

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Wednesday, July 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, July 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, July 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,,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. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Facility Manager

1. June 2026 Report

Exhibit 1

2. St. Cloud – Consideration of Community Futsal Court Proposal

Exhibit 2

3. Steadfast – June 2026 Aquatic Treatment Report

Exhibit 3

4. Yellowstone – June 2026 Landscape Maintenance Report

Exhibit 4

a. Consideration of Plant Installation Proposal (Capital Blvd)
- \$19,999.25

Exhibit 5

D. District Manager

IV. Consent Agenda Items

A. Consideration/Approval of the June 3, 2026, Regular Meeting Minutes

Exhibit 6

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

ANTHEM PARK

COMMUNITY DEVELOPMENT DISTRICT



Amenity Center Management Report

Meeting: July 1, 2026

Submitted by Maria Agosta

I. Completed and Upcoming Projects

1. Shed Update
2. Pier stone and concrete work
3. Tennis Nets – broken bracket (replacement ordered)
4. New pool monitor starts July 2.
5. Entrance flag
6. Playground mats – installed
7. Safe ordered
8. Futsal Court proposal – see attached
9. Update from Toho regarding credit
10. OUC contract
11. Resident photos – Five submitted from Vikash Mahadeo

II. Events and Resident Requests

1. Resident requested we host get togethers for adolescent groups during the summer. She is working on getting me more specific details.



EXHIBIT 2

AGENDA

Proposal for Community Futsal Court Development

Presented by: St. Cloud Futsal LLC

This proposal is respectfully presented to explore the possibility of using a vacant or underutilized piece of land within our neighborhood for the development of a community futsal court. The purpose of this project is to create a safe, positive, and organized recreational environment where children, teenagers, and adults can participate in futsal training, recreational games, fitness activities, and community events. For more than a decade, St. Cloud Futsal LLC has worked to provide youth and adults in the community with opportunities to grow through sports, discipline, teamwork, and healthy activities. This project would continue that mission while bringing additional value to the neighborhood and surrounding community.

Vision & Purpose

The proposed futsal court would serve as:

- A safe space for children and teenagers to train and stay active
- A healthy recreational option for adults
- A place for organized futsal games and small community events
- A positive environment that promotes discipline, teamwork, and leadership
- A gathering point that encourages community interaction and neighborhood unity

What Is Futsal?

Futsal is a fast-paced version of soccer played on a hard court with five players per team. It is recognized worldwide as one of the best developmental tools for soccer players because it improves:

- Ball control
- Agility and coordination
- Quick decision-making
- Teamwork
- Technical skills
- Physical fitness

Many of the world's top soccer players developed their skills through futsal.

Proposed Use of the Land

The space would potentially include:

- One small futsal court
- Portable goals
- Basic lighting (future phase)
- Benches or small seating areas
- Safety fencing if permitted
- Open recreational space for neighborhood activities

The court could be used for:

- Youth training sessions
- Adult recreational games
- Community tournaments
- Open play hours
- Skill development programs
- Neighborhood family events

Community Benefits

Youth Development

Children would have a structured environment that promotes discipline, respect, responsibility, and physical activity.

Health & Wellness

Encourages exercise and healthy lifestyles for both youth and adults.

Community Engagement

Creates opportunities for families and neighbors to gather through positive recreational activities.

Positive Use of Space

Transforms unused or underused land into a productive and community-centered facility.

Safe Environment

Provides organized activities that help keep youth engaged in healthy programs after school and during evenings.

Operational Considerations

St. Cloud Futsal LLC would be willing to:

- Help organize and supervise activities
- Maintain cleanliness of the area
- Coordinate scheduling and usage
- Promote respectful behavior and sportsmanship
- Work cooperatively with neighborhood guidelines and local authorities

All activities would aim to respect neighborhood peace, safety, and cleanliness.

Potential Development Phases

Phase 1

- Land approval and preparation
- Court surface marking
- Portable goals
- Basic training activities

Phase 2

- Solar lighting installation
- Fencing improvements
- Seating areas
- Community tournaments and events

Closing Statement

This proposal is presented with the sincere intention of giving children, families, and adults in our neighborhood a positive place to learn, grow, exercise, and enjoy the game of futsal.

Sports have the power to unite communities, create opportunities, and inspire future generations. With community support and cooperation, this project could become a meaningful asset for everyone involved.

Thank you for your consideration and time.

Respectfully,

George “Profe” Alvarado

Founder & Director

St. Cloud Futsal LLC

St. Cloud, Florida

407-791-6522

www.stcloudfutsalfl.com



EXHIBIT 3

AGENDA



Anthem Park CDD Aquatics

Aquatic Treatment Report

June 2026



Printed: Jun 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 27, 2026

Job: SE1442 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1,2,3 for Grasses

-Recommend Sonar deployment on the two fountain ponds.

-Trash removal performed

Weather Conditions:

Partly cloudy with isolated storms Wed, May 27, 2026, 10:38 AM



91°F

Wind: 9 mph

75°F

Humidity: 91%

Total Precip: 0.25"

Attachments: 5





Printed: Jun 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 10, 2026

Job: SE1442 Anthem Park CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds 1-3 for heavy hydrilla
-40lbs of Harpoon dispersed

Weather Conditions:

Partly cloudy with isolated storms Wed, Jun 10, 2026, 9:50 AM



92°F

74°F

Wind: 6 mph

Humidity: 92%

Total Precip: 0.28"

Attachments: 4





ANTHEM PARK CDD

2090 Continental St, Saint Cloud

Gate Code:



EXHIBIT 4

AGENDA



Anthem Park CDD

Account Manager: Nathaniel Anderson

Tuesday, June 23, 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. Hand-pulled weeds from the Estates entrance and the Corporate Campus entrance to improve the overall appearance and maintain clean landscape beds.
3. Emptied and cleaned all doggy station waste containers and regular trash receptacles throughout the property.
4. Applied herbicide treatment along sidewalks throughout Nolte Road and within landscape beds to control weed growth and maintain a neat appearance.

Week Two: Full-Service Maintenance

5. Performed complete mowing, edging, and string trimming throughout Nolte Road and all common areas.
6. Detailed and shaped shrubs located in the center landscape bed along Nolte Road to maintain a well-manicured appearance.
7. Mowed and string trimmed all retention pond areas to maintain accessibility and improve the overall presentation of the property.
8. Completed weekly trash removal throughout the property and cleaned all doggy station areas.

Week Three: Full-Service Maintenance

9. Completed full-service mowing, edging, and string trimming throughout Nolte Road and all common areas.

10. Applied herbicide treatment in common areas and landscape beds wherever weed control was necessary.

11. Applied herbicide treatment along the white fence line on Nolte Road to reduce weed growth and maintain a clean appearance.

12. Emptied all doggy station waste containers and regular trash receptacles throughout the property.

13. Treated active ant mounds at the Magnolia Green entrance to help reduce pest activity and improve safety for residents and visitors.

Week Four: Full-Service Maintenance

14. Completed full-service mowing, edging, and string trimming throughout the entire property.

15. Hand-pulled weeds from the annual flower beds located at the Verandah Lakes entrance and The Grove to improve bed appearance and plant health.

16. Emptied and cleaned all doggy station waste containers and regular trash receptacles throughout the property.

17. Treated active ant mounds at the Estates entrance to help maintain a safe and pest-free environment.

Mowing Activities

18. Performed weekly mowing and string trimming of all common areas and retention pond banks.

19. Maintained all turf areas on a routine schedule to preserve turf health and enhance curb appeal.

Irrigation Activities

20. Conducted routine visual inspections of irrigation coverage throughout the property.

21. Reported any irrigation deficiencies requiring further attention or repair.

Fertilization and Pest Control Activities

22. Applied herbicide treatments as needed to control weeds within turf and landscape beds.

23. Treated active ant mounds and monitored the property for pest activity to maintain healthy landscape conditions.

Fert / Chem Property Report

Date: Mon 6-1-26 & Tue 6-2-26

Property Name: Anthem Pk

Technician: Victor & Vernon

Time: 8:00^{am} Temperature: 80° Wind Speed:

Fertilizer				
Product	Rate	Qty	Gallon Water	Status
21-0-10	#1N/100 Broadcast cast	31 bags		

Insect Control				
Product	Rate	Qty	Gallon Water	Status
Alucion	19.2/A	57.6		
Exponent	8°/A	240°		

Weed Control				
Product	Rate	Qty	Gallon Water	Status

Fungus Control				
Product	Rate	Qty	Gallon Water	Status

Target Pest Insect	<u>Chinch / mole crickets</u>
Target Pest Disease	
Target Pest Weeds	

Target Crop	<u>turf nutrient.</u>

Notes
6-1-26 & 6-2-26, fertilized and treated turf throughout the property with nutrient and insecticide. Noticed drought stress areas throughout the property.

Equipment Used	
Equipment Used	

Technician Signature

Manager Signature

EXHIBIT 5

AGENDA



Proposal #: 666331

Date: 6/3/2026

From: Nathaniel Anderson

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

Plants Install By The Entrance Of Capital Blvd

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	100	\$71.00	\$7,100.00
Trinette 3 GAL	40	\$14.00	\$560.00
Azalea Formosa 3 GAL	60	\$14.00	\$840.00
Indian Hawthorn 3 GAL	42	\$14.00	\$588.00
Loropetalum 3 GAL	40	\$13.50	\$540.00
Liriope 1 GAL	320	\$7.86	\$2,514.25
Blue Daze 1 GAL	90	\$7.30	\$657.00
Camellia 15 gal.	2	\$300.00	\$600.00
Japanese Blueberry 30 GAL	3	\$300.00	\$900.00
Podocarpus 7 GAL	10	\$50.00	\$500.00
Viburnum 7 GAL	8	\$50.00	\$400.00
St. Augustine Sod	2	\$600.00	\$1,200.00
Pine Bark Medium Nugget Mulch 3 cu. ft. Bag	400	\$9.00	\$3,600.00

Furnish the labor equipment and materials to install plant material and 2 pallets of sod at the entrance of the Capital Boulevard.

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

Subtotal	\$19,999.25
Sales Tax	\$0.00
Proposal Total	\$19,999.25

THIS IS NOT AN INVOICE

EXHIBIT 6

AGENDA

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

The Regular Meeting of the Board of Supervisors of the Anthem Park Community Development District was held on Wednesday, June 3, 2026 at 9:30 a.m. at Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also present were:

Andy Mendenhall	District Manager, Kai
Lindsay Moczynski (<i>Virtual</i>)	District Counsel, KVV
Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration/Adoption of Resolution 2026-09, Designating Officers

On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-09, Designating Officers**, for the Anthem Park Community Development District.

B. Exhibit 2: Ratification of Resolution 2026-10, Authorizing Bank Account Signatories

On a MOTION by Ms. Kraeuter, SECONDED by Ms. Ellens, WITH ALL IN FAVOR, the Board **ratified Resolution 2026-10, Authorizing Bank Account Signatories**, for the Anthem Park Community Development District.

FOURTH ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

Ms. Moczynski reminded the Board that Form 1 disclosures should be submitted by July 1 and that the qualifying period for the general election was scheduled for June 8 through June 12. She also reported that payment had been received from Vesta and that the case had been dismissed.

B. District Engineer

In response to an inquiry regarding the depression near the pool, Mr. Woodcock stated that staff had inspected the area and found no apparent cause for the issue. He noted that if the depression had not expanded, it could be repaired by adding base material beneath the artificial turf and indicated that he would coordinate with Ms. Agosta to determine the appropriate next steps.

C. Facility Manager

40 The Board discussed the pool payment documentation. Ms. Moczynski requested review of the
41 Notice of Commencement and clarification on a proposed petting zoo. It was not allowed under
42 current rules. The Board agreed not to pursue it.

43 Mr. Mendenhall reported that he would follow up with Ms. Agosta on the hole concern, inventory
44 list, and with Toho regarding whether a credit would be issued on the water bill due to the meter
45 not being set correctly.

- 46 1. Exhibit 3: June 2026 Report
- 47 2. Exhibit 4: Presentation of Street Sign Policy – City of St. Cloud
- 48 a. Exhibit 5: Response to No Parking Signs

49 Ms. Moczynski explained that permission from the City of St. Cloud would be required because
50 the rights of way were city owned. Following discussion, the Board reached a consensus to take no
51 further action on the matter at that time.

- 52 3. Consideration of Flagpole Rope Replacement Proposals
- 53 a. Exhibit 6: Flag World - \$430.00

54 Ms. Agosta had been contacted and was still attempting to have the fire department complete the
55 work at no cost.

56 On a MOTION by Ms. Possenriede, SECONDED by Ms. Dee, WITH ALL IN FAVOR, the Board
57 **approved the proposal Flag World for Flagpole Replacement in the amount of \$430.00, pending Ms.**
58 **Agosta’s continued coordination with the Fire Department to complete the work at no cost,** for the
59 Anthem Park Community Development District.

- 60 b. Exhibit 7: Halyard - \$1,950.00
- 61 4. Exhibit 8: Steadfast – May 2026 Aquatic Treatment Report
- 62 5. Exhibit 9: Yellowstone – May 2026 Irrigation Inspection Report
- 63 a. Exhibit 10: Consideration of Troubleshoot 2-Wire Path Proposal - \$6,467.33

64 The Board discussed irrigation system issues. Yellowstone explained that completing the full
65 system would reduce recurring costs.

66 On a MOTION by Ms. Santos-Nieves, SECONDED by Ms. Possenriede, WITH ALL IN FAVOR, the
67 Board **approved to move forward with the Phase 3 of the Irrigation Proposal,** for the Anthem Park
68 Community Development District.

69 Mr. Mendenhall presented a \$1,840 proposal from Steadfast to repair three pond lights. A
70 Supervisor stated the repair was not necessary due to cost concerns.

71 D. District Manager
72 Nothing additional.

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

- 74 A. Exhibit 11: Consideration/Approval of the May 6, 2026, Regular Meeting Minutes

75 On a MOTION by Ms. Possenriede, SECONDED by Ms. Santos-Nieves , WITH ALL IN FAVOR, the
76 Board **approved the May 6, 2026, Regular Meeting Minutes,** for the Anthem Park Community
77 Development District.

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

80 None

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

82 A supervisor expressed concern that the newsletter format was unattractive and that some included
83 information was not relevant to Board discussions. The Supervisor offered to help improve the
84 Word document template for a clearer monthly format.

85 A supervisor requested a periodic refresher of the inventory to track what the District had and what
86 had been replaced across different seasons.

87 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

90

91

Signature

92

Printed Name

93 **Title:** **Chairman** **Vice Chairman**