

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, May 25, 2016 at 6:01 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 <i>(joined the meeting in progress)</i>
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Grant Phillips	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta
Rich McGath	Clubhouse Manager
Juan Torres	Representative, PSI
John Young	Representative, Exercise Systems
Audience Member	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

Mr. Johnson discussed the lots purchased in the tax deed sale. He stated that the purchaser disputes owing prior assessments. Mr. Johnson reviewed the letter sent to the Board and entertained the Board members' questions.

B. District Engineer
No report.

C. District Manager
Mr. Jeancola discussed the presentation of proposals to be given by Juan Torres (PSI) and John Young (Exercise Systems) during the meeting. He also reviewed the SPE payment schedule.

Mr. Jeancola informed the Board that Seats #4 – Basam Alli and #5 – Lloyd Jones would be up for election this year.

D. Clubhouse Manager
Mr. McGath reviewed his April 2016 Amenity Management Report with the Board. A resident voiced concerns over the amount of guests using the facilities and gaining improper access.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 23, 2016

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 March 23, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for March 2016

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

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2016 in the amount of \$57,045.09 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Exercise Equipment Options

John Young from Exercise Systems addressed the Board and discussed the current state of the exercise equipment. He suggested that the multi-gym be the first piece of equipment to be replaced. He stated that it is difficult to get replacement parts for the treadmill and the elliptical. The Board decided to have other vendors provide proposals for future consideration.

SEVENTH ORDER OF BUSINESS

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

The Board reviewed the maintenance reports from American Ecosystems and BrightView Landscape.

EIGHTH ORDER OF BUSINESS

Consideration of Security Services Proposals

Juan Torres from PSI addressed the Board and gave them a presentation regarding his company's proposal for security services. He proposed an option of at least 10 hours on Sundays. The Board would like the vendor to revise the contract (option 3) with 5 hours on Saturdays for the period of March 1st to October 1st. Mr. Johnson had a question regarding the contract verbiage.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved PSI's proposal for Security Services pending revision of contract to reflect option 3 with 5 hours on Saturdays (March 1st to October 1st) for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Revised Towing Contract

The Board reviewed the revised towing contract. Discussion ensued.

On Motion by Ms. Ortiz, seconded by Ms. Alli, with all in favor, the Board approved the revised Towing Contract as amended (12:00 a.m. to 5:00 a.m.) for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of ValleyCrest's Proposal
for Moss Removal**

The Board reviewed ValleyCrest's proposal. A brief discussion ensued.

On Motion by Mr. Alli, seconded by Ms. Ortiz, with all in favor, the Board approved the ValleyCrest's proposal for Moss Removal in the amount of \$1,250 for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Cleaning Services Proposals

Mr. Jeancola presented and reviewed the proposals received from Brighterhomes, Cleanwell and Merry Maids for cleaning services.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the Cleanwell's proposal for cleaning services (\$360 a month/\$4,320 a year), revising contract to net 30 for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Park Bench Proposals

Mr. Jeancola presented and reviewed the proposals for the park bench replacement. Mr. McGath was instructed to remove the existing bench that has collapsed.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the proposal for the smaller park bench in the amount of \$961.00 for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2016/2017 Proposed Budget

Mr. Jeancola presented and reviewed the proposed budget for fiscal year 2016/2017. A discussion ensued regarding the reserve study. Mr. Phillips will check to see when the last reserve study was prepared.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-03, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Public Hearing on the Final Budget

Mr. Jeancola presented and reviewed Resolution 2016-03, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Public Hearing on the Final Budget.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2016-03, Approving Fiscal Year 2016/2017 Proposed Budget (\$757,770) and Setting the Public Hearing on the Final Budget (July 27, 2016 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, FL 34746) for Concorde Estates Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Statistics

Mr. Jeancola announced that there were 617 registered voters in the District as of April 15, 2016.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

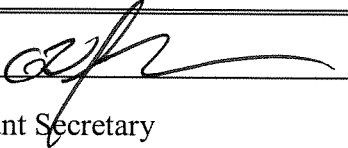
There were no audience comments or Supervisor requests.

Mr. Jeancola stated that the next meeting would be held on Wednesday, June 22, 2016 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

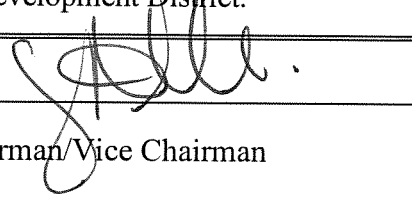
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 8:33 p.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman