

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 **Wednesday, January 28, 2015 at 10:01 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Edwin Diaz	Board Supervisor, Vice Chairperson
Basam Alli	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Dir. of District Servs, Rizzetta & Company, Inc. (via phone)
Scott Brizendine	Assoc. Director of Financial Services, Rizzetta & Company, Inc.
Brooke Devito	Financial Analyst, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Rich McGath	Clubhouse Manager
Karin Leissing	District Engineer, Boyd Civil Engineering
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

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

THIRD ORDER OF BUSINESS

Staff Reports

- A. Clubhouse Manager
Mr. McGath stated that the television and cable have been hooked up on the gym.

- B. District Counsel
No report.

- C. District Engineer
Ms. Leissing provided a design with a cost assessment from Boyd Civil Engineering for pavilion area drainage improvements. She discussed the survey and the proposed improvements such as a raised area and creation of a swell for proper drainage to occur. Brief discussion ensued regarding obtaining a permit and putting out a Request for Proposals (RFP).

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board authorized Ms. Leissing, with Boy Civil Engineering, to obtain the necessary permits regarding improvements to the drainage in the area near the pavilion, and for District Counsel to review the plans and set in motion the process for an RFP for the project, for Concorde Estates Community Development District.

- D. District Manager
No report. Mr. Jeancola passed out the Concorde Estates Activity Sheet. He discussed some upcoming agenda items.
- E. Presentation of Monthly Maintenance Inspection Reports
Mr. Jeancola discussed the monthly maintenance reports from Valley Crest and American Ecosystems with the Board of Supervisors.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on December 18, 2014

Mr. Jeancola stated that the minutes were reviewed by 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 December 18, 2015 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2014

Mr. Jeancola reviewed the expenditures with the Board. Brief discussion ensued. Mr. Jeancola stated that some of the November expenditures were paid in December due to the holidays.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2014 (\$60,049.11) for Concorde Estates Community Development District.

Mr. Jeancola discussed the new the iPhone for Rich McGath, the Clubhouse Manager being slightly over the approved \$300.

On Motion by Mr. Jones, seconded by Mr. Diaz, with all in favor, the Board approved the purchase of an iPhone for Mr. McGath at a total of \$303.43 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Special Assessments

Mr. Jeancola asked for a motion to open the Public Hearing

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board opened the Public Hearing on Special Assessments for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Allocation Report

Ms. Devito discussed the Second Supplemental Series 2011 Special Assessment Allocation Report regarding a Replat of parcels within the Concorde Estates Community Development District. Ms. Devito discussed the methodology to address any changes in debt special assessment associated with the Replat. Per the report Ms. Devito explained that due to market changes and the fluid nature of the residential development, the SPE has initiated the Replat of certain lands in the District that are currently subject to the Series 2011 A-2 and Series 2011B Assessments. She stated that there is no change to the CIP associated with the Replat. Accordingly, the District's basic determination of the existence of special benefit remains valid. The original Series A-2 debt sizing was based on market-level target annual assessment installments for each land use product category, which yielded a principal amount of Series 2011 Assessments, on a per unit basis, that fell well below the quantitative amount of benefit each unit derived from the 2011 Project. The District properly determined that such allocation was fair and reasonable relative to the benefit conferred. The annual assessment installments for each residential product type are contained within the report Ms. Devito discussed with the Board.

There were no comments from the audience.

Mr. Jeancola asked for a motion to close the Public Hearing

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board closed the Public Hearing on Special Assessments for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05, Assessment
Resolution for Reallocation**

The Board reviewed Resolution 2015-05, the Assessment Resolution for reallocation.

On Motion by Mr. Jones, seconded by Mr. Alli, with all in favor, the Board adopted Resolution 2015-05, Assessment Resolution for Reallocation for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Pool Furniture

Mr. Jeancola discussed the proposals with the Board. It was stated that District Counsel would review guidelines for disposal and sale of the surplus pool chairs currently in use. This business item was tabled.

TENTH ORDER OF BUSINESS

**Consideration of All Star Electrical, Installation
GFCI Receptacle Front Entryway Center Island**

Mr. Jeancola discussed the proposal from All Star Electrical regarding the GFCI receptacle in the front entryway.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board accepted the All Star Electrical Proposal for Installation of a GFCI Receptacle at the Front Entryway, Center Island for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Rizzetta Technology Services
Web Page Proposal and Contract**

Mr. Jeancola discussed the proposal from Rizzetta Technology Services (RTS) for webpage maintenance with the Board. The Board reviewed the proposal and the contract from RTS to bring the webpage into compliance with all applicable Florida Statutes regarding the content and functionality of such website, including but not limited to, section 189.069. The Board opted not to include email services. Mr. Johnson discussed presenting a resolution at the next meeting regarding the webpage.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board accepted the proposal from Rizzetta Technology Services to redesign, monitor and backup the existing webpage (minus the inclusion of email services) for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Fence Cleaning Proposals

The Board reviewed the proposals, from Clean Fast, Koneco Building Services and PPM Outdoor, to pressure wash the north facing sections of the community PVC perimeter fence to remove mildew.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board accepted the proposal from Clean Fast for \$4,800 for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Parker, an audience member, discussed the following issues; fitness equipment faces wrong direction, Board members using a microphone, emails regarding CDD matters, copies for the audience, the old pool furniture being sold at a community garage sale, putting a map on website with street names, discussion of off duty patrol hours and garbage in ponds.

Mr. Alli requested that Mr. McGath take a look at a broken fence in front of his home.

Mr. Jeancola stated that the next meeting would be held on Wednesday, February 25, 2015 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board adjourned the meeting at 11:10 a.m. for Concorde Estates Community Development District.


Assistant Secretary


Chairman/Vice Chairman