

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

6 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
7 District was held on Thursday, May 4, 2017 at 6:00 p.m. at the Anthem Park Clubhouse, 2090
8 Continental Street, St. Cloud, Florida.

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

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

11 Present and constituting a quorum were:

12 Gerald Harrington Board Supervisor, Vice Chairman
13 Miguel Camacho Board Supervisor, Assistant Secretary
14 Jorge Arturo Arce Board Supervisor, Assistant Secretary (*joined in progress*)
15 Blair Possenriede Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault District Manager and Treasurer
18 Gregg Johnson District Counsel
19 Maria Agosta Facility Manager
20 Rob Stultz Yellowstone
21 Zack Higgenbotham Yellowstone

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

23 > HOA Meeting

24 Ms. Comings-Thibault acknowledged the presence of the members of the HOA at the meeting.
25 After confirming there was a quorum, the HOA then held their meeting explaining what the HOA is
26 responsible for.

27 Ms. Comings-Thibault presented an overview of the CDD responsibilities and asked for
28 comments or questions from the Audience.

29 Residents commented on fences being power washed, picking up after pets, soil collapsed areas,
30 what happened to two of the four benches at the park, tree trimming, and Facility Manager's hours

31 **THIRD ORDER OF BUSINESS – Presentations**

32 **A. Yellowstone Landscape**

33 Mr. Stultz presented the Yellowstone Landscape report and asked for comments or questions.

34 > Installation of Patriot Park Sod - \$411.34

35 On a MOTION by Mr. Camacho, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
36 approved the Yellowstone Proposal Installation of Patriot Park Sod - \$411.34 for the Anthem Park
37 Community Development District.
38
39

- 40 ➤ Anthem Park Enhancements

41 *This item was tabled*

- 42 ➤ Broken Sprinkler Heads and Lines - \$745.62

43 On a MOTION by Mr. Harrington, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
44 approved the Yellowstone Proposal Broken Sprinkler Heads and Lines - \$745.62 for the Anthem Park
45 Community Development District.

- 46
47 ➤ Lava Rock - \$152.88

48 *This item was tabled*

- 49 ➤ Diagnose 7 Zones – Raise 50 Sprinklers - \$962.43

50 The Board requested an annual maintenance plan.

51 On a MOTION by Mr. Camacho, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
52 approved the Yellowstone Proposal Diagnose 7 Zones – Raise Sprinklers - \$962.43 for the Anthem Park
53 Community Development District.

54
55 **B. Amenity Manager Report & Police Report**

56 Ms. Agosta presented the Amenity Manager Report and Police Report and asked for comments or
57 questions.

58 The Board requested a report of the extra hours being paid to the police and a report of the duties
59 that were performed.

- 60 ➤ Tai Chi Lessons Update
61 ➤ Benches Discussion - \$325

62 Discussion ensued.

63 *This item was tabled to check on welder warranty and additional proposals*

64 **C. Pressure Washing Proposals**

- 65 ➤ OC Pressure Washer – Pressure Wash – Vinyl Fence - \$360
66 ➤ Fireman Tom’s Pressure Washing – Vinyl Fence - \$350
67 ➤ OC Pressure Washer – Pressure Wash Sunset Area - \$250
68 ➤ Fireman Tom’s Pressure Washing – Sunset Area \$250

70 On a MOTION by Mr. Harrington, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
71 approved Fireman Tom’s Pressure Washing Proposals (2): Vinyl Fence - \$350 and Sunset Area - \$250 for
72 the Anthem Park Community Development District.

- 73
74 ➤ Fireman Tom’s Pressure Washing – Island Curbs - \$980

75 *This item was tabled until District Counsel sends a letter to the City about drainage*
76 *problem and condition of sidewalks*
77

78 Ms. Agosta informed the Board that a resident had a party with a bounce house with no insurance
79 so she had them remove it. They said they didn't know the rules had changed that insurance was now
80 required. Ms. Agosta asked if the Board would consider a partial refund of \$40.

81 On a MOTION by Mr. Harrington, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
82 approved refunding Merarie Rodriguez \$40 for the Anthem Park Community Development District.
83

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

85 **A. Approval of Minutes of the April 14, 2017 Meeting**

86 Ms. Comings-Thibault presented the minutes of the April 14, 2017 meeting and asked for
87 comments, questions or corrections.

88 On a MOTION by Mr. Harrington, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
89 approved the minutes of the Board of Supervisors meeting held on April 14, 2017 for the Anthem Park
90 Community Development District.
91

92 **B. Acceptance of the Unaudited March 2017 Financial Statements**

93 Ms. Comings-Thibault presented the Unaudited March 2017 Financial Statements and asked
94 for comments or questions.

95 On a MOTION by Mr. Harrington, SECONDED by Mr. Camacho, WITH ALL IN FAVOR, the Board
96 approved the Unaudited March 2017 Financial Statements for the Anthem Park Community
97 Development District.
98

99 **FIFTH ORDER OF BUSINESS – Business Matters**

100 **A. Presentation of the Osceola Supervisor of Elections Registered Voter Count 1,109**

101 Ms. Comings-Thibault presented the Osceola Supervisor of Elections Registered Voter Count
102 1,109 and asked for comments or questions.

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

104 **A. Manager**

105 Ms. Comings-Thibault reminded the Board that a proposed budget must be adopted by June 15 of
106 each fiscal year. A Budget Workshop was agreed on for May 22 at 9 a.m.

107 On a MOTION by Mr. Camacho, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
108 approved May 22, 2017 at 9 a.m. for a Budget Workshop for the Anthem Park Community Development
109 District.
110

111 **B. Attorney**

112 There being none, next item followed.

113 **C. Engineer Report**

114 There being none, next item followed.
115

116 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

117 There being none, next item followed.

118 **NINTH ORDER OF BUSINESS – Adjournment**

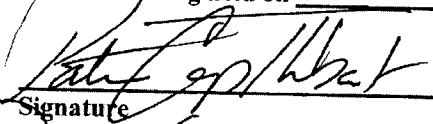
119 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
120 adjourned the meeting for the Anthem Park Community Development District.
121

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
126

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

129
130

131 
132 _____
133 Signature

134 
135 _____
136 Printed Name

137 Title: Secretary Assistant Secretary
138

139
140

131 
132 _____
133 Signature

134 _____
135 Printed Name
136 Title: Vice Chairman Chairman