

***ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package  
Regular Meeting and Public Hearing***

***Date/Time:  
Wednesday, January 7, 2026  
9:30 A.M.***

***Location:  
Anthem Park Clubhouse  
2090 Continental Street  
St. Cloud, Florida 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 Kai

**2502 N. Rocky Point Dr. Suite 1000**

**Tampa, FL 33607**

**813-565-4663**

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 **Wednesday, January 7, 2026, at 9:30 A.M.** at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 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,

*Andy Mendenhall*

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Wednesday, January 7, 2026

**Time:** 9:30 A.M.

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

Supervisor	Position	
Blair Possenriede	Chairman	
Sarah Kubik Kraeuter	Vice Chair	
Yasiris Santos Nieves	Assistant Secretary	
Linda Ellens	Assistant Secretary	
Gail Dee	Assistant Secretary	

**TEAMS:** [Join the meeting now](#)

Meeting ID: 298 029 342 947 7

Passcode: 2Hr9ZS9v

**Dial in by phone:** [+1 312-667-7136,,961884126#](tel:+13126677136961884126)

Phone conference ID: 961 884 126#

Mute/Unmute: \*6

## ***Regular Meeting and Public Hearing***

*For the full agenda packet, please contact [anthempark@hikai.com](mailto:anthempark@hikai.com)*

### **I. Call to Order / Roll Call**

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

### **III. Business Items**

A. Public Hearing on Amended Rules of Procedure

B. Consideration/Adoption of Resolutions

1. 2026-04, Adopting Amended Rules of Procedure

**Exhibit 1**

2. 2026-05, Setting Public Hearing on Disciplinary Rules

**Exhibit 2**

### **IV. Staff & Vendor Reports**

A. District Counsel

1. Discussion: Witness Subpoena

B. District Engineer

C. Facility Manager

1. January 2026 Report

2. Steadfast – December 2025 Waterway Treatment Report

**Exhibit 3**

3. Yellowstone – December 2025 Report

**Exhibit 4**

4. Consideration/Approval of Proposals:

a. Rock Well – Solar Battery Installation - \$510.00

**Exhibit 5**

b. F&F Santos – Pool Deck Repair - \$6,000.00

**Exhibit 6**

- c. Sterling – Grinding, Sawing, Pourback - \$10,800.00 [Exhibit 7](#)
- d. Mister Sparky – Safety Inspection Report [Exhibit 8](#)
  - i. Surge Protection - \$5,619.25 [Exhibit 9](#)
  - ii. Surge Protection & Panel Replacement - \$13,791.61 [Exhibit 10](#)

D. District Manager

**V. Administrative Items**

- A. Consideration/Approval of the December 3, 2025, Regular Meeting Minutes [Exhibit 11](#)
- B. Consideration/Acceptance of the November 2025 Unaudited Financial Statements [Exhibit 12](#)

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

**VII. Supervisor Requests**

**VIII. Adjournment**