

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, March 25, 2015 at 10:12 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
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.
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. An audience member asked about installing a bicycle rack near the front of the community.

THIRD ORDER OF BUSINESS

Staff Reports

- A. Clubhouse Manager
Mr. McGath discussed the amenity report and stated that the splash pad domes were installed. He stated that the new pool furniture would be brought over in a week and that the old pool furniture would be removed.

B. District Counsel

Mr. Johnson stated that the Disclosure of Public Finance would be required to be recorded and then posted on the Concorde Estates webpage.

Mr. Johnson discussed the contract with Protection 1 for security and monitoring at the fitness center. He discussed the contract and stated that he asked that the contract be shortened from five years to three years and stated that Protection 1 did agree to this. Mr. Johnson stated that Protection 1 stated in their contract that prices could be raised at any time after 3 years. Mr. Johnson stated that another issue was regarding the indemnity aspect to the contract which states that Protection 1 would not take any responsibility should a theft occur. Mr. Johnson went on to explain another bigger issue with the contract where it states that if Protection 1 were to be sued for any reason, the CDD would be required to defend and indemnify them. Mr. Johnson stated that this could be harsh in that it can be seen to waive the sovereign immunity of the CDD. He went on to further explain that the CDD has caps on how much liability it has if the CDD were to be sued. Mr. Johnson stated that if the CDD were to indemnify Protection 1 there are cases that can say that once you indemnify another company you waive your sovereign immunity. He stated that there is some risk involved. Further discussion ensued regarding the Protection 1 contract versus the contracts of other security companies. Mr. Johnson stated that he inquired with Protection 1 regarding changing the indemnity language and would update the Board when informed by Protection 1.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the contract for Protection 1 for security monitoring at the fitness center for Concorde Estates Community Development District.

C. District Engineer

Ms. Leissing stated that she was hoping to hear back from the County prior to the next meeting regarding the drainage issue in the park pavilion. Ms. Leissing stated that she is still awaiting bids from the contractor for the drainage project.

D. District Manager

Mr. Jeancola handed out the action item list to the Board member. The Board opted to keep services with Pro-Tek Termite protection. Mr. Jeancola gave an update regarding backflow repairs and stated that reports will be given to the County from AZBackflow. He then informed the Board that the off duty officer's schedule would be further discussed and assessed at the next meeting. Mr. Diaz requested that Ms. Alli review the current activity reports and work on projected dates for the new off duty schedule. Mr. Jeancola stated that the target date to present the proposed budget is at the regular meeting on April 22, 2015. Brief discussion ensued.

Mr. Jeancola presented a proposal from Valley Crest he brought under separate cover to the meeting. He discussed the annual proposal for mini pine bark mulch to be installed on

the landscape beds around the community with a total cost of \$18,010.76. He stated that this proposal was in line with the proposal from last year. Brief discussion ensued.

On Motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board approved the proposal from Valley Crest for mulch throughout the community on the one year anniversary, at a total of \$18,010.76, for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 25, 2015

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

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 25, 2015 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2015

Mr. Jeancola reviewed the expenditures with the Board. Brief discussion ensued.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2015 (\$48,493.46) for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Inspection Reports

The Board reviewed the reports from American Ecosystems and Valley Crest for the month of March. There were no concerns or questions.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-06, Directing District Manager to Comply with Website Requirements

Mr. Jeancola explained the resolution to the Board.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board adopted Resolution 2015-06, Directing District Manager to Comply with Website Requirements for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of CleanFast Proposal, Pressure Cleaning

The Board reviewed the proposal from CleanFast.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board ratified the proposal from CleanFast to pressure wash the entry at a cost of \$575, for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Application Fee for Permit from County, Park Drainage

Mr. Jeancola stated that this is the application fee to obtain the permit from the County regarding the park drainage.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board ratified the Application Fee for the Permit from the County, regarding the park drainage for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments. Mr. Diaz discussed pressure washing sidewalks in front of homes. After discussion with Mr. Johnson it was determined that pressure washing the sidewalks in front of homes is the responsibility of the owner.

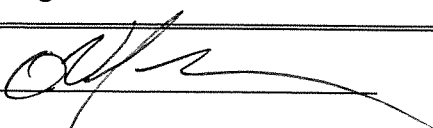
Mr. Alli discussed potential liabilities to having a bike rack at the front of the community. Brief discussion ensued.

Mr. Jeancola stated that the next meeting would be held on Wednesday, April 22, 2015 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Alli, seconded by Mr. Jones, 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