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

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Friday, January 9, 2014 at 9:00 at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Miguel Camacho	Board Supervisor, Chairman
Kenneth Williams	Board Supervisor, Vice-Chairman
Jorge Arturo Arce	Board Supervisor, Assistant Secretary
Derek Croad	Board Supervisor, Assistant Secretary
Maria Agosta	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Karin Leissing	District Engineer, Boyd Civil Engineering, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta, P.A.
Kristin Messinger	Amenity Manager, Melrose Lifestyle Services
Audience	Present

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS-Administration Items:

A. Approval of Minutes of December 12, 2014 Meeting

Ms. Comings-Thibault presented the Minutes of December 12, 2014 and asked for questions, comments, or corrections.

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 December 12, 2014 for the Anthem Park Community Development District.

B. Acceptance of the Unaudited November 2014 Financial Statements

Ms. Comings-Thibault presented the Unaudited November 2014 Financial Statements and asked for questions or comments.

The Board asked how many years are left on the bond.

Mr. Comings-Thibault stated that it was a 30 year bond. Mr. Johnson stated that the debt amount may be paid off at any time by the individual homeowner and that questions could be directed to the District Management office.

On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board accepted the November 2014 Financial Statements of the Board of Supervisors for the Anthem Park Community Development District.

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

2 **A. Consideration of the Proposal from Luke Brothers for Removal of Trash from**
3 **Individual Receptacles**

4 Ms. Comings-Thibault presented the proposed Contract Addendum for Anthem Park from Luke
5 Brothers, Exhibit 3, increasing the frequency of trash pickup from once a week to twice a month presently
6 and four times a month during the summer months and a monthly increase of \$245.

7 Mr. Camacho suggested that in lieu of the monthly increase of \$245, that an additional trash bin
8 be requested, and/or perhaps hire someone to remove the over-flow between regular pickups.

9 Ms. Messinger will bring quotes for an additional bin and the cost of a golf cart to the next
10 meeting.

11 **B. Consideration of the Proposal from Luke Brothers for Demolition of Dog Park.**

12 Ms. Comings-Thibault presented the Proposal from Luke Brothers for Demolition of Dog Park
13 and asked for questions or comments.

14 It was verified that the existing dog waste receptacle is moveable and should be placed in the new
15 Dog Park.

16 Ms. Comings-Thibault verified that the amount of funds allocated out of the construction fund for
17 the Dog Park and Swing Set in the amount of \$12,305.

18 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
19 accepted the proposal from Luke Brothers for the Old Dog Park Demolition in the amount of \$3,980 for
20 the Anthem Park Community Development District.

21
22 **C. Consideration of Pressure Washing Proposals**

23 Ms. Comings-Thibault presented the proposals from PPM Outdoor, Billy's Pressure Washing,
24 Luke Brothers Landscaping, and Best Price Pressure Washing.

25 The Board discussed having the proposals confirm water source and associated financial
26 responsibility, incorporate a three year option, and that zone maintenance scheduling would be directed
27 by the Board. Mr. Johnson will draft a paragraph reflecting this and forward to the District Amenity
28 Manager.

29 This item was then tabled.

30
31 **D. Additional Matters**

32 There being none, the next item followed.

33
34 **FIFTH ORDER OF BUSINESS-Staff Reports**

35 **A. Manager – Status of Projects**

36 **1) Landscape Grade Report**

37 Ms. Comings-Thibault explained the Landscape Grade Report. She asked for questions or
38 comments. Discussion ensued regarding the current landscape levels of service being performed in the
39 District not meeting the expectations of the Board.

1 2) **Centennial Avenue Mowing – Luke Brothers has advised that if it is CDD**
2 **then it is in the contract. Original map forwarded depicted these parcels as**
3 **HOA.**

4 Ms. Comings-Thibault stated there were three maps designating mowing areas. Mr.
5 Camacho stated that the area in back of the alleyway needs to be included.

6 Ms. Comings-Thibault announced that the website is up and she has been fielding
7 resident emails.

8 Ms. Messinger was asked to present proposals on signs informing the public to pick up
9 after their dogs. Mr. Johnson will provide verbiage for the sign.

10 Proposals for next year’s Christmas decorations should be in the \$3,000-\$5,000 range.

11 **B. Attorney**

12 1) **Status of HOA Quit Claim Deed**

13 Mr. Johnson confirmed that the property belongs to the District and the records of the
14 County are being changed to accurately reflect ownership. Therefore, there’s no need for a Quit Claim
15 Deed. The HOA would like the District to include the end caps for maintenance. He requested direction
16 from the Board as to whether they want to pursue talks with the HOA.

17 The Board discussed and advised Mr. Johnson that they were not interested in acquiring
18 the HOA properties.

19 2) **Status of Eagles Nest-Appraisal Proposals**

20 Mr. Johnson reported that in speaking with two qualified appraisers, one appraiser
21 estimated an appraisal on the property in question would cost the District approximately \$15,000. A
22 second appraiser stated it would be approximately \$2,800, with disclaimers. The offered purchase price is
23 \$60,000, and though conceivably low, the purchaser would bear responsibility to address the Eagles Nest
24 restriction and zoning.

25 Discussion ensued.

26 On a MOTION by Mr. Arce, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board accepted
27 the appraisal proposal for the “Eagles Nest” property in the range of \$2,800 and directed Counsel to
28 proceed forward on behalf of the Anthem Park Community Development District.

29
30 **C. Engineer Report**

31 Ms. Leissing presented her report, Exhibit 7, and asked for questions or comments.

32 After discussion, the Board tabled the Fountain Park and Pier Park proposals and directed Ms.
33 Comings-Thibault to seek other landscaping options.

34 Ms. Comings-Thibault suggested Elite Construction proceed with their part in preparing for the
35 new basketball Court. Cameras have been ordered, and staff is waiting for an executed contract from
36 Protection One.

37 The swing set will be installed once the demolition takes place; the existing dog trash can should
38 be moved before demolition; additional lighting for the walk park is in progress, Ms. Leissing will need a

1 letter of authorization from Mr. Johnson on behalf of the District for the pre-application to the City of St.
2 Cloud, costing \$165, for the Dog Park.

3 **D. Operations manager**

4 »Field Inspection and Operations Report December 2014

5 Ms. Messinger presented her Maintenance Projects and Proposals report. Discussion ensued.

6 Ms. Messinger presented several proposals for the Patriot Park Solar Flag Pole Light.

7
8 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
9 accepted the Patriot Park Solar Flag Pole Light described in Option 1, one silver light, for the Anthem
10 Park Community Development District.

11
12 Mr. Messinger presented proposals for the repair of lights related to the Lake Fountain.

13
14 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board gave
15 authorization to repair the Lake Fountain by replacing the seven light bulbs, only, without GFIs for the
16 Anthem Park Community Development District.

17
18 Ms. Messinger asked for direction on the vandalized furniture. Discussion ensued and the Board
19 tabled the purchase.

20 Ms. Messinger was directed to present proposals of her ideas for future events for the community
21 to the Board.

22 Ms. Messinger presented proposals for the repair of the pool.

23 On a MOTION by Mr. Camacho, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
24 authorized the District Manager to work with the Amenity Manager to obtain three proposals for the
25 repair of the pool. The District Manager was authorized, with an amount not to exceed \$1,200, to accept a
26 proposal for repair for the Anthem Park Community Development District.

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

29 There being none, the next item followed.

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

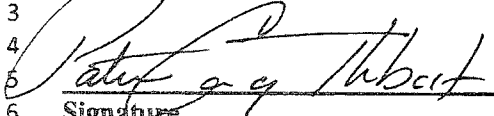
32 There being none, the next item followed.

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

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
2 noticed meeting held on 2/13/15.

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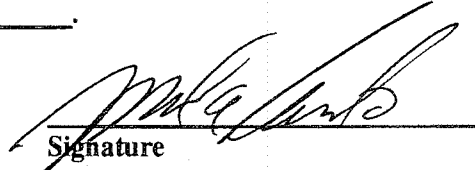
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6 Signature

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8 Patricia Loughbort

9 Printed Name

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11 Title:

- 12 Secretary
13 Assistant Secretary
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Signature

MIGUEL A CANACHO

Printed Name

Title:

- Chairman
 Vice Chairman