
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 27, 2016 at 10:03 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.
Patricia Rowe	District Coordinator, Rizzetta & Company, Inc
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta
Rich McGath	Clubhouse Manager
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

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that his firm sent a letter to DR Horton regarding advertising that there is a dock within the District and clarifying that since there is no dock DR Horton should refrain from making representations to the residents or prospective purchasers that construction of a "dock" is the responsibility of the CDD or that a dock either exists, is being contemplated or is going to be constructed. **See Exhibit A.**

B. District Engineer
Not present.

C. District Manager
Mr. Jeancola discussed the pest control service and noted that Mr. Sam Roman had left Advanced Pest Control and was now managing his own pest control company called Commando Pest Control. He noted that Commando Pest Control had submitted a proposal with an option for extended services to be reviewed at the next meeting.

D. Clubhouse Manager
Mr. McGath discussed the amenity management report for December 2015 and January 2016. He stated that Blown Away would be onsite to perform pressure washing by the end of the week. He also noted that the freezer required inspection. Mr. McGath noted that the seasonal cleaning staff had resigned and he would obtain proposals for once a week cleaning services. He lastly noted that a fan in the party room had malfunctioned and he would therefore obtain a proposal for a new one.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 17, 2015

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

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 17, 2015 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2015

Mr. Jeancola reviewed the expenditures with the Board.

On Motion by Mr. Jones, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2015 in the amount of \$52,339.26 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Inspection Reports, American Ecosystems & ValleyCrest, December 2015

The Board reviewed the reports from American Ecosystems and ValleyCrest for December 2015. Mr. McGath noted that he would obtain a proposal from ValleyCrest to trim the palms. It was

noted that some trimming was needed along the entrance road and that bush hogging near the lake had been delayed.

SEVENTH ORDER OF BUSINESS

Discussion on Towing & Policies

The Board discussed towing and policies. Mr. Johnson stated that the policy would be revised to reference "any vehicle parked in an unauthorized area." Mr. Johnson also noted that his firm would draft a letter to be sent to the residents informing them of the process of the towing of vehicles within the District if they are parked in unauthorized areas. See **Exhibit B, (6)**

EIGHTH ORDER OF BUSINESS

**Consideration of Blown Away Proposal,
Pressure Clean Pool Deck**

The Board reviewed the proposal from Blown Away.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board accepted the proposal from Blown Away to pressure clean the pool deck in the amount of \$500 for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There was some discussion regarding towing of vehicles.

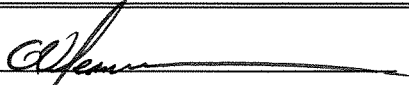
Ms. Alli noted that the treadmill in the fitness centers seems to be malfunctioning and requested that Mr. McGath obtain proposals for new equipment.

Mr. Jeancola stated that the next meeting would be held on Wednesday, February 24, 2016 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board adjourned the meeting at 11:05 a.m. for Concorde Estates Community Development District.


Assistant Secretary


Chairman/Vice Chairman

Exhibit A

GARGANESE, WEISS & D'AGRESTA, P.A.

Attorneys at Law

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Gregg A. Johnson

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January 22, 2016

D.R. Horton
6200 Lee Vista Blvd
Suite 400/700
Orlando, FL 32822

ATTN: BILL CARLISLE, LAND ACQUISITION MANAGER

Dear Mr. Carlisle,

This law firm acts as general legal counsel for Concorde Estates Community Development District located in Osceola County, Florida. D.R. Horton was the original developer at Concorde Estates and continues to build and sell homes within the Community.

Multiple documents prepared during D.R. Horton's development of the community in approximately 2003, including the limited offering memorandum, District Engineer's Cost Report, and the construction plans, reveal that a dock was originally planned for construction by D.R. Horton. However, for various reasons, some known and some unknown, a dock was never constructed.

As you may remember, in 2009 there were several inquiries by residents upon the CDD's board of supervisors as to why a dock facility was not constructed. Further, the Board was advised that there were ongoing representations from D.R. Horton sales personnel that a dock was going to be built, and there continues to be references to a dock facility in D.R. Horton sales brochures. D.R. Horton employees and appointees held a majority of the CDD board at that time and were well aware of the issues and controversy surrounding construction of a dock. Similar issues arose in 2014 and the CDD Board was assured by Adam Schott, D.R. Horton's Land Acquisition Manager at the time and a member of the CDD board, that such representations were improper and would be halted.

Recently, the Board is again receiving inquiries from residents about the dock, and is again receiving indications that D.R. Horton salespeople continue to make representations

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that a dock is going to be built. One of the CDD's Board Members also heard a D.R. Horton representative state that the CDD is responsible for building a dock.

It has previously been determined by our office that the CDD has no responsibility for constructing a dock, and that any such responsibility lies completely with the original developer of the community, D.R. Horton. Further, while the CDD certainly could construct a dock, that endeavor would be expensive and would almost certainly result in a special assessment upon the residents. As such, the CDD has no plans to construct a dock now or in the foreseeable future.

Consequently, the CDD strongly requests that D.R. Horton refrain from making representations to the community's residents or to prospective purchasers that construction of a dock is the CDD's "responsibility" or that a dock either exists, is being contemplated, or is going to be constructed. D.R. Horton has been on notice for years that such representations are incorrect and misleading. It would be to D.R. Horton's benefit to correct the record on this issue as such misrepresentations could subject D.R. Horton to legal liability if relied upon by homebuyers during the sales process.

Thank you for your attention to this matter and please do not hesitate to contact me if you wish to discuss further.

Very Truly Yours,



Gregg A. Johnson

GAJ/pe

cc: Anthony Jeancola, District Manager
Sailyn Alli, Chairperson, Concorde Estates Community Development District

Exhibit B

ARTICLE II
GENERAL FACILITY PROVISIONS

- (1) Patrons, extended stay Guest card holders, Non-Resident Members, and Renters/leasers of residential units within the District must present their access cards and register upon entering the District Amenity Center.
- (2) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron or Guest at all times.
- (3) The Amenity Center's hours of operation will be established and published by the District depending upon the season of the year and other circumstances.
- (4) The sale, consumption, possession, or distribution of alcoholic beverages at special events is prohibited without the prior approval of the District Board of Supervisors (request must be presented to the District Manager in advance of the scheduled meeting of the Board of Supervisors). The granting of this request is contingent upon proof of event insurance maintained and held by the applicant with the District being named as an additional insured on such policy of insurance. The applicant for the special event is required to hire or contract with a licensed and insured vendor of alcoholic beverages for purposes of distributing or selling alcoholic beverages at the event. Proof of such insurance and satisfaction of such other required conditions shall be provided to the District Manager's office prior to the scheduled event. Notwithstanding the above, the consumption and possession of alcoholic beverages by individuals of legal age at the Amenity Center Facilities is not prohibited; however, such individuals are responsible for their actions.
- (5) Dogs and all other pets (with the exception of Service Animals as defined by Florida law) are not permitted within the Amenity Center's facilities. In those areas where dogs are permitted, all dogs shall be leashed at all times. Patrons & Guests are responsible for picking up after all pets and properly disposing of any pet waste.
- (6) Vehicles shall be parked in designated areas only. Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic.
- (7) Fireworks of any kind are not permitted at the Amenity Center Facilities, grounds, or adjacent areas.
- (8) No Patron, visitor or Guest is permitted in the service areas of the Amenity Center Facility without the permission of District Staff.
- (9) The District Board of Supervisors reserves the right to amend or modify these policies by Board action.
- (10) The District Board of Supervisors and District Staff have full authority to enforce these policies.
- (11) Two (2) Facility Access Cards and one (1) Annual Guest Card will be issued to a unit owner at the time of closing upon property within the District or upon notification of closing to the District. The District has the discretion to request proof of ownership prior to releasing Facility Access Cards or Annual Guest Cards. All Members and Guests shall use their Card for entrance to the Amenity Center. All lost or stolen swipe cards should be reported immediately to the Amenity Center Manager. A \$20.00 replacement card fee will be charged for replacement cards.