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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 Thursday, October 13, 2016 at 6:00 p.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida.

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 (<i>joined in progress</i>)
Jorge Arturo Arce	Board Supervisor, Assistant Secretary
Derek Croad	Board Supervisor, Assistant Secretary (<i>via phone</i>)

Also present were:

Patricia Comings-Thibault	District Manager and Treasurer
Gregg Johnson	District Counsel
Maria Agosta	Facility Manager
Rob Stultz	Yellowstone

SECOND ORDER OF BUSINESS – Audience Comments

Leslie - Zumba Instructor asked the Board to consider allowing Zumba Classes.

Discussion ensued.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board agreed to waive the fee to use the Clubhouse room, to utilize the Clubhouse room for the Zumba Classes, and to authorize District Staff to finalize an agreement and the Chairman to sign for the Anthem Park Community Development District.

Resident had concerns about the speeding within the community.

Discussion ensued. District Staff will look into getting speed monitoring radar equipment.

Resident asked who cleaned the sidewalks and could signs be posted at dog park to pick up after their pets.

Resident requested better lighting at bus stop.

49 **THIRD ORDER OF BUSINESS – Presentations**

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A. Yellowstone

Mr. Stultz presented the Yellowstone Report and asked for comments or questions.

Discussion ensued. District Staff will pursue proposals for pond debris cleanup.

B. Amenity Manager

Ms. Agosta presented the Amenity Manager Report and mentioned that Yellowstone had some foliage to offer at no charge to replace shrubs that are dying.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board accepted the no cost foliage from Yellowstone for the Anthem Park Community Development District.

Ms. Agosta presented three proposals for bike racks.

- Bike Rack Quote The Park Catalog - \$538.88
- Bike Rack Quote CSF - \$395.85
- Bike Rack Quote HD Supply - \$539.00

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board accepted proposal for a bike rack, not to exceed \$395.85, for the Anthem Park Community Development District.

Ms. Agosta stated that a resident had a party during which there was a water main break. The resident has asked to have the party fee waived.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved waiving the party fee for the resident for the Anthem Park Community Development District.

Ms. Agosta stated a resident made a request to use the pool for baptisms.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board agreed to not allow baptisms in the pool for the Anthem Park Community Development District.

Ms. Comings-Thibault presented a proposal from Bluescape Pools for pool pump replacement.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board approved the Bluescape Pool proposal for pool pump replacement - \$877 for the Anthem Park Community Development District.

Ms. Comings-Thibault presented a proposal from Access Control Systems for installation of magnetic pool gate latch.

98 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
99 approved the Access Control Systems proposal for installation of magnetic pool gate latch - \$539 for the
100 Anthem Park Community Development District.

101
102 Ms. Agosta stated that a resident asked to use the facility for a Boy Scout meeting.
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104 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board agreed
105 to not allow the facility to be used for Boy Scout meeting for the Anthem Park Community Development
106 District.

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108 Ms. Agosta introduced a resident who is a soccer coach and who asked to be allowed to offer
109 soccer training at the tennis/basketball court.
110
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112 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH Mr. Croad voting Aye, AND Mr.
113 Williams voting Nay, the Board agreed to allow the resident to move forward with the training, but not
114 competitive games, and to come up with a schedule, and authorized the Amenity Manager to get
115 proposals for lights and removable posts costs for tennis court for the Anthem Park Community
116 Development District.

- 117
118 > Bush Replacement
119 > Anthem Calls
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121 **FOURTH ORDER OF BUSINESS – Administrative Matters**
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123 **A. Approval of Amended Minutes of May 12, 2016 Meeting**
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125 Ms. Comings-Thibault presented the amended minutes of the May 12, 2016 meeting, and asked
126 for comments, questions or corrections.
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129 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
130 approved the amended minutes of the Board of Supervisors meeting held on May, 2016 for the Anthem
131 Park Community Development District.
132

133 **B. Approval of Minutes of September 9, 2016 Meeting**
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135 Ms. Comings-Thibault presented the minutes of the September 9, 2016 meeting, and asked for
136 comments, questions or corrections.
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139 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
140 approved the minutes of the Board of Supervisors meeting held on September 9, 2016 for the Anthem
141 Park Community Development District.
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143 **C. Acceptance of the Unaudited August 2016 Financial Statements**
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145 Ms. Comings-Thibault presented the Unaudited August 2016 Financial Statements and asked for
146 comments or questions.
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On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board approved the Unaudited August 2016 Financial Statements for the Anthem Park Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Review of Resumes for Board of Supervisors

- Blair Possenriede
- Jerry Harrington (*asked to be removed*)

Mr. Camacho asked Ms. Possenriede to introduce herself and explain why she is interested in the position on the Board.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board appointed Ms. Possenriede a member of the Board of Supervisors for the Anthem Park Community Development District.

B. Review and Discussion of Revised Facility Rental Policy

Ms. Comings-Thibault presented the Revised Facility Rental Policy and asked for comments or questions.

Discussion ensued.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board agreed to set the Public Hearing for the Revised Facility Rental Policy Change to \$140 for December 9, 2016 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida, for the Anthem Park Community Development District.

Ms. Comings-Thibault asked the Board about changing the Gym hours. The Board agreed to change the Gym hours only to open at 5 a.m.

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board agreed to change the Gym hours only to open at 5 a.m. for the Anthem Park Community Development District.

C. Discussion of Florida Insurance Alliance Property Schedule

Ms. Comings-Thibault presented the Florida Insurance Alliance Property Schedule and asked for comments or questions. She will bring the complete package for ratification to the next meeting.

198 **D. Discussion Regarding Police Patrol Schedule**

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200 Ms. Comings-Thibault presented the Police Patrol Schedule and asked for comments or

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202 questions.

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204 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified
205 the Police Patrol Schedule for the Anthem Park Community Development District.

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207 **E. Discussion of DR Horton Removal of Signage**

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209 Ms. Comings-Thibault presented the DR Horton Removal of Signage and asked for comments or

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211 questions.

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213 Representative from DR Horton spoke to the Board concerning the use of the signs.

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215 Discussion ensued.

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217 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
218 accepted leaving the signage to the end of December, subject to the movement of the signage at the south
219 entrance, for the Anthem Park Community Development District.

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221 **F. Ratification of Fountain Repair (\$240)**

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223 Ms. Comings-Thibault presented a Fountain Repair (\$240) for ratification and asked for

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225 comments or questions.

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227 On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified
228 the Fountain Repair (\$240) for the Anthem Park Community Development District.

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230 **G. Ratification of Fallen Tree – Yellowstone Invoice (\$215)**

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232 Ms. Comings-Thibault presented Fallen Tree – Yellowstone Invoice (\$215) for ratification and

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234 asked for comments or questions.

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236 On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board ratified
237 the Fallen Tree – Yellowstone Invoice (\$215) for the Anthem Park Community Development District.

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239 **SIXTH ORDER OF BUSINESS – Staff Reports**

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241 **A. Manager**

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243 There being none, next item followed.

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245 **B. Attorney**

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247 There being none, next item followed.

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C. Engineer Report

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

Mr. Camacho stated that Ms. Agosta had an issue with a party that left the place disruptive and Ms. Agosta had to work hard to clean it. He asked if the deposit should be forfeited for the cleaning and should Ms. Agosta be authorized to call in a cleaning company to come in and pay with the deposit.

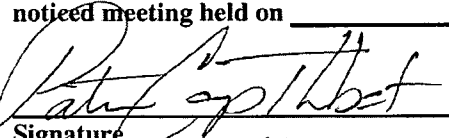
The Board directed Ms. Agosta not to clean the place if this should happen again, to call in a cleaning company and pay with the deposit.

EIGHTH ORDER OF BUSINESS – Adjournment

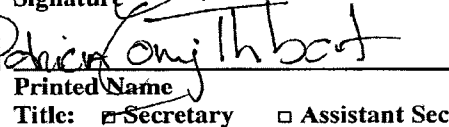
On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board adjourned the meeting for the Anthem Park Community Development District.

**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 _____.

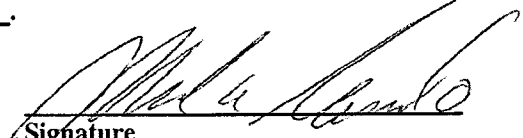


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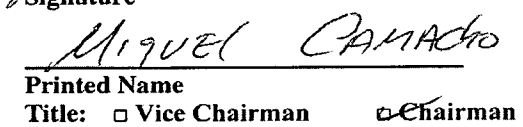


Printed Name

Title: Secretary Assistant Secretary



Signature



Printed Name

Title: Vice Chairman Chairman