

***ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Friday, March 8, 2024  
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

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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, March 8, 2024 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, March 8, 2024

**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](mailto:patricia@breezehome.com)*

### **I. Roll**

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

### **III. Business Items**

#### A. District Engineer

##### 1. Parcel G & M Stormwater Review

a. Permit for Anthem Park Track M

**Exhibit 1**

b. Permit for Anthem Park Track G

**Exhibit 2**

#### B. District Counsel

##### 1. Consideration for Approval of Sunset Park Pier Construction Agreement with Anthem Park Community Development District and Fender Marine Construction Inc.

**Exhibit 3**

##### 2. Status of Assessment Matter

#### C. Amenity Manager Report

**Exhibit 4**

##### 1. Amenity Manager Tasklist *(To be Distributed)*

**Exhibit 5**

##### 2. Update on Pool Monitor

##### 3. Consideration of Fence Proposals

a. Lasray- Dog Park- Install Bottom Rail and Proper Ties- \$4,352.00

**Exhibit 6**

b. Prime Tassons Fences- Dogpark Repair Aluminum- \$3,800.00

**Exhibit 7**

c. Lasrasy- Basketball Court- Install Bottom Rail and Proper Ties- \$4,753.00

**Exhibit 8**

d. Prime Tassons Fences- Basketball Court Fence- \$3,900.00

**Exhibit 9**

- e. All In One Fence LLC- Basketball Field and Dog Field Bottom Riels Repairs- \$11,900.00 [Exhibit 10](#)
      - f. Lasray- Fountain Park Fence- Replacement of 4FT Aluminus Fence- \$365.00 [Exhibit 11](#)
      - g. All In One Fence LLC- 6FT Riel Repair- Project Completed- \$150.00 [Exhibit 12](#)
    - 4. Consideration of Camera Proposals [Exhibit 13](#)
      - a. Discussion on Increase in Services Levels of Spectrum [Exhibit 14](#)
    - 5. Consideration of Park Benches [Exhibit 15](#)
    - 6. Consideration of Sand Proposal for Volleyball Court
      - a. Yellowstone- \$6,997.61 [Exhibit 16](#)
      - b. District Engineer (*To be Distributed*) [Exhibit 17](#)
    - 7. Consideration of Other Proposals
      - a. Matao Brick Pavers Inc- Brick Repair- \$2,100.00 [Exhibit 18](#)
      - b. Manny’s 407 Electric Inc.- Fix 4 Patio Fans and GFCI Outlet- \$1,475.00 [Exhibit 19](#)
  - D. Emerge
  - E. Cross Creek Pond Report [Exhibit 20](#)
  - F. Yellowstone
    - 1. February Site Report [Exhibit 21](#)
    - 2. February Fertilizer Report [Exhibit 22](#)
    - 3. Consideration of Proposals
      - a. Irrigation Repair- 2” Valve Along Old Cance Rd.- \$610.00 [Exhibit 23](#)
      - b. Irrigation Repair- Decoders and Solenoid- \$890.87 [Exhibit 24](#)
      - c. Stump Grinding Tree Behind Clubhouse- \$342.48 [Exhibit 25](#)
  - G. Bluescapes Pools & Spas Report (*To be Distributed*) [Exhibit 26](#)
- IV. Consent Agenda**
- A. Acceptance of the January 2024 Unaudited Financial Statement [Exhibit 27](#)
    - 1. January 2024 Variance Report [Exhibit 28](#)
  - B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 9, 2024 [Exhibit 29](#)

**V. Staff Reports**

A. District Manager

1. Consideration for Approval of Agreement Between Anthem Park Community Development District and Osceola County Tax Collector

**Exhibit 30**

B. District Attorney

C. District Engineer

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

**VII. Supervisor Requests**

**VIII. Adjournment**