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3 **MINUTES OF MEETING**  
4 **ANTHEM PARK**  
5 **COMMUNITY DEVELOPMENT COMMUNITY**

6 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development  
7 District was held on Friday, February 13, 2015 at 9:00 at the Anthem Park Clubhouse, 2090 Continental  
8 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 Miguel Camacho	Board Supervisor, Chairman
13 Kenneth Williams	Board Supervisor, Vice-Chairman
14 Jorge Arturo Arce	Board Supervisor, Assistant Secretary
15 Derek Croad	Board Supervisor, Assistant Secretary
16 Maria Agosta	Board Supervisor, Assistant Secretary

17 Also present were:

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

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

26 Audience comments included objections regarding the basketball court conversion.

27 The Board brought this item forward from the Engineer's Report to be discussed. Ms. Comings-  
28 Thibault stated that the decision to convert one of the tennis courts to a basketball court has been  
29 approved and contracts have been executed.

30 Discussion ensued.

31 Mr. Johnson advised the audience and Board that any cancellation of the recently executed  
32 contract could incur possible costs for breach of contract. He explained that the Bond Holders agreed to  
33 allow the approximate \$100,000 amount left in the construction fund to be used for this conversion. Costs  
34 to change the basketball court back to a tennis court or build an entirely new court in a different area of  
35 the District would be at the expense of the District and not be paid for with money from the construction  
36 fund.

37 On a MOTION by Mr. Williams, SECONDED by Mr. Camacho, WITH Mr. Williams, Mr. Camacho,  
38 Mr. Arce, and Mr. Croad Voting AYE, and Ms. Agosta Voting NAY, the Board directed staff to proceed  
39 with the conversion of the tennis court to a basketball court, which will be critically monitored for a  
40 twelve week period after its completion.

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

43 **A. Approval of Minutes of January 9, 2015 Meeting**

1 Ms. Comings-Thibault presented the Minutes of January 9, 2015 and asked for questions,  
2 comments, or corrections.

3 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
4 approved the Minutes of the Board of Supervisors' meeting held on January 9, 2015 for the Anthem Park  
5 Community Development District.

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7 **B. Acceptance of the Unaudited January 2015 Financial Statements**

8 Ms. Comings-Thibault presented the Unaudited January 2015 Financial Statements and asked for  
9 questions or comments.

10 On a MOTION by Mr. Camacho, SECONDED by Mr. Agosta, WITH ALL IN FAVOR, the Board  
11 accepted the January 2015 Financial Statements of the Board of Supervisors for the Anthem Park  
12 Community Development District.

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

- 15 **A. 1) Dog Park to Swing Set Park -\$12,305**  
16 **2) Luke Brothers Demolition- \$3,980**  
17 **3) Swing Set- \$8,325 available after demolition**  
18 **» BYO - \$6,662.45 swing set, \$3,000 install - \$9,662.45**  
19 **» ARC - \$6,250 swing set, \$2,950 install - \$9,200**

20 Ms. Comings-Thibault stated that the ARC proposal on the swing set will be approximately \$875  
21 over budget and would need to be funded by the general fund.

22 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
23 accepted the ARC proposal in the amount of \$9,662.45 for a swing set and its installation for the Anthem  
24 Park Community Development District.

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26 **B. Irrigation Decoders**

27 A representative from Austin Outdoor reported on their findings on the irrigation decoders and  
28 asked for questions or comments.

29 Ms. Comings-Thibault requested a proposal from them that would include an identification and  
30 inspection of each valve, color coded zone location chart, identifying decoders, mark valve boxes, and  
31 check connections. Original irrigation plans will be provided.

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

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

34 **1) Landscape Grade Report**

35 Ms. Comings-Thibault presented the Landscape Grade Report. She conducted an inspection, for  
36 which a passing mark was not received. Areas of concern were rectified. ValleyCrest and Luke brothers  
37 presented proposals for tree limbs and dead trees.

38 Mr. Camacho identified the areas still not being mowed, and stated his dissatisfaction in Luke  
39 Brothers' performance.

40 After discussion, the Board directed that the \$5,000 signing bonus from Luke Brothers to be  
41 applied to the irrigation expenses.

1                   2)       **Review of Amendment to Policies and Rules**  
2                               **(Public Hearing Scheduled for March 13 Meeting)**

3               Mr. Johnson presented the proposed amendment to the Policies and Rules. There are two  
4 sections: the first allows the District Manager to make changes to pool rules and hours for guests. Second,  
5 specifically states the ramifications of those who do not leave when requested. The Public Hearing will be  
6 held next month.

7               On a MOTION by Mr. Williams, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board directed  
8 staff to advance the process to amend the Policies and Procedure for the public hearing, March 13, 2015,  
9 for the Anthem Park Community Development District.

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11               **B.       Attorney**  
12                   1)       **Status of Eagles Nest**

13               Mr. Johnson updated the Board as to the status of the Eagles Nest. He verified that according to  
14 the indenture with the Bond Holders, any proceeds from property sold within the District would go to  
15 Bond Holders to decrease the bond debt. Discussion ensued.

16               On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board voted  
17 against proceeding forward with an appraisal and hold the land for the Anthem Park Community  
18 Development District.

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20               **C.       Engineer Report**

21               Ms. Leissing presented the summary report of proposals for Fountain Park from Luke Brothers  
22 (\$26,700), Millennium Grounds & Waters (\$2,440), and Austin Outdoor (\$28,036.76) and asked for  
23 questions or comments. Discussion ensued.

24               Ms. Comings-Thibault directed Luke Brothers and Austin Outdoor to return with another  
25 proposal to best meet the needs of the District based on the information presented by the Engineer.

26               Ms. Leissing presented the summary report of proposals for the Pier Park (Sunset Park) from  
27 Austin Outdoor (\$14,237.30). Discussion ensued and updated proposals will be forwarded to the District  
28 Engineer.

29               She reported that the City of St. Cloud will need a \$200 for a Site Development Plan for the  
30 future Pet Park.

31               **D.       Operations Manager**  
32                   1)       **Field Inspection and Operations Report January 2015**

33               Ms. Messinger presented the Field and Operations Report for January 2015.

- 34  
35                   2)       **Consideration of Pressure Washing Proposals**  
36                               »       **PPM - \$6,275**  
37                               »       **Billy's Pressure Washing - \$6,315 - \$6,375**

38               On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
39 accepted the proposal from PPM Outdoor in the amount of \$6,275 and authorized staff to determine the  
40 order in which Zones A through F will be completed for the Anthem Park Community Development  
41 District.



1 Ms. Comings-Thibault directed that Zone D and F should be the first zones to be completed.  
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- 3 **3) Fountain Light Proposals**  
4 » **Lake Masters - \$5,300**  
5 » **Collier**

6 Ms. Messinger presented the Fountain Light Proposals from Lake Masters and Collier and asked  
7 for comments and questions. Temporary circuit breakers have been installed. Discussion ensued.

8 On a MOTION by Mr. Camacho, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board  
9 directed staff to have Lake Masters replace circuit breakers, not to exceed \$500, for the Anthem Park  
10 Community Development District.

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12 **4) Golf Cart Proposals**  
13 » **Option 1 Cart - \$1,995**  
14 » **Option 2 Cart - \$2,695**  
15 » **Option 3 Cart - \$2,875**

16 Ms. Comings-Thibault presented the proposals for Golf Carts with locking options, and asked for  
17 comments and questions. Discussion ensued.

18 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
19 accepted Option 3 for a 2010 RXV Electric, Single Headlight, Steel cargo Box with 1 Year Limited  
20 Warranty in the amount of \$2,875, and to purchase a Steering Lock and Locking Cover for the Anthem  
21 Park Community Development District.

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23 **5) Dog Waste Signs Proposal**  
24 » **Option 1-3, 12 x 9 - \$176.70 for 6 signs**  
25 » **Option 4, 18 x 12 - \$125.70 for 6 signs**  
26 » **Posts and Post Installers - \$173.70**  
27 » **Sign Mounting Supplies - \$5.70**

28 Ms. Comings-Thibault presented the Dog Waste Signs Proposals. Discussion ensued.

29 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
30 accepted Sign Proposal Option 3; six 12"x9" signs with posts and sign mounting supplies for the Anthem  
31 Park Community Development District.

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33 **6) Holiday Light Decorations Proposal**  
34 » **Greenlife - \$6,995 for the first year & \$2,195 second year**  
35 » **Orlando Christmas Lights - \$8,000**  
36 » **Jingle Bell Lights - \$8,000**

37 Ms. Comings-Thibault presented proposals for Holiday Light decorations. Discussion ensued.

38 This item was tabled. Luke Brothers and Austin Outdoors will present proposals.

- 39 **7) Clubhouse Bathroom Tile & Grout Cleaning Proposal**  
40 » **St. Cloud Handy Man - \$448**  
41 » **Main Street Cleaning - \$1,140**  
42 » **Integrity Carpet & Floor Restoration - \$1,102.09**

43 On a MOTION by Mr. Camacho, SECONDED by Mr. Croad, WITH ALL IN FAVOR, the Board  
44 accepted the St. Cloud Handy Man proposal in the amount of \$448 for tile grout cleaning and sealing for  
45 the Anthem Park Community Development District.

- 46 **8) Flag Pole Light Proposal**

1 Ms. Comings-Thibault presented the Flag Pole Light proposals to the Board.

2 » **Option 1 - \$285 plus install – black only**

3 » **Option 2 - \$69.29 – need to verify install**

4 » **Option 3 - \$149.95 – need to verify install**

5 The Board made the decision to stay with original approved proposal from the prior  
6 meeting.

7 **9) Patio Furniture Proposal**

8 Miss Messinger presented the proposals for patio furniture. Discussion ensued.

9 » **Option 1 - \$531**

10 » **Option 2 - \$519**

11 » **Option 3 - \$699**

12 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board  
13 accepted Option 2 for purchase of three (3) sets of patio furniture in the amount of \$519 each for the  
14 Anthem Park Community Development District.

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16 Miss Messinger presented proposals on exercise equipment and upcoming events; the Spring Egg  
17 Hunt, and Outside Cinema Event.

18 Luke Brothers offered to be a sponsor for the Egg Hunt, providing 3,000 eggs in the amount of  
19 \$417. The Board deferred discussion of the Outside Cinema Event to next meeting.

20 Ms. Comings-Thibault directed Miss Messinger to present a formalized budget for future events  
21 for upcoming budget discussions for the District.

22 Mr. Johnson stated he will look for an ADA Report which was previously conducted for the  
23 exercise room and it will address the requirements of exercise equipment and its placement.

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

25 The Board inquired as to the possibility of installing a 60" television screen for the clubhouse,  
26 and increasing the charge for rental of the clubhouse (\$25 per hour) for residents and/or those outside of  
27 the District.

28 Ms. Comings-Thibault directed Miss Messinger to bring proposals for the installation of the  
29 television and to research what other facilities in the area charge for rentals. A public hearing to address  
30 change of guest rules as well as a possible rental increase could be scheduled in April.

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

32 An audience member asked about the irrigation repairs and trash around the picnic table. Miss  
33 Messinger will address.

34 **EIGHTH ORDER OF BUSINESS-Adjournment**

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36 On a MOTION by Mr. Croad, SECONDED by Ms. Agosta, WITH ALL IN FAVOR, the Board  
37 adjourned the meeting for the Anthem Park Community Development District.

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

4 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
5 meeting held on March 13, 2015.

6 Patricia Comings Thibault  
7  
8 Signature

9 Patricia Comings Thibault  
10  
11 Printed Name

12 Title:  Secretary  Assistant Secretary

Miguel A Camacho  
Signature

MIGUEL A CAMACHO  
Printed Name

Title:  Chairman  Vice Chairman