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

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

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FIRST ORDER OF BUSINESS – Roll Call

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

27 Present and constituting a quorum were:

28 Miguel Camacho	Board Supervisor, Chairman
29 Kenneth Williams	Board Supervisor, Vice-Chairman
30 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
31 Derek Croad	Board Supervisor, Assistant Secretary (via telephone)
32 Maria Agosta	Board Supervisor, Assistant Secretary

33 Also present were:

34 Patricia Comings-Thibault	District Manager and Treasurer
35 Steve Boyd	District Engineer
36 Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta, P.A.
37 Kristin Messinger	Amenity Manager, Melrose Lifestyle Services
38 Bill Fife	Melrose Lifestyle Services
39 Audience	Present
40 Vendors	Austin Outdoor

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SECOND ORDER OF BUSINESS – Audience Comments

46 Audience comments included problems residents bringing alcohol to the pool and underage
47 drinking; dog feces in the dog park; garbage in lake; and algae in the pool.

48 The Board stated they are handling these concerns in the best way possible and in a timely
49 manner. They further advised that a new pool service company was coming onboard and would address
50 the various pool concerns. The Board was also looking into getting patrol officers to do patrolling for the
51 District.

52 Ms. Comings-Thibault advised the Board should really look into bringing in an off duty cop to
53 patrol the community more during the summer.

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THIRD ORDER OF BUSINESS-Administration Items:

A. Approval of Minutes of May 8, 2015 Meeting

66 Ms. Comings-Thibault presented the Minutes of May 8, 2015 and asked for questions and
67 comments.

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On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' meeting held on May 8, 2015 for the Anthem Park Community Development District.
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1 **B. Acceptance of the Unaudited May 2015 Financial Statements**

2 Ms. Comings-Thibault presented the Unaudited May 2015 Financial Statements and asked for
3 questions or comments.

4 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
5 accepted the Unaudited March 2015 Financial Statements of the Board of Supervisors as May 31, 2015
6 for the Anthem Park Community Development District.

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8 **FORTH ORDER OF BUSINESS-Business Matters**

9 **A. Consideration of Proposal for Spies Pool-Pool Light \$495, Crank Valve- \$620 Non-Skid**
10 **\$195.**

11 Ms. Messinger presented the proposals from Spies Pool-Pool light in the amount of \$495, Crank
12 Valve in the amount of \$620, a Non-Skid in the amount of \$195 and Main Drain Grates in the amount of
13 \$595 and asked for comments and questions.

14 Discussion ensued.

15 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
16 approved the Spies Pool proposal for a Pool Light in the amount of \$495 a Crank Valve in the Amount of
17 \$620 and a Non-Skid in the amount of \$195 for the Anthem Park Community Development District.

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19 **Main Drain Grates \$595**

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21 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
22 approved the Main Drain Gate proposal in the amount of \$595 for the Anthem Park Community
23 Development District.

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25 **B. Approval of Landscape Maintenance Contract- Austin Outdoor**

26 A representative from Austin Outdoor presented an overview of irrigation repairs and asked for
27 comments and questions.

28 Discussion ensued.

29 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
30 approved the District Manager to approve irrigation repairs for the first two months up to \$2,500 after
31 these two months up to \$300 a month for the Anthem Park Community Development District.

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33 Ms. Comings-Thibault presented the Austin Outdoor Contract for Landscape and Maintenance
34 contract and asked for comments and questions.

35 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
36 approved the Austin Outdoor Landscape and Maintenance Contract for the Anthem Park Community
37 Development District.

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39 **C. Approval of Melrose Lifestyle Services Contract**

40 Ms. Comings-Thibault presented the Melrose Lifestyle Services Contract and asked for
41 comments and questions.

42 On a MOTION by Mr. Camacho, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board
43 approved the Melrose Lifestyle Contract, subject to review by District Counsel and his recommendation,
44 to execute for the Anthem Park Community Development.

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

2 **A. Manager**

3 Ms. Comings-Thibault advised the Board that Servello Arbor Care work was scheduled to be
4 completed by July 1

5 **B. Attorney**

6 District Attorney presented

7 He advised the Board that the proposed new rules incorporated the tennis and basketball courts.

8 Discussion ensued.

9 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
10 accepted the Amenity Rules as presented and to advance the rule making process for the for the Anthem
11 Park Community Development.

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13 After discussion Mr. Johnson advised the Board on the status of conveyance of parcels from the
14 HOA and the removal of the Eagles nest status.

15 **Engineer Report**

16 Mr. Boyd presented his Engineer Report and asked for comments and questions.

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18 **C. Operations Manager- Field Inspection and Operations Report June 2015**

19 Ms. Messinger presented her June 2015 Field Inspection and Operations Report and asked for
20 comments and questions.

21 The Board tabled the purchase of the fitness Equipment, Bulletin Boards, and Newsletter Printing
22 until the end of the Fiscal year.

23 **➤ Basketball Court Gate Spring - \$550**

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25 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
26 approved the Basketball Court Gate Spring in the amount of \$550 for the Anthem Park Community
27 Development District.

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29 The Board directed Ms. Messinger to contact the police department for a quote for the hours of
30 patrolling service they can provide for the community.

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

32 The Board directed Ms. Messinger to seek a no commitment quote for the splash pad project for
33 presentation at the August meeting.

34 Mr. Williams requested the Board get a golf cart for the onsite resident care keeper.

35 Ms. Comings-Thibault directed Ms. Messinger to put her mileage on an expense reimbursement
36 report.

37 **SEVETH ORDER OF BUSINESS- Public Comments**

38 There being none, the next item followed.

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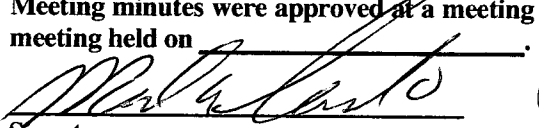
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EIGHTH ORDER OF BUSINESS- Adjournment

On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, 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 _____

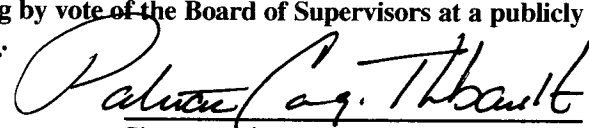


Signature

MIGUEL A CAMACHO

Printed Name Chairman

Title: Secretary Assistant Secretary



Signature

Treasurer Patricia A. Thibault

Printed Name

Title: Chairman Vice Chairman