

***ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Wednesday, June 3, 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, June 3, 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, June 3, 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](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. Consideration/Adoption of Resolution 2026-09, Designating Officers

**[Exhibit 1](#)**

B. Ratification of Resolution 2026-10, Authorizing Bank Account Signatories

**[Exhibit 2](#)**

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

A. District Counsel

B. District Engineer

C. Facility Manager

1. June 2026 Report

**[Exhibit 3](#)**

2. Presentation of Street Sign Policy – City of St. Cloud

**[Exhibit 4](#)**

a. Response to No Parking Signs

**[Exhibit 5](#)**

3. Consideration of Flagpole Rope Replacement Proposals

a. Flag World - \$430.00

**[Exhibit 6](#)**

b. Halyard - \$1,950.00

**[Exhibit 7](#)**

4. Steadfast – May 2026 Aquatic Treatment Report

**[Exhibit 8](#)**

5. Yellowstone – May 2026 Irrigation Inspection Report

**[Exhibit 9](#)**

a. Consideration of Troubleshoot 2-Wire Path Proposal -  
\$6,467.33

**[Exhibit 10](#)**

D. District Manager

**V. Consent Agenda Items**

A. Consideration/Approval of the May 6, 2026, Regular Meeting Minutes

**Exhibit 11**

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

**VII. Supervisor Requests**

**VIII. Adjournment**

# **EXHIBIT 1**

AGENDA

**RESOLUTION 2026-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF ANTHEM PARK  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Anthem Park Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Osceola, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Blair Possenriede</u>	Chairman
<u>Sarah Kubik Kraeuter</u>	Vice-Chair
<u>Andrew Mendenhall</u>	Secretary
<u>Ken Joines</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>Yasiris Santos Nieves</u>	Assistant Secretary
<u>Linda Ellens</u>	Assistant Secretary
<u>Gail Dee</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_ day of June 2026.

**ATTEST:**

**ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

# **EXHIBIT 2**

AGENDA

**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ANTHEM PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Anthem Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

**WHEREAS**, the Board desires to designate new authorized officers for the District's accounts.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Andrew Mendenhall (Secretary), Ken Joines (Treasurer), Sonia Valentin (Assistant Treasurer), and Lauren Parsons (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of May 14, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 14th DAY OF MAY, 2026.**

**ATTEST:**

**ANTHEM PARK COMMUNITY  
DEVELOPMENT DISTRICT**



Print Name: Andrew P. Mendenhall

Print Name: Blair Possenriede

Secretary/Assistant Secretary

Chair/Vice Chair of the Board of Supervisors

# **EXHIBIT 3**

AGENDA



## Amenity Center Management Report

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Meeting: June 3, 2026

*Submitted by Maria Agosta*

### **I. Completed and Upcoming Project Updates**

1. Oasis Agreement
2. Sunset Park Stone
3. Playground Mats
4. Volleyball Court Sand
5. Tennis Nets
6. Shed
7. Code enforcement
8. Pool Monitoring
9. Flag at entrance

### **II. Events and Resident Requests**

1. Resident would like to set up a petting zoo in green space.  
Are there any restrictions and would insurance requirement be the same?

# **EXHIBIT 4**

AGENDA

# **CITY OF ST. CLOUD'S**

## **Street Sign Policy**

### **PURPOSE:**

These policies and procedures are intended to regulate the uniform placement of street signs within the City of St. Cloud. Street signs are considered to be safety measures and uniform placement will help minimize sign pollution. Following guidance from Florida Department of Transportation and the Manual of Uniform Traffic Control Devices (MUTCD), drivers tend to ignore all signs with excessive sign pollution (e.g. too many signs within an area).

### **POLICY:**

City Code Section 42.2 gives the City Manager or designee the right to erect street signage.

For the safety of the motorist and pedestrians using the City of St. Cloud's right of ways, all signage shall meet the minimum Manual of Uniform Traffic Control Devices (MUTCD), Florida Department of Transportation (FDOT), and Federal Highway Administration (FHWA) standards. Request for additional regulatory signage will be evaluated by the Public Works Department for compliance with the applicable regulations.

Request for additional signage for Traffic Calming shall go through the process defined in the Public Works Department's Traffic Calming Policy.

Request for Children at Play signs, Deaf Child signs, Wildlife Crossing signs, or other similar informational signs are not recognized by the FDOT or the FHWA as official traffic control devices. These types of signs will no longer be installed, maintained, or permitted within the City's right of way. Once existing signs reach the end of their useful life, they may be removed and not replaced.

City of St. Cloud roads are public and, unless otherwise posted, available for motor vehicles to park on the right-of-way except as prohibited by applicable law. Individuals, communities, and Home Owner Associations (HOAs) should report parking in designated no parking areas to City of St. Cloud's Police Department at 407-891-6700.

For HOAs requesting the City install No Parking signs within their community, the HOA shall:

1. obtain approval of the majority of the owners of the lots on a petition in support of the No Parking signs.
2. Revise their Deed Restrictions to reflect the new community policy and enter into an agreement with the City of St. Cloud to pay for all improvements (poles, signs, striping, etc.) and ongoing maintenance that is required.
3. Coordinate with the City of St. Cloud Police Department regarding enforcement of traffic laws and parking restriction policies. HOAs may be required to enter into an agreement to provide for enforcement of traffic policies within the community by a private provider and all costs of such enforcement shall be paid by the HOA as an operating expense. Regarding enforcement by the City the City of St. Cloud Police Department shall determine how to enforce violations to the community No Parking signage.

# **EXHIBIT 5**

AGENDA

From: **Community Compliance**

Date: Wed, May 27, 2026 at 8:55 AM

Subject: RE: No Parking Signs

To: Maria Agosta

, Community Compliance

Cc: Mirnaly Maldonado

Good afternoon,

Thank you for reaching out regarding the parking concerns in Anthem Park.

Code Enforcement would not be involved with the placement of "No Parking" signs within the community. I have included the Executive Admin for Public Works, who may be able to assist you or help point you in the right direction regarding signage questions and requests.

I also wanted to clarify that Code Enforcement does not enforce parking violations.

Please let us know if you have any additional questions.



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**Claudia Klockars**

**Community Development Coordinator**

# **EXHIBIT 6**

AGENDA

**Flag World, Inc.**  
 811 Virginia Dr  
 Orlando, FL 32803 USA  
 4078959245  
 info@aflagworld.com  
 http://www.aflagworld.com



# Estimate

**ESTIMATE #** 4450  
**DATE** 05/07/2026

**ADDRESS**  
 Anthem Park CDD  
 2090 Continental St  
 St Cloud, FL 34769

**SHIP TO**  
 Anthem Park CDD  
 2090 Continental St  
 St Cloud, FL 34769

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

**SHIP VIA**  
 Service

**SALES REP**  
 Rocky

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Service</b> Installation / Re Rope from the top	1	375.00	375.00
	<b>Rope:5/16 White</b> 5/16 white rope	60	0.75	45.00T
	<b>Clips:Brass</b> Lg brass clips	1	10.00	10.00T

Flag World at this time does not accept payments through QuickBooks.  
 Please review the estimate below. Feel free to contact us if you have any  
 questions.

The information in this estimate is confidential between the Flag World  
 sales associate and the above-stated customer. Our Installers do not have  
 access to this information. All deposits are non-refundable.

**SUBTOTAL** 430.00  
**TAX** 0.00  
**TOTAL** **\$430.00**

Thanks for your business!  
 Flag World, Inc.

Accepted By

Accepted Date

# **EXHIBIT 7**

AGENDA

Sent via messenger:

Based on the photo, this appears to be an external rope system on approximately a 30-foot commercial aluminum flagpole. Since the rope has been tied off and needs to be fully replaced, our technician will remove the existing halyard and install a new heavy-duty, weather-resistant rope along with reconnecting your flag.

### **Flagpole Halyard Replacement Quote**

2090 Continental St.

St. Cloud, FL 34769

### **Scope of Work**

- Remove existing damaged/tied halyard
- Install new commercial-grade halyard rope
- Reattach and test flag operation
- Inspect pulley and snap hooks for proper function
- Final operational check

**Total Investment: \$1950**

### **Important Notes**

- Pricing includes standard halyard replacement and installation.
- If additional components such as the truck assembly, pulley, snap hooks, or cleat are found to be damaged and require replacement, we will provide pricing before proceeding.
- If specialized lift equipment becomes necessary due to site conditions or accessibility, additional charges may apply.

### **Payment Terms**

- 50% deposit required to schedule
- Remaining balance due immediately upon completion

Once your deposit is received, we will assign your project to our scheduling team and coordinate a service date with you.

Please let me know if you would like me to send over the invoice to get this scheduled.

# **EXHIBIT 8**

AGENDA



## Anthem Park CDD Aquatics

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### Aquatic Treatment Report

May 2026



Printed: May 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Apr 30, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds 1,2,3 for grasses  
-Fountains are both on and functioning properly.

**Weather Conditions:**

Hazy Thu, Apr 30, 2026, 7:38 AM



**88°F**

Wind: 12 mph

**68°F**

Humidity: 100%

Total Precip: 0"

**Attachments:** 3





Printed: May 26, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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### May 15, 2026

**Job:** SE1442 Anthem Park CDD

**Title:**

**Added By:** Richard Perez

**Log Notes:**

pick up trash

**Weather Conditions:**

Partly cloudy with showers Fri, May 15, 2026, 12:08 PM



Partly cloudy with showers

**91°F**  
**65°F**

Wind: 8 mph  
Humidity: 90%  
Total Precip: 0"

**Attachments:** 5

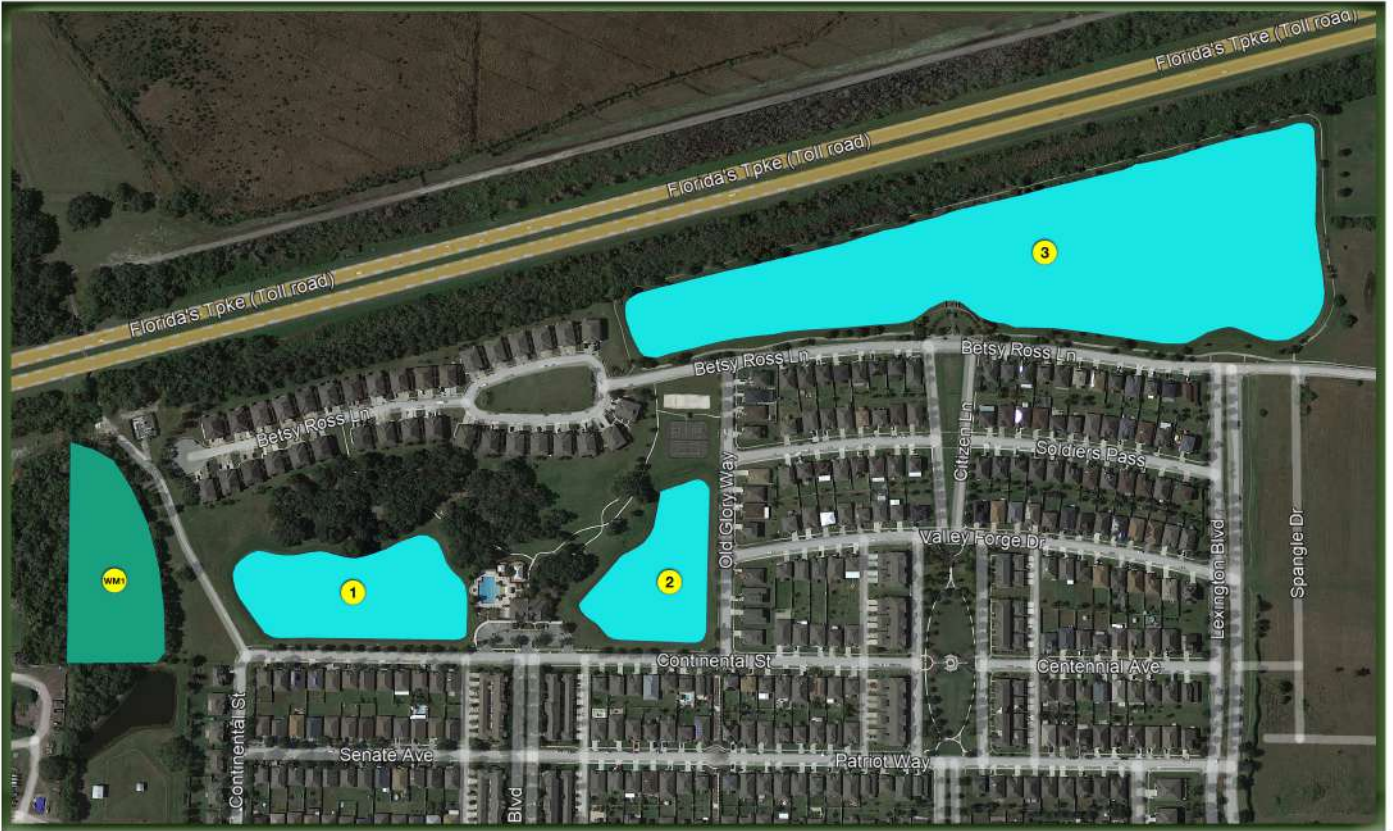




# ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:



# **EXHIBIT 9**

AGENDA



## Anthem Park CDD

Account Manager: Nathaniel Anderson

Tuesday, May 26, 2026

### Monthly Landscape Maintenance Summary

#### Week One: Full-Service Maintenance

1. Completed full-service maintenance throughout the property, including mowing, edging, and string trimming of all turf areas, sidewalks, curbs, and fence lines.
2. Lifted and elevated tree canopies along Capital Blvd to improve visibility, pedestrian clearance, and the overall appearance of the streetscape.
3. Applied herbicide treatment around tree rings on Betsy Ross to control weeds and maintain a clean, well-defined appearance around the trees.
4. Emptied and cleaned all trash receptacles throughout the property to help maintain a neat and presentable community appearance.

#### Week Two: Full-Service Maintenance

5. Performed full-service mowing, edging, and string trimming throughout the entire property, including all common areas and perimeter sections.
6. Applied weed control treatment in the landscape beds along Lexington Blvd to reduce unwanted weed growth and improve the appearance of planted areas.
7. Emptied all trash cans throughout the property and removed debris from common areas.
8. Raked and detailed the volleyball court to maintain a smooth and clean playing surface for residents.

#### Week Three: Full-Service Maintenance

9. Completed mowing, edging, and string trimming throughout the property to maintain turf health and overall curb appeal.
10. Detailed and shaped shrubs around the clubhouse area and applied herbicide treatment to eliminate weeds within the surrounding landscape beds.
11. Emptied all trash receptacles throughout the property and cleaned surrounding areas as needed.

12. Maintained the retention pond area on Betsy Ross by mowing and trimming overgrown vegetation for improved appearance and accessibility.
13. Applied weed control treatment around tree rings on Betsy Ross to maintain clean bed lines and reduce weed growth.

#### **Week Four: Full-Service Maintenance**

14. Performed full-service mowing, edging, and string trimming throughout all common areas of the property.
15. Applied weed control treatment within landscape beds and detailed shrubs near the swing set park to enhance the appearance of the recreational area.
16. Treated active ant mounds around the clubhouse area to help reduce pest activity and improve safety for residents and guests.
17. Pulled weeds by hand within landscape beds to improve the cleanliness and presentation of the property.

#### **Mowing Activities**

18. Perform weekly mowing and string trimming of retention pond and common areas throughout the property.
19. Perform weekly mowing service on all St. Augustine turf throughout the property.

#### **Irrigation Activities**

20. Conducted thorough inspection of the irrigation system.
21. Document and reported any major requiring further attention.
22. The rewire for phase one irrigation is still in progress.

#### **Fertilization And Pest Control Activities**

23. Treat the property for turf weeds also treat shrubs for insects.

# **EXHIBIT 10**

AGENDA



**Landscape Enhancement Proposal for  
Anthem Park CDD**

Maria Agosta  
Breeze  
2090 Continental St  
St Cloud, FL 34769  
anthemparkcdd@gmail.com

**LOCATION OF PROPERTY**

2050 Remembrance Ave  
St Cloud, FL 34769

**Troubleshoot 2-Wire path, Lexington and Betsy  
Ross no zones are operational**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Troubleshoot non-functioning zones 4 Thru 64	60	\$77.03	\$4,621.64
DBRY 600 wire splices	200	\$9.23	\$1,845.69

**Phase 1: Preparation & System Diagnostics**

**Gather Documentation:** Retrieve the site's as-built drawings detailing the exact wire path, decoder addresses, and physical locations.  
**Controller Check:** Power down the system. Disconnect the 2-wire path from the controller to isolate the field wiring.  
**Establish Benchmark:** Use a highly sensitive leakage clamp meter and a 24V AC transformer (or the controller's diagnostic mode) to measure baseline current and voltage at the controller output. Decoders typically draw between  $(0.5 \text{ mA})$  to  $(5 \text{ mA})$  each at rest, giving an expected baseline.

**Phase 2: Wire Tracing & Mapping**

**Connect Wire Locator:** Disconnect both legs of the field wires from the controller and connect your wire locator. For safety, attach the red lead to both twisted-together wires and the black lead to a grounding stake.  
**Trace the Path:** Walk the wire route using an advanced cable fault locator (e.g., Armada Pro 900 or Tempo) to map the physical path and mark existing decoders or splices.

**Phase 3: Fault Isolation (The Halving Procedure)**

**Find the Faulty Leg:** Use the "halving procedure" to isolate the wire path. Go to the physical midpoint of the decoder path.  
**Isolate Sections:** Disconnect the wire in a valve box at the halfway mark. Return to the controller, reattach the first half, and test the system. If the fault clears, it is in the second half of the path; if it remains, the issue is in the first half.  
**Repeat & Narrow:** Continue halving the remaining bad section until you have pinpointed the exact span of wire or a specific decoder that contains the fault.

**Phase 4: Pinpointing the Fault**

**Identify the Culprit:** Once you have isolated a short, open, or ground fault to a specific span, use your clamp meter to check current at each individual decoder. Look for a jump from low to high current (chasing the high number) to locate the exact short.  
**Inspect Splices:** Because underground splices are often the weakest point, expose the valve boxes in that section and check for moisture damage or loose connections.

**Phase 5: Repair & Verification**

**Execute Repair:** Cut out the damaged wire section or bad splice. Re-splice using high-quality waterproof direct-burial connectors (e.g., DBRY-6).

**Verify and Test:** Reconnect the repaired path to the controller. Run a full system command in the decoder diagnostic screen to ensure all 60 zone decoders are communicating properly, checking for expected station voltage and current.

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Anthem Park CDD**

<b>Subtotal</b>	<b>\$6,467.33</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$6,467.33</b>

**THIS IS NOT AN INVOICE**

# **EXHIBIT 11**

AGENDA

1 **MINUTES OF MEETING**  
2 **ANTHEM PARK**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development  
5 District was held on Wednesday, May 6, 2026 at 9:30 a.m. at Anthem Park Clubhouse, 2090 Continental  
6 Street, St. Cloud, Florida 34769.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Blair Possenriede	Board Supervisor, Chairwoman
11 Sarah Kubik Kraeuter	Board Supervisor, Vice Chairwoman
12 Linda Ellens	Board Supervisor, Assistant Secretary
13 Yasiris Santos-Nieves	Board Supervisor, Assistant Secretary
14 Gail Dee	Board Supervisor, Assistant Secretary

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 Maria Agosta	Facility Manager, Kai
18 Lindsay Moczynski ( <i>Virtual</i> )	District Counsel, KVV
19 Greg Woodcock ( <i>Virtual</i> )	District Engineer, Stantec

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 Mr. Harrington questioned the reduced clubhouse office hours.

22 A resident expressed concerns regarding snakes and alligators in the community.

23 **THIRD ORDER OF BUSINESS – Business Items**

24 A. Exhibit 1: Presentation of FY 2027 Proposed Budget

25 B. Exhibit 2: Consideration/Adoption of Resolution 2026-08, Approving FY 2027 Proposed Budget

26 The 2027 Proposed Budget was presented for review and was discussed by the members.

27 On a MOTION by Ms. Kraeuter, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board **adopted**  
28 **Resolution 2026-08, Approving FY 2027 Proposed Budget Option 2**, for the Anthem Park Community  
29 Development District.

30 **FOURTH ORDER OF BUSINESS – Staff & Vendor Reports**

31 A. District Counsel

32 Ms. Moczynski provided an update that they had been coordinating with Ms. Greenlee regarding a  
33 settlement draft from Vesta, which was expected before the Monday deadline. She reported that  
34 the governor had signed a bill related to the officer recall process, while other CDD bills were still  
35 pending. She also reminded the Board that qualifying for seats 1, 2, and 3 would be from June 8 to  
36 June 12, and that Form 1 financial disclosures were due by July 1.

37 B. District Engineer

38 A supervisor requested a follow up on water intrusion in the gym floor area. Mr. Woodcock  
39 reported no water or sewer lines in the area and stated the moisture likely came from underground,  
40 possibly related to rain or irrigation, and recommended continued monitoring and possible further  
41 investigation.

42 C. Facility Manager

43 1. Exhibit 3: May 2026 Report

44 Ms. Agosta reported that Yellowstone completed weekly landscaping services. She further  
45 provided updates on completed maintenance items including tennis nets, signage, flags, and pool  
46 equipment, and noted ongoing coordination with vendors for outstanding work and corrections.

47 Ms. Agosta reported that the pool was closed due to a filtration system issue, with a proposal  
48 already received from the pool company for repairs.

49 On a MOTION by Ms. Kraeuter, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board  
50 **ratified proposal number 2517 from Pool Services of Orlando in the amount of \$6,674.00**, for the  
51 Anthem Park Community Development District.

52 It was clarified that the broken shower had been a separate issue that resulted in the pool closure  
53 per health department requirements.

54 On a MOTION by Ms. Ellens, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the Board  
55 **approved to authorize staff to work with Chairman on the pool shower and bring the matter back to**  
56 **the Board for ratification**, for the Anthem Park Community Development District.

57 Ms. Agosta reported a suspicious individual near the clubhouse and playground area, stating that  
58 law enforcement was contacted, an incident report was filed, and the individual and vehicle were  
59 documented for future monitoring. She also reported that a resident submitted a proposal to use the  
60 tennis court or another park area in Anthem Park for a foosball program. It was advised that the  
61 proposal would require proper insurance, liability coverage, and an agreement naming the district  
62 as an additional insured, with Ms. Moczynski adding that the provider must also be authorized to  
63 do business and carry required general and automobile insurance.

64 Ms. Agosta provided an update on shed options, noting that Tuff Shed, Home Depot's vendor,  
65 visited the site and provided a drawing-based proposal.

66 On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves, WITH ALL IN FAVOR, the  
67 Board **approved the purchase of 10x12 Shed from Home Depot in the amount not to exceed \$5,397.00**,  
68 for the Anthem Park Community Development District.

69 Ms. Agosta reported that Patriot Park columns were cleaned and a vendor was engaged for ongoing  
70 pressure washing and preventive maintenance.

71 Mr. Mendenhall advised coordinating with Ms. Roach to recruit pool monitors, including hours  
72 and pay rates for budget alignment. The Board also discussed stone repair proposals.

73 2. Exhibit 4: Yellowstone – April 2026 Irrigation Inspection Report

74 Yellowstone reported that weekly landscaping service had helped control weeds and that recent  
75 treatments, fertilization, and freeze damage cutbacks had been completed. It stated that phase one  
76 work was progressing and was expected to be completed by next week.

77 Yellowstone stated that the proposal could be adjusted to meet a lower budget by making minor  
78 reductions. They would resubmit the revised proposal for review and confirmed that phase one was  
79 expected to be completed by the end of the month or sooner.

80 A supervisor noted that the garbage bins were already full before the weekend, leading to overflow  
81 concerns.

82 3. Exhibit 5: Steadfast – April 2026 Aquatic Treatment Report

83 4. Consideration of Wall Caps Proposals:

- 84 a. Exhibit 6: Betta Creative - \$2,800.00
- 85 b. Exhibit 7: Lifestyle Outdoors - \$3,000.00
- 86 c. Exhibit 8: Lifestyle Outdoors (with paint) - \$3,200.00
- 87 d. Exhibit 9: Oasis (with bullnose, stonework, & paint) - \$5,200.00

88 On a MOTION by Ms. Kraeuter, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the Board  
89 **approved the proposal from Oasis excluding paint in the amount not to exceed \$5,200.00**, for the  
90 Anthem Park Community Development District.

- 91 D. District Manager
- 92 None

93 **FIFTH ORDER OF BUSINESS – Consent Agenda Items**

- 94 A. Exhibit 10: Consideration/Approval of the April 1, 2026, Regular Meeting Minutes
- 95 B. Exhibit 11: Consideration/Acceptance of the March 2026 Unaudited Financial Statements
- 96 C. Exhibit 12: Presentation of Number of Registered Voters (1,211) as of April 15, 2026 – Supervisor  
97 of Elections

98 On a MOTION by Ms. Kraeuter, SECONDED by Ms. Possenriede , WITH ALL IN FAVOR, the Board  
99 **approved Consent Agenda Items A and B**, for the Anthem Park Community Development District.

100 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**  
101 *individual)*

102 A resident raised concerns regarding vehicles parking on the grass along Betsy Ross and requested  
103 clarification on responsibility for replacing or maintaining no parking signs in the area. The resident  
104 also raised concerns regarding trash accumulation near the pond at Sunset Park. Mr. Mendenhall  
105 stated that staff would verify property ownership to determine whether the district had authority to  
106 install signs and noted that the pond maintenance company could provide additional cleanup  
107 services if needed.

108 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

109 A supervisor expressed concern about the possible use of snake repellent pellets, noting that  
110 children might pick them up and questioning whether they could pose a safety risk.

111 A supervisor asked whether Steadfast had reported any additional issues involving shopping carts  
112 or similar concerns. Ms. Agosta responded that no shopping carts had been reported, but noted that  
113 excess garbage and large items continued to be brought to the clubhouse area for disposal.

114 A supervisor reported a pool incident involving unauthorized entry and concerns about enforcement  
115 authority for the pool monitor, with police called to assist. Mr. Mendenhall explained that pool  
116 monitors have limited authority, but law enforcement can assist in identifying individuals so the  
117 district can follow up with rule enforcement and possible suspension, and he agreed the issue should  
118 also be addressed in the newsletter.

119 **EIGHTH ORDER OF BUSINESS – Adjournment**

120 On a MOTION by Ms. Dee, SECONDED by Ms. Possenriede , WITH ALL IN FAVOR, the Board  
121 **adjourned the meeting**, for the Anthem Park Community Development District.

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**Signature**

124

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**Printed Name**

125 **Title:**  **Chairman**     **Vice Chairman**