

***ANTHEM PARK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting

Date/Time:
Wednesday, September 2, 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, September 2, 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, September 2, 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

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. August 2026 Report

2. Review of Lighting Agreements with OUC

a. Phase 1

Exhibit 1

b. Phase 2

Exhibit 2

c. Phase 3A

Exhibit 3

d. Phase 3B

Exhibit 4

e. Additional Amenity Fixtures

Exhibit 5

f. Additional Pedestrian Fixtures

Exhibit 6

3. Steadfast – August 2026 Aquatic Treatment Report

Exhibit 7

4. Yellowstone – August 2026 Landscape Maintenance Report

Exhibit 8

D. District Manager

IV. Consent Agenda Items

A. Consideration/Approval of the August 5, 2026, Public Hearing and Regular Meeting Minutes

Exhibit 9

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

VI. Supervisor Requests

VII. Adjournment