

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, July 27, 2016 at 10:04 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:

Kelly Ortiz	Board Supervisor, Assistant Secretary (<i>via phone</i>)
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
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 held a general discussion regarding towing.
- B. District Engineer
Not Present.
- C. District Manager

Mr. Jeancola presented and reviewed the 9-30-15 audit.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the 2015 Audit for Concorde Estates Community Development District.

D. Clubhouse Manager

Mr. McGath reviewed the amenity management report for June 2016. General discussion also ensued regarding the security company doing well, the pool, the installation of the picnic tables, and pending outlets.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 22, 2016

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 June 22, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for May 2016

Mr. Jeancola reviewed the expenditures with the Board. There was a legal miscode resulting in a credit for \$35.00 and a 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 May 2016 in the amount of \$48,767.67 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports, American Ecosystems & BrightView Landscape

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

SEVENTH ORDER OF BUSINESS

Consideration of Mulch Proposal

The Board reviewed the mulch proposal and discussion ensued.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved accepted the mulch proposal in the amount of \$18,000.00 for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Continued Discussion Regarding Gym Equipment Replacement

The Board continued a discussion on the replacement of gym equipment. Discussion ensued regarding the stairmaster and rowing machine.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved Exercise System's proposal for the replacement of gym equipment for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2016/2017 Final Budget

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2016-2017 Final Budget for Concorde Estates Community Development District.

Mr. Jeancola presented and reviewed Fiscal Year 2016/2017 Budget and Assessments. Discussion ensued. No members of the public desired to provide public testimony or comment.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2016-2017 Final Budget for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-05, Adopting Fiscal Year 2016/2017 Final Budget

Mr. Jeancola presented and reviewed Resolution 2016-05, Adopting Fiscal Year 2016/2017 Final Budget.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved Resolution 2016-05, Adopting Fiscal Year 2016/2017 Final Budget in the amount of \$1,274,863.91 (\$757,770.00 for the O&M and \$517,093.91 for the Debt Service Fund), for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06, Imposing
Special Assessments and Certifying an
Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2016-06, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2016-06, Imposing Special Assessments and Certifying an Assessment Roll, for the Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Comments from the audience included improvements over the last year which included the hot tub. Outstanding issues that were discussed were: a hot tub discarded in the woods; tennis court weeds; and volleyball courts needing improvements.

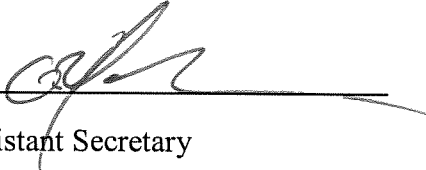
Ms. Alli inquired about the purchase of the lots and if payments on assessments were made in the tax deed sale. This will be reviewed with the Finance Department.

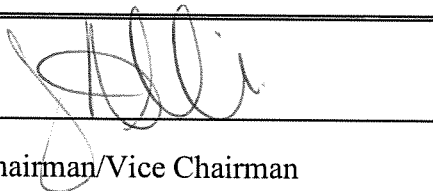
Mr. Jeancola stated that the next meeting would be held on Wednesday, August 24, 2016 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

TENTH ORDER OF BUSINESS

Adjournment

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