

1
2
3
4
5
6
7
8
9

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

10 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development
11 District was held on Friday, August 10, 2018 at 9:00 a.m. at the Anthem Park Clubhouse, 2090
12 Continental Street, St. Cloud, Florida 34769.

13
14
15
16

FIRST ORDER OF BUSINESS – Roll Call

17 Ms. Comings-Thibault called the meeting to order.

18 Present and constituting a quorum were:

19
20
21
22
23
24

Kenneth Williams	Board Supervisor, Chairman
Gerald Harrington	Board Supervisor, Vice Chairman
Blair Possenreide	Board Supervisor, Assistant Secretary
Jorge Arce	Board Supervisor, Assistant Secretary

25 Also present were:

26
27
28
29
30
31

Patricia Comings-Thibault	District Manager
Neysa Borkert	District Counsel
Maria Agosta	Amenity Manager
Rob Stultz	Yellowstone

32
33
34
35

The following is a summary of the discussions and actions taken at the August 10, 2018 Anthem Park CDD Board of Supervisors meeting.

36
37
38
39
40
41

SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items – Supervisors will respond during agenda item presentation)

42
43
44

Moving on to the Second Order of Business, Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on agenda items. Ms. Comings-Thibault stated that questions concerning the budget will be addressed later in the meeting. Discussion ensued concerning security presence.

THIRD ORDER OF BUSINESS – Administration Items

Moving on to the Third Order of Business, Ms. Comings-Thibault presented the administration items that included the Amenity Manager report, the minutes of the Board of Supervisors' regular meeting held on July 13, 2018 regular meeting and the unaudited June 2018 financial statements and asked for questions, additions, or corrections.

A. Exhibit 1: Amenity Manager Report

Ms. Maria Agosta presented the Amenity Manager Report to the Board.

- Consideration of Proposal for Panic Bar: \$521.37
- Security Service Report
- Police Reports
- Presentation of Resident Violation Form

42
43
44

On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board accepted the Proposal for Panic Bar totaling \$521.37 for the Anthem Park Community Development District.

45 **B. Exhibit 2:** Consideration of the July 13, 2018 Meeting Minutes

46 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board
47 approved the **July 13, 2018** Meeting Minutes for the Anthem Park Community Development District.

48 **C. Exhibit 3:** Acceptance of the Unaudited June 2018 Financial Statements

49 On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
50 accepted the Unaudited **June 2018** Financial Statements for the Anthem Park Community Development
51 District.

52 **FOURTH ORDER OF BUSINESS – Business Items**

53 Moving on to the Fourth Order of Business, Ms. Comings-Thibault presented the business items
54 and called for a motion to open the Fiscal Year 2018-2019 Budget Public Hearing. Ms. Comings-
55 Thibault presented the Fiscal Year 2018-2019 Budget Public Hearing to the Board for their review and
56 consideration. The Board discussed the Fiscal Year 2018-2019 Budget Public Hearing and entertained
57 questions from the audience. After all questions were answered, Mr. Harrington made a motion to close
58 the public hearing.

59 **A. Exhibit 4:** Fiscal Year 2018-2019 Budget Public Hearing

60 On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
61 opened the Fiscal Year **2018-2019** Budget Public Hearing for the Anthem Park Community Development
62 District.

63
64 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board
65 closed the Fiscal Year **2018-2019** Budget Public Hearing for the Anthem Park Community Development
66 District.

67 **B. Exhibit 5:** Consideration of Resolution 2018-04; Adopting the Fiscal Year 2018-2019 Budget

68 Ms. Comings-Thibault presented Resolution 2018-04; Adopting the Fiscal Year 2018-2019 Budget to
69 the Board for their review and consideration.

70 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
71 adopted Resolution **2018-04**; Adopting the Fiscal Year 2018-2019 Budget for the Anthem Park
72 Community Development District.

73 **C. Exhibit 6:** Fiscal Year 2018-2019 Assessment Public Hearing

74 Ms. Comings-Thibault called for a motion to open the Fiscal Year 2018-2019 Assessment Public
75 Hearing. Ms. Comings- Thibault presented the Fiscal Year 2018-2019 Assessments to the Board for
76 their review and consideration. The Board discussed the Fiscal Year 2018-2019 Assessments and
77 entertained questions from the audience. After all questions were answered, Ms. Possenreide made a
78 motion to close the public hearing.

79 On a MOTION by Mr. Williams, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board
80 opened the Fiscal Year **2018-2019** Assessment Public Hearing for the Anthem Park Community
81 Development District.

82

83 On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
84 closed the Fiscal Year **2018-2019** Assessment Public Hearing for the Anthem Park Community
85 Development District.

86 D. **Exhibit 7:** Consideration of Resolution 2018-05; Providing for the Collection & Enforcement of
87 Special Assessments for Fiscal Year 2018-2019

88 Ms. Comings-Thibault presented Resolution 2018-05; Providing for the Collection & Enforcement of
89 Special Assessments for Fiscal Year 2018-2019 Budget to the Board for their review and
90 consideration.

91 On a MOTION by Mr. Harrington, SECONDED by Ms. Possenreide, WITH ALL IN FAVOR, the Board
92 adopted Resolution **2018-05**; Providing for the Collection & Enforcement of Special Assessments for
93 Fiscal Year 2018-2019 Budget for the Anthem Park Community Development District.

94 E. **Exhibit 8:** Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit
95 Organizations

96 Ms. Comings-Thibault called for a motion to open the Public Hearing Regarding Amending the
97 Facility Policy & Rate for Non-Profit Organizations. Ms. Comings- Thibault presented the Ruling
98 Change to the Board for their review and consideration. The Board discussed the Ruling Change and
99 entertained questions from the audience. After all questions were answered, Mr. Harrington made a
100 motion to close the public hearing.

101 On a MOTION by Ms. Possenreide, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
102 opened the Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations
103 for the Anthem Park Community Development District.

104
105 On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
106 closed the Public Hearing Regarding Amending the Facility Policy & Rate for Non-Profit Organizations
107 for the Anthem Park Community Development District.

108 F. **Exhibit 9:** Consideration of Resolution 2018-06; Amending the Facility Policy & Rate for Non-
109 Profit Organizations

110 Ms. Comings-Thibault presented Resolution 2018-06; Amending the Facility Policy & Rate for Non-
111 Profit Organizations to the Board for their review and consideration.

112 On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
113 adopted Resolution **2018-06**; Amending the Facility Policy & Rate for Non-Profit Organizations for the
114 Anthem Park Community Development District.

115 G. **Exhibit 10:** Consideration of Resolution 2018-07; A Designation of Meeting Times & Place

116 Ms. Comings-Thibault presented Resolution 2018-07; A Designation of Meeting Times & Place to
117 the Board for their review and consideration.

118 On a MOTION by Mr. Harrington, SECONDED by Mr. Williams, WITH ALL IN FAVOR, the Board
119 adopted Resolution **2018-07**; A Designation of Meeting Times & Place given the meeting changes that
120 are stipulated moving the night meetings to December 6, 2018 at 6:00 p.m. and May 9, 2019 at 6:00 p.m.
121 for the Anthem Park Community Development District.

122 H. **Exhibit 11:** Consideration of Resumes for Supervisor Seat 1 – Term Expires 11/2018

123 Ms. Comings-Thibault presented the resumes for supervisor seat # 1 that has a term expiring 11/2018
124 to the Board for their review and consideration.

125 **1. Vickie Perez**

126 Ms. Perez was not present, next item followed.

127 **2. Motilal Sahatoo**

128 Mr. Sahatoo gave his introduction and informed the Board about his experience.

129 **3. Nicholas Carroll**

130 Mr. Carroll gave his introduction and informed the Board about his experience.

131 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH Ms. Possenreide Voting AYE, and
132 Mr. Williams Voting Nay, the Board appointed **Mr. Motilal Sahatoo** to Supervisor Seat 1 – Term
133 Expires 11/2018 for the Anthem Park Community Development District.

134 **I. Exhibit 12: Oath of Office of New Supervisor, Form 1, and Sunshine Law Compensation**

135 Ms. Comings-Thibault presented the Oath of Office of New Supervisor, Form 1, and explained the
136 Sunshine Law Compensation to the newly elected supervisor. Ms. Comings-Thibault advised the
137 newly elected supervisor that he is entitled to compensation of \$200 per meeting and asked whether
138 he would like to receive or waive compensation.

139 ➤ **Mr. Sahatoo** read and signed the Oath of Office and accepted compensation.

140 **J. Exhibit 13: Consideration of Resolution 2018-08; A Designation of Officers**

141 Ms. Comings-Thibault presented Resolution 2018-08; A Designation of Officers to the Board.

142 On a MOTION by Mr. Williams, SECONDED by Mr. Harrington, WITH ALL IN FAVOR, the Board
143 adopted Resolution **2018-08; A Designation of Officers**, appointing the Officers of the District as follows:
144 **Mr. Kenneth Williams** to serve as chairman, **Mr. Gerald Harrington** to serve as Vice Chairman, and
145 **Ms. Blair Possenreide, Mr. Jorge Arce, and Mr. Motilal Sahatoo (after Oath)** to serve as Assistant
146 Secretaries; District Staffing as follows: **Ms. Patricia Comings-Thibault** as Secretary and Treasurer,
147 **Mr. Maik Aagaard** as Assistant Treasurer; and **Ms. Janet Johns** as Assistant Secretary for the Anthem
148 Park Community Development District.

149 **K. Exhibit 14: Discussion of Tree Trimming**

150 **SIXTH ORDER OF BUSINESS – Staff Reports**

151 Moving on to the Seventh Order of Business, Ms. Comings-Thibault opened the floor the district
152 staff to present their reports. There being none, next item followed.

153 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

154 Moving on to the Eighth Order of Business, Ms. Comings-Thibault opened the floor for the
155 supervisors to present their requests. There being none, next item followed.

156 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes
157 per individual for non-agenda items)**

158 Moving on to the Eighth Order of Business, Ms. Comings-Thibault opened the floor to the
159 audience to comment on new business items.

160 A resident asked about the policy concerning pool access for non-residents. The Board advised
161 that they will bring the policy concerning pool access and the policy for renting the clubhouse and
162 adjoining patio to the next meeting for discussion.

163 **NINTH ORDER OF BUSINESS – Adjournment**

164 Moving on to the Ninth Order of Business, Ms. Comings-Thibault asked for final questions,
165 comments, or corrections. There being none, Mr. Harrington made a motion to adjourn the meeting.

166 On a MOTION by Mr. Harrington, SECONDED by Mr. Arce, WITH ALL IN FAVOR, the Board
167 adjourned the meeting for the Anthem Park Community Development District.

168
169 **Each person who decides to appeal any decision made by the Board with respect to any matter*
170 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
171 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
172

173 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
174 meeting held on _____.

175 *Patricia Comings-Thibault*
176
177 Signature

178 *Patricia Comings-Thibault*
179 Printed Name

180 Title: Secretary Assistant Secretary

Kenneth Williams
Signature

Kenneth Williams
Printed Name

Title: Chairman Vice Chairman