

## 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 27, 2014 at 10:16 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

John Blakley	<b>Board Supervisor, Vice Chairperson</b>
Basam Alli	<b>Board Supervisor, Assistant Secretary</b>
Edwin Diaz	<b>Board Supervisor, Assistant Secretary</b>
Lloyd Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jeremy Needham	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Johnson	<b>District Counsel, Brown, Garganese, Weiss &amp; D'Agresta</b>
Rich McGath	<b>Clubhouse Manager</b>
Steve Boyd	<b>District Engineer, Boyd Civil Engineering</b>
Audience Members	<b>Present</b>

#### FIRST ORDER OF BUSINESS

#### Call to Order

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

#### SECOND ORDER OF BUSINESS

#### Audience Comments on the Agenda Items

Mr. Needham asked for any comments from the audience. There were none.

#### THIRD ORDER OF BUSINESS

#### Staff Reports

- A. District Counsel  
Mr. Johnson stated that he would look into the date of the foreclosure hearing regarding the home at the entrance of the District. Brief discussion ensued.
- B. District Engineer  
Mr. Boyd discussed reserves and replacement of certain facilities within the District. Brief discussion ensued regarding the budget for the District.

Mr. Boyd gave an update regarding the dock and permitting issues. Mr. Johnson stated that if the Board wants to pursue a dock they need to look into what funds could be utilized for its construction. Brief discussion ensued.

Mr. Boyd stated that Kissimmee Utility Authority estimated the month of April regarding the lighting issues. He also stated that regarding the sidewalk assessment, his firm was working on a report to bring to the Board in April.

C. Clubhouse Manager

Mr. McGath discussed a small alligator in the pond. He stated that it was currently too small for the trappers to catch.

D. District Manager

Mr. Needham discussed meeting dates for the proposed budget with the Board of Supervisors. He stated that April would be a good time to discuss the proposed budget.

Mr. Needham discussed some contracts that are up for renewal in April; A1 Pest, American Ecosystem and Pool Works. Brief discussion ensued.

On Motion by Mr. Blakley, seconded by Mr. Diaz, with all in favor, the Board approved renewal of the contracts with A1 Pest, American Ecosystem and Pool Works for Concorde Estates Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on January 23, 2014**

Mr. Needham stated that the minutes were reviewed by District Counsel.

On Motion by Mr. Diaz, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 23, 2014 for Concorde Estates Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for December 2013 (Revised) & January 2014**

Mr. Needham reviewed the expenditures with the Board. Brief discussion ensued. Mr. Needham stated that the expenditures for December had been revised. He stated that the fees from the Trustee had been reimbursed.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2013 (Revised) (\$61,813.88) & January 2014 (\$56,017.28) for Concorde Estates Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance Reports**

Mr. McGath discussed the monthly maintenance reports from Valley Crest and American Ecosystems with the Board of Supervisors. Brief discussion ensued.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Recommendation from Audit Review Committee**

Mr. Needham stated that the Audit Review Committee recommended having price included in the criteria and would score each of the following up to 20 points each; the ability of personnel, experience, understanding of the scope of work, the ability to furnish required services and price. Mr. Needham stated the Audit Review Committee recommended March 28, 2014 as a due date for proposals and April 24, 2014 for the Audit Review Committee Meeting to rank the proposals. He also stated that the Audit Review Committee stated that it would be okay for Rizzetta and Company, Inc to solicit proposals and not solely rely on the newspaper advertisement.

On Motion by Mr. Diaz, seconded by Mr. Blakley, with all in favor, the Board accepted all of the recommendations, as noted above, from the Audit Review Committee Members for Concorde Estates Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

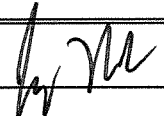
There were no audience comments. Mr. McGath stated that he spoke with Security Pro and was told that they could monitor the equipment of other security systems, for example, the equipment of Protection 1. Mr. Diaz asked that the Board further research and think about having a dock built. Mr. Diaz stated that a dock was originally in the plans from the Developer. Mr. Needham stated that the website had been updated with a new photograph on the main page.

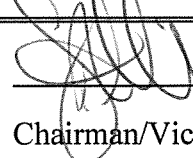
Mr. Needham stated that the next meeting would be held on Thursday, March 27, 2014 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Assistant Secretary

  
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Chairman/Vice Chairman