

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Wednesday, April 1, 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, April 1, 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, April 1, 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](tel:+13126677136),961884126#

Phone conference ID: 961 884 126#

Mute/Unmute: *6

Regular Meeting

For the full agenda packet, please contact 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. Consideration/Adoption of Resolution 2026-07, General Election

[Exhibit 1](#)

IV. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Facility Manager

1. March 2026 Report

2. Yellowstone – March 2026 Maintenance Report

[Exhibit 2](#)

D. District Manager

V. Administrative Items

A. Consideration/Approval of the March 4, 2026, Regular Meeting Minutes

[Exhibit 3](#)

B. Consideration/Acceptance of the February 2026 Unaudited Financial Statements

[Exhibit 4](#)

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

VII. Supervisor Requests

VIII. Adjournment