

***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 - *To Be Distributed*

B. District Counsel

1. Discussion of Envera Cost and Upgrade Analysis
2. Pond Maintenance Report- *To Be Distributed*

C. Amenity Manager Report - Maria Agosta

1. Resident Request to Host a Vendor Market at Clubhouse & Parking Lot
2. Neptune Elementary School – Request Access To and Use Of Anthem Park Clubhouse as Part of Emergency Evacuation Plan
3. Discussion of Ring Cameras from Amazon and Envera Issue Report
4. Discussion of Fountain Condensation Repair
5. Discussion of Budget for Basketball Gate Getting Put Back and Fence Repair
6. Update – Task List

Exhibit 1

D. Yellowstone Site Report

Exhibit 2

1. Irrigation Map and Renderings- *Especially Lexington Entrance*

Exhibit 3

2. Consideration of Proposals

- a. Mulch Proposal and Timeline- *Confirm what American Mulch Actually Did* **Exhibit 4**
- b. Soft Rubber Outdoor Mat Proposal **Exhibit 5**
- c. Park Benches in Dog Park Proposal **Exhibit 6**

E. Bluescapes Pools & Spas Report

IV. Consent Agenda

- A. Acceptance of the September 2023 Unaudited Financial Statement **Exhibit 7**
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 13, 2023 **Exhibit 8**

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 9**

b. FIA Handout - Facility Rental Best Practices **Exhibit 10**

B. District Attorney - Neysa Borkert

C. District Engineer

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment