

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, April 26, 2017 at 10:12 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

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|-------------|---|
| Sailyn Alli | Board Supervisor, Chairperson (via phone) |
| Edwin Diaz | Board Supervisor, Vice Chairman |
| 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 |
| Anne Marie Melvin | Boyd Civil Engineering |
| Rich McGath | Clubhouse Manager |
| Greg Gruhl | Rizzetta Amenity Services |
| Hilario Perez | Account Manager, Brightview |
| Audience Member | None |

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
No Report.

C. District Manager
No Report.

Mr. Perez (Brightview) reviewed the current drought conditions and action being taken to maintain the property. He suggested holding off on enhancements, sod replacement, etc.

Mr. Jeancola added that TOHO is being very stringent. If someone is caught watering on non watering days, they're given up to 2 warnings. After that they will completely disconnect service. Discussion ensued.

Ms. Alli inquired if all of the leaning trees were removed. Mr. Jeancola indicated that there is a proposal in the agenda for consideration to remove 5 leaning trees on Harbor Lane. Mr. Perez suggested removing the trees but holding off on sod replacement due to weather conditions.

D. Clubhouse Manager

Mr. McGath reviewed the amenity management report for March 2017 with the Board. He stated that the rest of the pool furniture straps are coming in.

Mr. Jeancola stated that he had a discussion with Mr. McGath regarding the pressure washing of the walkways, etc. They do not need it at this time and can be performed every 18-24 months, as opposed to every 12 months, depending on conditions.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 22, 2017

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

On a 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 February 22, 2017, for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February through March 2017

Mr. Jeancola reviewed the expenditures with the Board.

On a motion by Mr. Alli seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2017 in the amount of \$70,884.36 and for March 2017 in the amount of \$72,935.63, for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

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

The Board reviewed the March 2017 maintenance reports from American Ecosystems and BrightView Landscape.

SEVENTH ORDER OF BUSINESS

**Consideration of Audit Review Committee
Recommendation**

Mr. Jeancola stated that the Audit Review Committee accepted the said documents with a review date of July 26, 2017.

On a motion by Mr. Diaz. Alli, seconded by Mr. Jones, with all in favor, the Board accepted all of the recommendations, as noted above, from the Audit Review Committee Members for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Updated Contract for
Professional District Services Agreement**

Mr. Jeancola reviewed and discussed the updated contract for professional district services agreement with the Board. The agreement has been reviewed by Mr. Johnson. He added that prices can change for future years. The current contract pricing is \$48,000.00 a year. Going forward, it will be at \$55,575.00 for the next fiscal year. The current contract is all inclusive but additional services will be billed on an hourly basis in the future. Discussion ensued.

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved the updated contract for Professional District Services Agreement, for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Updated Rizzetta Amenity
Services Contract**

Mr. Gruhl reviewed and discussed the updated Rizzetta Amenity Services contract with the Board. It was noted that exhibits A & B should reflect "full-time" as opposed to "part-time". Discussion ensued.

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved the updated Rizzetta Amenity Services Contract, for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-Designating Treasurer of the District

Mr. Jeancola presented Resolution 2017-01, Re-designating Treasurer of the District.

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved Resolution 2017-01, Re-Designating Treasurer (Scott Brizendine) for the Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Continued Discussion Regarding Alleyway Repairs/Repaving

Mr. Jeancola presented and reviewed the agreement with the Board. It has been provided to Avex for their review and they have agreed to the form of agreement. Discussion ensued.

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved the Avex Repaving Agreement, for Concorde Estates Community Development District.

The Board discussed advertising and timing of the RFP. Ms. Melvin stated that the advertisement is prepared and ready to run on May 1, 2017 in the Orlando Sentinel. It was agreed that July 7, 2017 would be the response due date. The proposals will be reviewed at the July 26, 2017 meeting. Discussion ensued.

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board approved advertising the RFP with a run date of May 1, 2017; a due date of July 7, 2017 and review of proposals at the July 26, 2017 meeting, for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Request from Trustee to Extend 2011-B Bond Maturity Dates and Past Due Tax Deed Purchaser Lots

Mr. Jeancola presented Resolution 2017-02, Request from Trustee to Extend 2011-B Bond Maturity Dates and Past Due Tax Deed Purchaser Lots with the Board.

Mr. Johnson gave a brief synopsis and explained that DR Horton voluntarily turned over ownership of approximately 190 lots to the bonding company who set up a SPE (special purpose entity) to hold ownership. Lerner is the parent company. Since then, some of them were purchased while the other lots went to a tax deed sale. These lots can be purchased in exchange for making a payment which pays off the taxes. There was a short term bond issued other than the new issuances that were set up in 2011, that covered the lots that the SPE owned. Those bonds become due on May 1, 2017 and the bond company would like to extend the maturity date out for 6 more months. During this time, the bond holder may bifurcate (split out) certain lots and possibly foreclose on some. Discussion ensued. Mr. Johnson indicated that this will not affect any of the residents residing at Concorde Estates. Discussion ensued.

On a motion by Mr. Jones, seconded by Mr. Alli, with all in favor, the Board approved Resolution 2017-02, Request from Trustee to Extend 2011-B Bond Maturity Dates and Past Due Tax Deed Purchaser Lots and the amendment to the indenture, for the Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Acceptance of LLS Tax Solutions Arbitrage Rebate Calculation Report Series 2004AB

Mr. Jeancola presented the Arbitrage Rebate Calculation Report to the Board. There is no cumulative rebate liability at this time.

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board accepted the Arbitrage Rebate Calculation Report Series 2004AB, for Concorde Estates Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Harbor View Lane Tree Proposal – Brightview

Mr. Jeancola presented the proposal received from Brightview in the amount of \$2,740.00 to remove 5 trees from Harbor View Lane which includes stump grinding, removal of debris and sod replacement. Mr. Jeancola stated that they would hold off on the sod replacement as discussed earlier in the meeting due to weather conditions. Discussion ensued.

This agenda item was put on hold in order to obtain additional proposals and give Brightview a chance to revise their proposal.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments at this time.

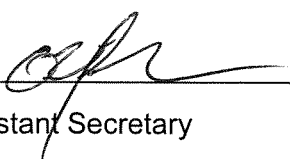
Mr. Alli inquired about pricing for the canopy replacement at the playground. Mr. McGath stated that it would cost \$1,600.00. There weren't any objections from the Board in regards to having it repaired. Mr. McGath filed a police report just in case it happened again. Brief discussion ensued.

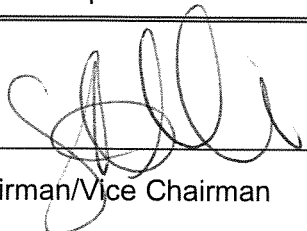
Mr. Jeancola stated that the next meeting would be held on Wednesday, May 24, 2017 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 11:34 a.m. for Concorde Estates Community Development District.


Assistant Secretary


Chairman/Vice Chairman