

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Friday, December 8, 2023
6:00 P.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, December 8, 2023 at 6:00 P.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, December 8, 2023

Time: 6:00 P.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
 - B. District Counsel
 1. Special Assessment Engagement Letter- Clark & Albaugh **Exhibit 1**
 2. Consulting Services Engagement Agreement- J.H. McKay, LLC **Exhibit 2**
 - a. J.H. McKay, LLC Services Offered **Exhibit 3**
 - C. Amenity Manager Report - Maria Agosta **Exhibit 4**
 1. Amenity Manager Tasklist **Exhibit 5**
 2. Consideration of Proposals
 - a. Flag World, Inc.- Flag Proposal- \$348.00 **Exhibit 6**
 - D. Cross Creek Pond Report **Exhibit 7**
 - E. Yellowstone Site Report **Exhibit 8**
 1. Monthly Landscape Maintenance Visual Scorecard and Photos **Exhibit 9**
 2. Lawn & Ornamental Report **Exhibit 10**
 3. Consideration of Proposals
 - a. Club House Line Repair Underneath Pavers- \$823.99 **Exhibit 11**
 - F. Bluescapes Pools & Spas Report *(To be Distributed)*
 1. Pool Coping Repair- \$550.00 **Exhibit 12**

IV. Consent Agenda

A. Acceptance of the October 2023 Unaudited Financial Statement **Exhibit 13**

B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 10, 2023 **Exhibit 14**

C. Ratification of Contracts

1. Service Agreement Between Anthem Park Community Development District and Crosscreek Environmental Inc. **Exhibit 15**

V. Staff Reports

A. District Manager

1. Presentation of Fund Balance Analysis **Exhibit 16**

2. Discussion of Meeting Dates

3. Discussion and Confirmation of Office Hours

B. District Attorney

C. District Engineer

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

VII. Supervisor Requests

VIII. Adjournment