  
135

**Title:**  **Secretary**     **Assistant Secretary**

**Title:**  **Vice Chairman**     **Chairman**

# EXHIBIT 4

## PROPOSED AMENDMENTS TO POLICIES AND RATES<sup>1</sup>

**Article XI Facility Rental Policies, subsection (1) is proposed to be amended as follows:**

“(1) Available Facilities: The following areas of the Anthem Park Amenity Center are available for private rental (capacity and rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup):

**Clubhouse Rental (Resident Patrons) \$100.00**  
**Clubhouse Rental (Non-resident Patrons) \$150.00**

**\*\*\* with a maximum of forty-five (45) persons, and a maximum of four (4) hours \*\*\***

Clubhouse Rentals in excess of four hours will be charged \$25.00 per hour for each additional hour over initial four hours **for resident Patrons and \$100 for each additional 15 (fifteen) minutes over the initial four hours for non-resident Patrons** with prior Board, District Manager, or Field Manager written approval.

**All Clubhouse Rentals require a \$200.00 security deposit for resident Patrons and a \$400.00 security deposit for non-resident Patrons**

The pool and pool deck area of the Anthem Park Amenity Center is not responsible for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron renting any portion of the Anthem Park Amenity Center shall be responsible for any and all damage and expenses arising from the event.”

---

<sup>1</sup> ~~Strikethroughs~~ represent deleted text, underlines represent added text.



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