

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 23, 2016 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
Kelly Ortiz	Board Supervisor, Assistant Secretary (via phone)
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

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

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.

- C. District Manager
Mr. Jeancola reported that the letters regarding CDD areas where towing could take place were mailed out to the residents on March 21, 2016. Brief discussion ensued.

Mr. Jeancola also reported that ValleyCrest is now BrightView and Mr. Johnson would research whether a new contract should be drafted.

- D. Clubhouse Manager
Mr. McGath discussed the March 2016 report and stated that the tennis net replacement is pending. He noted that the County installed a "No Dumping" sign.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 24, 2016

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

On Motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 24, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February 2016

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

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2016 in the amount of \$36,050.30 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports, American Ecosystems & BrightView Landscape, February 2016

The Board reviewed maintenance report from American Ecosystems and BrightView Landscape (previously ValleyCrest).

SEVENTH ORDER OF BUSINESS

Consideration of Towing Contract (under separate cover)

The Board reviewed the towing contract (**SEE EXHIBIT A**). It was noted that the indemnity clause requires revised verbiage to be consistent with District Sovereign Immunity. It was further noted that a landscape map was sent to District Counsel. Mr. Jeancola noted that a revised towing contract would be presented at the April meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Cleaning Services, Proposals

The Board reviewed and discussed the proposals from Brighter Homes Cleaning Services, Cleanwel, Inc. and Merry Maids. The Board opted to table this business item to review further options and the possibility of hiring a part time facility attendant.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

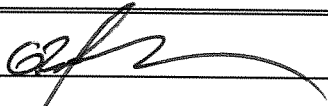
There were no audience comments or Supervisor requests.

Mr. Jeancola stated that the next meeting would be held on Wednesday, April 27, 2016 at 10:00 a.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. Jones, with all in favor, the Board adjourned the meeting at 11:07 a.m. for Concorde Estates Community Development District.


Assistant Secretary

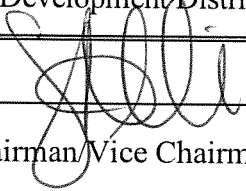

Chairman/Vice Chairman

EXHIBIT A

Exhibit A



CONSTELLATION Towing & Recovery LLC

Phone: 407-831-3000
Fax: 407-831-3004
ConstellationTowing@gmail.com

Private Property Removal
7301 Gardner St.
Winter Park, FL 32792

I, _____, as Agent/owner in control of Concorde Estates CDD located at 3151 Georgian Bay Lane, Kissimmee, FL 34746 do hereby authorize Constellation Towing and Recovery LLC, 2250 E. Irla Bronson Memorial Hwy, Kissimmee, FL 34744 to perform towing services, as well as vehicle/vessel removals from the above listed property. Having complied with the provisions of F.S. 715.07, which grants me the rights under certain conditions to have removed from the listed property any vehicle/vessel parked thereon. Additionally, out of consideration of Constellation Towing & Recovery noted hereon, undertaking to remove and store said vehicles/vessels according to F.S. 715.07, 713.78, and Orange County Code, Chapter 35, we agree to hold said towing company completely harmless from any loss, damage, or expense from any claim which may arise out of such removal of any vehicle/vessel providing they have exercised reasonable care in accordance with Florida Law. Constellation Towing is acting on our behalf when performing towing services on our property. Constellation Towing is authorized to post the appropriate signs at our entrance as required by law. The parties agree that all fees paid by the vehicle's owner or operator for the tow shall comply with provisions of Chapter 713.78 and 715.07 of the Florida Statutes.
Contract Effective Date: 04-15-16 Details of Towing to be performed: Towing may occur at any time.

All Vehicles are to be stickered with a 24 hour warning prior to being towed:

Vehicles parked in undesignated parking spaces (grass, in the street, blocking roads), as well as any other vehicle/ vessel as per management request.

All offenses are documented via pictures on secure email at : towingdispatch@gmail.com. Password will be provided.

Vehicle will be towed to secured impound lot located at: 2250 E. Irla Bronson Memorial Highway, Kissimmee, FL 34744 Signs will be posted at every entrance of property (# of entrances) and are placed in accordance with Florida State Statute 715.07, and shall state as follows: "TOW AWAY ZONE, STRICTLY ENFORCED 24 HOURS, 7 DAYS A WEEK. UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE...Constellation & Recovery 407-831-3000

The signature of both the authorized representative of the towing company and the property owner certifying that has read and is in compliance

Property Owner/ Agent: _____ Date: _____

Printed Name _____ Title: _____

Property Address: 5221 Waterside Vista Lane, Saint Cloud, FL 34771 Phone #: 407-705-2190

Fax# _____

Towing Service Representative Joanna Hatfield - eidera Date: 3/21/16

Printed Name JoAnna Hatfield Title: office manager

Email Address constellationtowing@gmail.com