

1 **MINUTES OF MEETING**
2 **ANTHEM PARK**
3 **COMMUNITY DEVELOPMENT COMMUNITY**
4

5 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
6 District was held on Friday, March 13, 2015 at 9:00 a.m. at the Anthem Park Clubhouse, 2090
7 Continental Street, St. Cloud, Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Comings-Thibault called the meeting to order.

10 Present and constituting a quorum were:

11 Miguel Camacho	Board Supervisor, Chairman
12 Kenneth Williams	Board Supervisor, Vice-Chairman
13 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
14 Derek Croad	Board Supervisor, Assistant Secretary (via telephone)
15 Maria Agosta	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault	District Manager and Treasurer
18 Steve Boyd	District Engineer, Boyd Civil Engineering, Inc.
19 Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta, P.A.
21 Kristin Messinger	Amenity Manager, Melrose Lifestyle Services
22 Bill Fife	Melrose Lifestyle Services
23 Audience	Present

24 **SECOND ORDER OF BUSINESS – Audience Comments**

25 Audience comments included problems with constant drainage issues, ant hills, trash on lake, dog
26 waste dispensers, and no lake benches.

27 Discussion ensued.

28 Ms. Comings-Thibault advised the audience that the Board is working to address all the residents'
29 concerns and asked for any other questions or comments.

30 **THIRD ORDER OF BUSINESS-Administration Items:**

31 **A. Approval of Minutes of February 13, 2015 Meeting**

32 Ms. Comings-Thibault presented the Minutes of February 13, 2015 and asked for questions,
33 comments, or corrections.

34 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
35 approved the Minutes of the Board of Supervisors' meeting held on February 13, 2015 for the Anthem
36 Park Community Development District.

37
38 **B. Acceptance of the Unaudited February 2015 Financial Statements**

39 Ms. Comings-Thibault presented the Unaudited February 2015 Financial Statements and asked
40 for questions or comments. Discussion ensued.

41 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
42 accepted the Unaudited February 2015 Financial Statements of the Board of Supervisors for the Anthem
43 Park Community Development District.

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2 **FOURTH ORDER OF BUSINESS-Business Matters:**

3 **A. Acceptance of Installment Date Arbitrage Computation for the \$14,700,000**
4 **Capital Improvement Revenue Bonds – Series 2004**

5 Ms. Comings-Thibault gave an overview of the installment date arbitrage computation for the
6 \$14,700,000 capital improvement revenue bonds – Series 2004, and asked for any comments or
7 questions.

8 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
9 accepted the Installment Date Arbitrage Computation for the \$14,700,000 Capital Improvement Revenue
10 Bonds – Series 2004, for the Anthem Park Community Development District.

11
12 **B. Resolution 2015-03, Directing the District Manager to Timely Comply on Behalf of**
13 **the District with the Website Requirement of Sections 189.069, Florida Statutes**

14 Ms. Comings-Thibault presented Resolution 2015-03 and asked for comments or questions.

15 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board adopted
16 Resolution 2015-03, Directing the District Manager to Timely Comply on Behalf of the District with the
17 Website Requirement of Sections 189.069, Florida Statutes for the Anthem Park Community
18 Development District.

19
20 **C. Melrose Lifestyle Proposal for Additional Staff (05/23 to 09/07) - \$4,500**

21 Ms. Comings-Thibault presented Melrose Lifestyle proposal for additional staff and asked for
22 comments or questions.

23 On a MOTION by, Mr. Arce, SECONDED by, Ms. Agosta, WITH ALL IN FAVOR, the Board accepted
24 the Melrose Lifestyle proposal for additional staff from May 23, 2015 through September 7, 2015 in the
25 amount of \$4,500 for the Anthem Park Community Development District.

26
27 **D. Austin Outdoor Proposal**

28 Mr. McDonald presented a summary report of proposals, including the zone location and chart for
29 Phase 1, and for Phase 2, retrieving decoder information and marking zones on valve box. Discussion
30 ensued.

31 **> Phase 1 – Zone Location and Chart**

32 **> Phase 2 - Retrieve Decoder Information & Mark Zone on Valve Box**

33 On a MOTION by, Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
34 accepted the Austin Outdoor proposals for Phase 1 – Zone location and chart; and Phase 2 to retrieve
35 decoder information and mark zone on valve box for the Anthem Park Community Development District.

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

39 **A. Manager- Status of Projects**

40 **1) Landscape Grade Report**

41 Ms. Comings-Thibault presented the Landscape Grade Report. She conducted an inspection, for
42 which a passing mark of 134 out of 145 was received. An additional amenity center report was
43 subsequently made on March 10, 2015, but Luke Brothers failed again. She asked if the Board would like
44 to discuss getting proposals from other landscape companies.

1 The Board directed Ms. Comings-Thibault to contact new landscape companies for bid proposals.

2
3 On a MOTION by, Mr. Camacho, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board
4 directed staff to advertise for a request for proposal for a landscape maintenance contract for the Anthem
5 Park Community Development District.

6
7 **B. Attorney**

8 **1) Use of Surplus Funds for Social Events**

9 Mr. Johnson gave an overview on the use of surplus funds for social events, the Attorney General
10 has advised that these events should not be funded by the District. Discussion ensued.

11 On a MOTION by, Mr. Williams, SECONDED by, Mr. Camacho WITH ALL IN FAVOR, the Board
12 agreed to amend the Melrose Lifestyle addressing social events for the Anthem Park Community
13 Development District.

14
15 **2) Facility Rental Rates for Non Resident & Public Hearing**

16 Ms. Comings-Thibault presented the facility rental rates options for non-residents.

- 17 ➤ **Neptune Bay – 4PM to 10PM - \$175 with a \$500 deposit**
18 ➤ **Spring Lake Village - \$400 for entire day with \$300 deposit**
19 ➤ **St. Cloud Civic Center**

20 After discussion, the Board requested Ms. Messinger to bring more rental rate options to discuss
21 at the next meeting.

22 **3) Zumba Classes**

23 Mr. Johnson gave a description of the Zumba classes. Discussion ensued.

24 Ms. Comings-Thibault directed Ms. Messinger to send out an email blast to all of the residents
25 informing them about the gym rules.

26 **C. Engineer Report**

27 **1) Fountain Park Irrigation Proposal:**

- 28 ➤ **Luke Brothers – Option 1 – \$26,700**
29 ➤ **Luke Brothers – Option 2 – \$28,700**
30 ➤ **Austin Outdoor - \$ 16,447.70**

31 Mr. Boyd presented the summary report of proposals for the Fountain Park Irrigation from Luke
32 Brothers and asked for questions and comments. Discussion ensued.

33 On a MOTION by, Mr. Camacho, SECONDED by, Mr. Arce WITH ALL IN FAVOR, the Board
34 approved the Austin Outdoor proposal for re-grading and re-landscaping Fountain Park in the amount of
35 \$16,447.70 for the Anthem Park Community Development District.

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37 Ms. Comings- Thibault requested Austin Outdoor include a 12” depth for grading in the new
38 proposal.

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1 2) **Pier Park Irrigation Proposal:**

- 2 ➤ **Austin Outdoor – \$14,237.37**
3 ➤ **Austin Outdoor - \$13,499.55**
4 ➤ **Austin Outdoor – \$12,504.00**
5 ➤ **Luke Brothers - \$880**

6 Mr. Boyd presented the summary report of proposals for the Pier Park for the District.

7 Discussion ensued.

8 On a MOTION by Mr. Camacho, SECONDED by, Mr. Arce, WITH ALL IN FAVOR, the Board
9 approved the Luke Brother’s proposal in the amount of \$880 to locate drainage into the discharge pipes,
10 remove any debris blocking the drainage, pressure boxes and pipes, re-flood the areas to ensure they are
11 properly working for the Anthem Park Community Development District.

12
13 Mr. Boyd presented the proposal for OUC lights and asked for comments and questions.

14 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
15 approved the OUC proposal in the amount of \$131.68 monthly to setup and maintain two light posts at
16 the front entrance of the Anthem Park Community Development District.

17
18 **D. Operations Manager- Field Inspection and Operations Report January 2015**

19 **1) Holiday Lighting Proposal**

- 20 ➤ **Luke Brothers – \$5,700**
21 ➤ **GreenLife - \$6,995**
22 ➤ **Orlando Christmas Lights - \$8,000**
23 ➤ **Jingle Bell Lights - \$8,000- 10,000**

24
25 Ms. Messinger presented proposals for Holiday Light decorations.

26 Ms. Comings- Thibault suggested this item to be included in the RFP for landscaping.

27 **2) Sixty Inch Television – Clubhouse**

- 28 ➤ **Sony - \$699**
29 ➤ **RCA - \$729**
30 ➤ **Samsung - \$798**
31 ➤ **TV Wall Mounts - \$43.72**
32 ➤ **Install: Good News Handyman – \$65**
33 ➤ **Doddatos - \$ 80 per hour**
34 ➤ **Peck Electric - \$ 80 per hour**

35
36 **3) Thirty Two Inch – Gym TV**

- 37 ➤ **Sceptre - \$169**
38 ➤ **JVC - \$179**
39 ➤ **RCA - \$198**

40
41 Ms. Messinger presented proposals for TV’s for clubhouse. Discussion ensued.

42 The Board recommended Ms. Messinger bring new proposals for only smart TV’s and TV
43 security casings for the clubhouse, and to obtain proposals for more security cameras.

44 Ms. Messinger requested the board to approve for 4 additional dog waste dispensers for \$99 each.

45 Discussion ensued.

1 On a MOTION by Mr. Camacho, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board
2 accepted the four dog waste dispensers in the amount of \$99 each for the Anthem Park Community
3 Development District.

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5 **SIXTH ORDER OF BUSINESS-Supervisor Requests**

6 A Board member inquired about the procedure for removing an Oak tree from his yard.

7 The Board stated he will have to contact HOA.

8 Mr. Williams requested more dog waste clean-up signs be added to the community.

9 **SEVENTH ORDER OF BUSINESS-Public Comments**

10 An audience member asked when the additional furniture for the clubhouse will be added.

11 Ms. Messinger stated they had been ordered and are awaiting delivery.

12 **EIGHTH ORDER OF BUSINESS-Adjournment**

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

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

21 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
22 meeting held on APRIL 10, 2015.

23
24 [Signature]
25 Signature

26
27 [Printed Name]
28 Printed Name

29 Title: Secretary Assistant Secretary

23
24 [Signature]
25 Signature

26
27 Miguel Camacho
28 Printed Name

29 Title: Chairman Vice Chairman