

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

5 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
6 District was held on Friday, May 8, 2015 at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental
7 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
15 Maria Agosta	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault	District Manager and Treasurer
18 Steven Boyd	District Engineer
19 Gregg Johnson	District Counsel, Brown, Garganese, Weiss & 20 D’Agresta, P.A.
21 Kristin Messinger	Lifestyle Manager
22 Jeff McDonald	Austin Outdoor

23
24 **SECOND ORDER OF BUSINESS – Audience Comments**

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS – Vendor Update: Austin Outdoor – Irrigation Project Status**

27 Mr. McDonald presented an update on the status of the Irrigation Project and asked for questions
28 and comments.

29 Discussion ensued.

30 **FOURTH ORDER OF BUSINESS – Administration Items**

31 **A. Approval of Minutes of April 10, 2015 Meeting**

32 Ms. Comings-Thibault presented the Minutes of the April 10, 2015 Meeting, and asked for
33 questions, corrections and comments.

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 April 10, 2015 for the Anthem Park
36 Community Development District.

37
38 **B. Acceptance of FY 2014 Audited Financial Statements**

39 Ms. Comings-Thibault presented the Audited Financial Statements for Fiscal Year 2014 and
40 asked for questions and comments.

41 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
42 accepted the Audited Financial Statements for Fiscal Year 2014 for the Anthem Park Community
43 Development District.

44
45 **FIFTH ORDER OF BUSINESS – Business Matters**

46 **A. Fund Balance Projection FY 2015**

1 Ms. Comings-Thibault presented the Fund Balance Projection for FY 2015 and asked for
2 questions and comments.

3
4 **B. Consideration of Proposal for Landscape Maintenance Contract**

5 Ms. Comings-Thibault presented vendor proposals for landscape maintenance for the District.
6 Ms. Comings-Thibault discussed the various details of the proposals with the Board and asked for
7 questions and comments.

8 Discussion ensued.

9 On a MOTION by Mr. Croad, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
10 accepted the Austin Outdoor for Landscape Maintenance proposal in the amount of \$157,715.16 for the
11 Anthem Park Community Development District.

12
13 On a MOTION by Mr. Croad, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board agreed
14 to terminate the Luke Brothers contract for Landscape Maintenance on June 30, 2015 for the Anthem
15 Park Community Development District.

16
17 **C. Consideration of Proposal for Arbor Care for Trees Behind Amenity Center**

- 18 ➤ Austin Outdoor - \$21,499.99
- 19 ➤ Millennium - \$14,440.
- 20 ➤ Luke Brothers - \$23,725
- 21 ➤ Servello - \$10,120

22 Ms. Comings-Thibault presented proposals for Arbor Care of trees behind the Amenity Center
23 and asked for questions and comments.

24 Discussion ensued.

25 On a MOTION by Mr. Camacho, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board
26 approved Servello & Son for Arbor Care for Trees Behind Amenity Center in the amount of \$10,120 for
27 the Anthem Park Community Development District.

28
29 **D. Osceola County Supervisor of Elections Report on Number of Registered Voters**

30 Ms. Comings-Thibault reported that, as of this date, there are 815 registered voters for the
31 District.

32 **E. Presentation of Proposed Budget for Fiscal year 2015-2016**

33 Ms. Comings-Thibault presented the Proposed Budget for Fiscal Year 2015-2016 and asked for
34 questions and comments.

35 **F. Consideration of Resolution 2015-04, Approving the Proposed Budget & Setting the**
36 **Public Hearing**

37 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
38 adopted **Resolution 2015-04** which sets the budget and the public hearing on August 8, 2015 at the
39 Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida at 9:00 a.m. for the Anthem Park
40 Community Development District.

41
42 **SIXTH ORDER OF BUSINESS – Staff Reports**

43 **A. Manager**

- 44 ➤ Set budget for landscape of new swing set park

1 Ms. Comings-Thibault proposed setting a budget for landscaping enhancements for the new
2 swing set park.

3 Discussion ensued and Austin Outdoor will perform the work utilizing the credit advanced under
4 their proposal.

5 ➤ **Pressure Washing Program – Zone A (Clubhouse/Playgrounds/Pool) - \$1,200**

6 Ms. Comings-Thibault presented the pressure washing program for Zone A and asked for
7 questions and comments.

8 On a MOTION by Mr. Williams, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board agreed
9 to move forward on pressure washing Zone A, in the amount of \$1,200, for the Anthem Park Community
10 Development District.

11
12 **B. Attorney**

13 ➤ **Status of conveyance of parcels**

14 Mr. Johnson provided an update on the parcels to be conveyed from the HOA and asked for
15 questions and comments.

16 Discussion ensued.

17 On a MOTION by Mr. Croad, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
18 accepted conveyance of designated areas from the HOA pending the HOA execution of the quick claim
19 deed for the Anthem Park Community Development District.

20
21 ➤ **Status of letter to County regarding traffic safety signage**

22 Mr. Johnson presented the status of the letter to the county regarding traffic safety signage and
23 asked for questions and comments.

24 The Board reviewed the letter and agreed it was satisfactory.

25 Mr. Johnson advised the Board on the rule development/amendment process. Discussion ensued.

26 On a MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
27 agreed to advance the rule making/amendment process for the Anthem Park Community Development
28 District.

29
30 Mr. Johnson requested that the District consider pursue changing the status of the parcel
31 designated as an eagle protection zone. Discussion ensued.

32 On a MOTION by Mr. Croad, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board agreed
33 to have District Counsel investigate the cost of removing the eagle protection zone designation from the
34 parcel within the Anthem Park Community Development District.

35
36 **C. Engineer Report**

37 Mr. Boyd presented a brief update and asked for questions and comments.

38 **D. Operations Manager – Field Inspection and Operations Report May 2015**

39 Ms. Messinger presented proposals for equipment and services . Discussion ensued.

40 ➤ **Sixty Inch Smart TV**

41 **A. Sharp - \$999.99**

42 **B. LG - \$999.99**

1 **C. Samsung - \$1,197.99**

2
3 ➤ **Mounts - \$43.72 to \$71.45**

4
5 ➤ **Protective Cases**

6 **A. TV Armor - \$340.00**

7 **B. TV Shield - \$899.99**

8 **C. Behavioral Safety - \$1,1913.77 plus shipping**

9 ➤ **Security System**

10 **A. Active Video Monitoring - \$1,637 and \$116 per month**

11 **B. Passive Camera - \$1,114 and \$11 per month**

12 ➤ **Installers - \$65 to \$80**

13 On a MOTION by Mr. Camacho, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board
14 agreed to table the proposals for a Sixty Inch Smart TV, mounts, protective cases and security system for
15 the Anthem Park Community Development District.

16
17 ➤ **Thirty-Two Inch Gym TV**

18 **A. Sceptre - \$169**

19 **B. RCA - \$198**

20 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH Mr. Croad and Ms. Agosta
21 Voting Aye, and Mr. Arce Voting Nay, the Board agreed to not replace the Thirty-Two Inch TV in the
22 gym for the Anthem Park Community Development District.

23
24 ➤ **Gym Equipment**

25 **A. S Series Commercial Treadmill - \$3,881.96**

26 **B. Star Trac S Series Elliptical - \$3,723.60**

27 **C. Star Trac Series E Stepper - \$3,300.95**

28 Ms. Messenger presented requests for gym equipment and asked for comments and questions.

29 Discussion ensued over the need for additional equipment.

30 ➤ **Pool Contractors – Current Contract – 3x per week: \$1,025, 4x per week:\$1,150**

31 **A. Tidy Pools – 3x per week:\$900, 5x per week:\$1,200**

32 **B. HDM Pools – 3x per week:\$900**

33 **C. Gunns – 3x per week in winter and 5x per week in summer - \$1,500**

34 **D. Connelly's – 3x per week - \$990, 4X per week - \$1,115**

35 Ms. Messenger presented proposals for pool contractors and asked for comments and questions.

36 Discussion ensued.

37 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
38 approved Tidy Pools, three times per week at a cost of \$900 and seasonally five times per week at a cost
39 of \$1,200 and to terminate Connelly's Pool Maintenance & Landscaping with a 30 day notice for the
40 Anthem Park Community Development District.

41 The Board directed Ms. Messenger to have the pool inspected by a pool inspector before Tidy
42 Pools begins service.
43

1 Ms. Messinger presented a request for a bulletin board. She also presented the Landscape Grade
2 Sheet. She presented resident concerns and requests for rain sensors; cleanup of garbage in the lakes;
3 volleyball area needs more sand and repairs; and chairs and benches for pool, dog park and lakes.

4 Discussion ensued.

5 The Board directed Ms. Messinger to research creating a quarterly newsletter.

6 Ms. Messinger presented the Mermaid Aquatics proposal.

7 Discussion ensued.

8 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
9 approved the Mermaid Aquatics proposal, pending corrections in the contract, for the Anthem Park
10 Community Development District.

11
12 Discussion ensued over food trucks and key card tabulation for the basketball court.

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

14 Supervisor Croad requested that Ms. Messinger to research a spring lock for the basketball court.

15
16 **EIGHTH ORDER OF BUSINESS – Public Comments**

17 A member of the audience thanked the Board and thanked Ms. Messinger for her hard work.

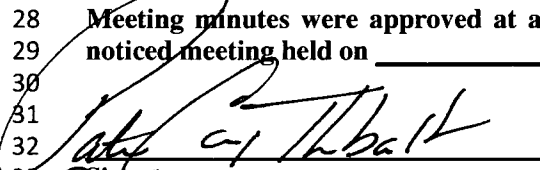
18 A request for cleaning up the garbage in the lakes was made and the audience was advised that this is
19 being addressed. Block captains were addressed. Parking problems in the streets was brought up. The
20 audience was advised to contact the city.

21 **NINTH ORDER OF BUSINESS – Adjournment**

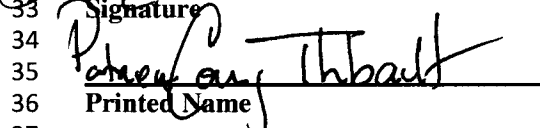
22 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board
23 adjourned the meeting for the Anthem Park Community Development District.

24
25 **Each person who decides to appeal any decision made by the Board with respect to any matter
26 considered at the meeting is advised that person may need to ensure that a verbatim record of the
27 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

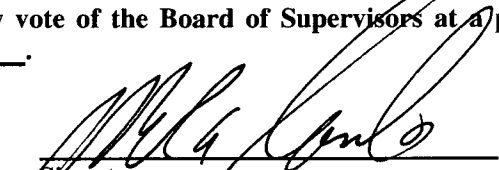
28 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
29 noticed meeting held on _____.

30
31 

32 _____
33 Signature

34 
35 Dawn C. Thibault
36 Printed Name

37
38 Title: Secretary Assistant Secretary

30
31 

32 _____
33 Signature

34 Miguel A. Camacho
35 Printed Name

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37 Title: Vice Chairman Chairman

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