

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Concorde Estates Community Development District was held on **Friday, January 14, 2011 at 9:00 a.m.**, at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

Christina Mahon	Board Supervisor, Chairman
Adam Schott	Board Supervisor, Vice Chairman
Lou Avelli	Board Supervisor, Assistant Secretary
Sailyn Gorrita	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Hunter Jones	Representative, Maxcy Development Group <i>(via speakerphone)</i>
Glenn Marvin	Representative, Maxcy Development Group
Kelly Evans	Representative, Rizzetta Amenity Services, Inc.

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Dailey called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Appointment of New
Board Supervisor, Seat #1**

This agenda item was tabled.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Board Supervisor, Seat #1**

This agenda item was tabled.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
December 10, 2010**

On Motion by Mr. Avelli, seconded by Ms. Mahon, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 10, 2010 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for December
2010 and January 2011**

On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2010 (\$28,462.72) and January 2011 (\$58,946.46) for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

**Continued Public Hearing on Special
Assessments from December 10, 2010**

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board opened the Continued Public Hearing on Special Assessments for Concorde Estates Community Development District.

**Presentation of Supplemental Special
Assessment Allocation Report**

Mr. Dailey stated that the presentation of the Supplemental Special Assessment Allocation Report will be tabled and the Public Hearing will be continued to February 11, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board continued the Public Hearing on Special Assessments to Friday, February 11, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746 for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-05,
Levying Special Assessments**

This agenda item was tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2011-09,
Bond Restructuring Authorization**

This agenda item was tabled.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2011-07,
Redesignating Depository**

Mr. Dailey stated that the District is currently with Wachovia Bank. He recommended changing the depository for the Operation and Maintenance funds to SunTrust Bank in order to reduce the monthly fees associated with the account.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board approved Resolution 2011-07, Redesignating SunTrust Bank as Depository for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-08,
Designating Assistant Secretary**

This agenda item was tabled.

ELEVENTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Reports**

Mr. Dailey presented the American Ecosystems, Inc. Treatment Report and the Carol King Landscape Report for the Board's review.

TWELFTH ORDER OF BUSINESS

**Establishment of Audit Committee and
Authorization to Advertise for Audit
Committee Meeting**

Mr. Dailey reviewed the Audit process for the Board. He stated that the Board should establish an Audit Review Committee at this meeting and authorize District Staff to advertise the first Audit Review Committee Meeting at which the evaluation criteria will be established.

The Board appointed the entire Board of Supervisors to serve as the Audit Review Committee. The Board tabled selecting a meeting date at this time.

On a motion by Mr. Schott, seconded by Ms. Mahon, with all in favor, the Board appointed the Board of Supervisors to serve as the Audit Review Committee for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that as part of the process in the original issuance of bonds by a district, a Bond Counsel is generally appointed. As a result of the current situation the District is in the Trustees' attorney has asked that an Exchange Memorandum be executed. Mr. Johnson stated that the Exchange Memorandum is outside of his scope of expertise and a Bond Counsel should be retained to review this matter. Mr. Johnson asked for approval to retain Nabor Giblin & Nickerson, PA as Bond Counsel pending final review by District Counsel and execution by the Chairman.

<p>On a motion by Ms. Mahon, seconded by Mr. Avelli, with all in favor, the Board authorized retaining Nabor Giblin & Nickerson, PA as Bond Counsel pending final review of the agreement by District Counsel and execution by the Chairman for Concorde Estates Community Development District.</p>
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B. District Engineer

The District Engineer was not present. Mr. Dailey stated that the District Engineer is working with Toho Water Authority to transfer ownership and electric service to TWA for the Phase 1 and 2 lift stations.

He stated that work between Maxcy, the District Engineer and KUA is underway regarding street lighting installation for the final phases.

C. Clubhouse Manager

Ms. Evans presented the Operations' Report for the Board.

D. District Manager

Mr. Dailey stated that the next meeting will be held on Friday, February 11, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Mr. Dailey stated that the Public Hearing on Special Assessments was also continued to the same date and time.

FOURTEENTH ORDER OF BUSINESS

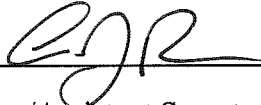
**Supervisor Requests and Audience
Comments**

Audience members were present; there were no comments. Mr. Marvin inquired about the Landscape RFP. Mr. Dailey stated that the contract amount will be over the required bid threshold and the District will need to bid it out through the formal RFP process.

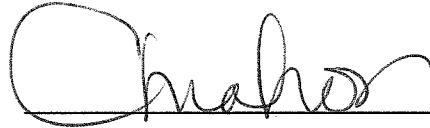
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board adjourned the meeting at 9:22 a.m. for Concorde Estates Community Development District.



Secretary/Assistant Secretary



Chair/Vice Chairman