

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Friday, November 10, 2023
9:00 A.M.***

Location:

***Anthem Park Clubhouse
2090 Continental Street
St. Cloud, FL 34769***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Anthem Park Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors
Anthem Park Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Anthem Park Community Development District is scheduled for **Friday, November 10, 2023 at 9:00 A.M.** at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, FL 34769.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Friday, November 10, 2023

Time: 9:00 A.M.

Location: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, FL 34769

Dial In: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Regular Meeting Agenda

For the full agenda packet, please contact: patricia@breezehome.com

I. Roll

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. District Engineer

1. Consideration of Proposals

- a. Fender Marine Construction - Pier Replacement **Exhibit 1**

B. District Counsel

C. Amenity Manager Report - Maria Agosta **Exhibit 2**

1. Amenity Manager Tasklist **Exhibit 3**

2. Purchase of New Printer and Scanner for Amenity Center- Not to Exceed \$300

3. Discussion of Resident Hedge Trimming

4. Discussion of Elliptical Repair

5. Discussion of Resident Request to Host a Vendor Market at Clubhouse & Parking Lot

6. Discussion of Neptune Elementary School – Request Access To and Use Of Anthem Park Clubhouse as Part of Emergency Evacuation Plan

7. Discussion of Guardian Cost and Upgrade Analysis

8. Discussion of Spectrum Internet and Proposals **Exhibit 4**

9. Discussion of Ring Cameras from Amazon and Envera Issue Report- Amazon- \$199.99 **Exhibit 5**

10. Discussion of Budget for Basketball Gate Getting Put Back and Fence Repair- Rob's Welding and Fabrication- \$500 **Exhibit 6**

- 11. Proposal to Install 2 Gate Locks at Pool- DC Integrations- \$1,130.00 **Exhibit 7**
- D. Cross Creek Pond Report **Exhibit 8**
- E. Yellowstone Site Report
 - 1. Irrigation Map and Renderings *(To be Distributed)*
 - 2. Tree Pruning Schedule **Exhibit 9**
 - 3. Consideration of Proposals
 - a. Yellowstone- Mulch at Two Playgrounds Proposal- \$3,904.21 **Exhibit 10**
 - b. Yellowstone- Pull out Rock Lava Rock on Pool Deck- \$683.40 **Exhibit 11**
 - c. Yellowstone- Landscaping for Lexington Blvd. Entrance- \$32,879.53 **Exhibit 12**
- F. Bluescapes Pools & Spas Report *(To be Distributed)*
- IV. Consent Agenda**
 - A. Acceptance of the September 2023 Unaudited Financial Statement **Exhibit 13**
 - B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 13, 2023 **Exhibit 14**
- V. Staff Reports**
 - A. District Manager
 - 1. Discussion of Reserve Study
 - 2. Discussion of Pool Monitors Payment
 - 3. Discussion of Private Party Analysis that are Deemed Community Parties
 - a. Egis Email – Community Parties **Exhibit 15**
 - b. FIA Handout - Facility Rental Best Practices **Exhibit 16**
 - B. District Attorney
 - C. District Engineer
- VI. Audience Comments – New Business – (limited to 3 minutes per individual)**
- VII. Supervisor Requests**
 - A. Discussion for Decision: Can the Amenity Manager Leave the Office during Office Hours for District Business
- VIII. Adjournment**