

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, February 24, 2016 at 6:04 p.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
Kelly Ortiz	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, 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 discussed the proposed policies regarding towing. The Board discussed a letter be sent to the residents informing them of the towing policies.
- B. District Engineer
No report.

C. District Manager

Mr. Jeancola noted that the annual backflow testing was completed.

Mr. Jeancola noted that the CDD is \$49,884 under budget as of January 31, 2016

D. Clubhouse Manager

Mr. McGath reviewed the Amenity Management report for February. He noted that he researched prices for fans. Brief discussion ensued.

Mr. Diaz reported sidewalk damage on Marshfield Preserve Way and further noted that the County has not repaired it.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 27, 2016

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

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 27, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for January 2016

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 ratified the Operation and Maintenance Expenditures for January 2016 (\$57,553.70) for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Inspection Reports, American Ecosystems & ValleyCrest, January 2016

The Board of Supervisors reviewed the reports from American Ecosystems and ValleyCrest for January 2016. Mr. McGath stated that ValleyCrest would be bush hogging an area in the back of the community.

SEVENTH ORDER OF BUSINESS

Discussion on Towing & Policies, Consideration of Resolution 2016-02, Setting Towing Policy

Mr. Johnson discussed the resolution to set the towing policies. The Board discussed towing and parking policies and reviewed Resolution 2016-02 to set the towing policy. He stated that stickers that would be placed on vehicles to warn of possible future towing if parked in a violation area again. Mr. Jeancola stated that he met with Constellation Towing and regarding signage they will provide their signage free of charge in the front entrance area. He distributed a draft letter that would be sent to residents regarding towing for the Board to review (**SEE EXHIBIT A**). Brief discussion ensued regarding the policy, letter and violation stickers.

On Motion by Ms. Alli, seconded by Ms. Ortiz, with all in favor, the Board adopted Resolution 2016-02, Setting Towing Policy for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Gym Equip Proposals

The Board reviewed various proposals regarding new gym equipment. They discussed installing blinds on the windows, switching to motion sensor lights and a treadmill.

NINTH ORDER OF BUSINESS

Consideration of Commando Pest Control

The Board reviewed the proposal from Commando Pest Control.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the proposal from Commando Pest Control (services beginning January 8, 2016) for annual services in the amount of \$1,500 to be paid monthly in the amount of \$125 for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Blown Away Pressure Washing Proposal

The Board reviewed the proposal from Blown Away to pressure wash the sidewalks within the common area playgrounds and pavilions.

On Motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board accepted the proposal from Blown Away, dated February 3, 2016 for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

An audience member noted that there are tree roots that are causing damage near the tennis court. It was also noted that the tennis nets require replacement.

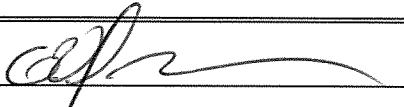
Mr. Diaz discussed additional street lights near Stonington Run and Hopewell Drive.

Mr. Jeancola stated that the next meeting would be held on Wednesday, March 23, 2016 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 7:35 p.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman

Exhibit A

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 8529 SOUTH PARK CIRCLE · SUITE 330 · ORLANDO, FLORIDA 32819

(Insert Date)

(Insert Owner Address)

Re: Updated Towing Policies

Dear Owner,

On behalf of the Board of Supervisors for the Concorde Estates Community Development District, the letter is being provided to advise you of changes to the District's towing and parking policies. These changes were approved on _____, 2016 via resolution 2016-02 and are intended to address unauthorized vehicles parking on District property. Please see below:

ARTICLE II, GENERAL FACILITY PROVISIONS

(6) Towing & Parking Policies.

- a. Vehicles and Vessels, as defined by Chapter 715.07, Florida Statutes, parked on District owned property shall be parked in designated areas only;
- b. Vehicles and Vessels shall not park in any manner which has the effect of disrupting the normal flow of traffic or impeding the ingress or egress of District owned property;
- c. Vehicles and Vessels parked in undesignated District owned areas without the prior express permission of the District Manager or its designee are subject to towing at the owners expense pursuant to Chapter 715.07, Florida Statutes;
- d. Vehicles and Vessels parked in undesignated areas without the prior express permission of the District Manager or its designee shall, upon the first offense, receive a warning sticker affixed to the Vehicle or Vessel. Upon the second and each subsequent offense, the Vehicle or Vessel shall be subject to towing at owner's expense pursuant to Chapter 715.07, Florida Statutes.

Effective _____, 2016; the District will commence with the enforcement of the above policies. Enclosed with this letter is a copy of areas to be deemed as "No Parking" zones and signage indicating such will be installed prior to the effective date. Towing of vehicles in violation of the policies will be performed by (Insert Vendor Name).

Should you have any questions, please do not hesitate to contact the management office at 407-472-2471. Thank you for your cooperation.

Sincerely,

Anthony V. Jeancola
District Manager