

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 **Thursday, February 28, 2013 at 10:02 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Sailyn Alli	Board Supervisor, Chairperson
John Blakley	Board Supervisor, Vice Chairman (via speakerphone)
Basam Alli	Board Supervisor, Assistant Secretary
Edwin Diaz	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Rick Perkinson	District Engineer, Boyd Civil Engineering
Rich McGath	Clubhouse Manager

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 24, 2013

Mr. Needham stated that minutes had been reviewed by himself and District Counsel.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 24, 2013 for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2013

Mr. Needham reviewed the expenditures with the Board. Brief discussion ensued regarding Valley Crest.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2013 (\$54,546.14) for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports

The Board reviewed the reports from Valley Crest and American Ecosystems. Mr. Needham's stated that per his conversation with American Ecosystem and was told that fountains do aerate water but not very well. He stated that aerators were required for proper aeration of the ponds. Brief discussion ensued. The Board decided that the pond would suffice with just the general maintenance that it has been receiving.

Mr. Needham stated that he would meet with Valley Crest regarding landscaping in the front entryway of the District. He stated that work would be done to add color to the area.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Blakley asked regarding the Statement of Revenues and Expenditures that Mr. Needham clarify what the Excess of Revenue, (YTD Budget & YTD Actual) was on page two. Mr. Needham stated that he would verify those figures.

B. District Engineer

Mr. Perkinson stated that the park was completed and the sod and mulch was put in. He stated that the final inspection was called in.

Mr. Perkinson stated that there was an issue with the lights and Mr. McGath was working with Kissimmee Utility Authority (KUA) regarding the areas that need repair. He stated that Mr. McGath was getting a quote from Gary's Grading regarding repairs to the

conduit. Mr. McGath stated that the lights could be placed in two spots free of charge but if put in different spots there would be a charge due to the need to run extra conduit. Brief discussion ensued regarding installing the lights in the areas that would not incur any additional costs from KUA.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved installing the lights in the areas that would not incur any additional costs from Kissimmee Utility Authority for Concorde Estates Community Development District.

C. Clubhouse Manager
No report.

D. District Manager
Mr. Needham passed out a copy of a proposal for the splash pad from Village Pools of Central Florida, LLC in the amount of \$149,000 (One Hundred Forty Nine Thousand Dollars and Zero Cents). He stated that the price included engineering, permits and inspections. Brief discussion ensued. Mr. Needham stated that monthly maintenance would be around \$50 (fifty dollars) per month.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board authorized the Chairperson to execute a contract with Village Pools of Central Florida, LLC in the amount of \$149,000 (One Hundred Forty Nine Thousand Dollars and Zero Cents), subject to review by District Staff and District Counsel for Concorde Estates Community Development District.

Mr. Needham stated that the next meeting would be held on Thursday, March 28, 2013 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

SIXTH ORDER OF BUSINESS

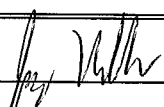
Supervisor Requests and Audience Comments

There were no requests from the Supervisors and there were no audience comments.


SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Alli, seconded by Mr. Alli with all in favor, the Board adjourned the meeting at 11:06 a.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman