
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, October 25, 2017 at 10:01 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 Chairman
Basam Alli	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta (<i>in-progress</i>)
Rich McGath	Clubhouse Manager
Ann Marie Melvin	Boyd Civil Engineering (<i>joined & left in-progress</i>)
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

A resident inquired about a fifth board member being appointed to seat number 5. Mr. Jeancola stated that the first agenda item was for the "Consideration of Appointment of Candidate to Vacant Seat No. 5" and that there was only one resume received. The Board will review the candidate's resume and determine whether they desire to appoint that person to seat number 5. Discussion ensued regarding the requirements.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson updated the Board regarding Mr. Tarantola's request for deferment on assessments owed on 12 lots. The bond company rejected the proposal and may want the District to foreclose on all 36 lots which include Mr. Tarantola's 12 lots. This will be discussed in more detail during the Consideration of Resolution 2018-02, Regarding Bifurcation and Exchange of a Portion of Series 2011B Bonds. Discussion ensued.

B. District Engineer

Ms. Melvin informed the Board that paving has commenced in phases 1A, 1B and 2A. She stated that fliers were supposed to be distributed to the whole community. She was going to confirm this with the person in charge.

The Board requested before and after photos of the progress.

Taken out of order - Mr. Jeancola provided his staff report

C. District Manager

Mr. Jeancola updated the Board on the Lake TOHO visibility. A couple of companies were asked to assist the District with this matter. One particular vendor took a look at the area. There is a buffer of land that is not the District's land but a permit can be obtained in order to perform a certain amount of clearing. The District would be allowed to clear a 50-foot section. Discussion ensued.

Mr. Land inquired if the bond proceeds were used/allocated for the dock. It was noted that the bond proceeds were used for construction infrastructure. Discussion ensued.

Taken out of order - The Board re-visited the District Engineer's staff report

Chris, the paving superintendent, indicated that he posted fliers on mailboxes in phases 2A and parts of 2B but that the rest of 2B and all of 2C was not completed. This is only for affected homes within the community. Discussion ensued regarding fliers not being received and the possibility of them being blown away. Ms. Alli asked that they be secured to the doors. Discussion ensued regarding better lines of communication being available.

Mr. Johnson suggested that the District Engineer inspect each phase. Discussion ensued.

Ms. Melvin apologized for the miscommunication and will verify if the fliers were distributed.

Ms. Alli asked Mr. McGath to send an e-mail blast out to all residents within the community informing them of the paving.

Mr. Johnson indicated that in a typical construction project, the District Engineer is not usually a supervising engineer. They can be hired to supervise but it gives them a lot more liability. It was suggested that Mr. McGath check-in on workers a few times per day. Discussion ensued.

D. Clubhouse Manager

Mr. McGath reviewed the amenity management report for October 2017 with the Board. He stated that the street signs have been replaced and that the PVC fence and roof damage to the club house have been repaired as part of the hurricane clean-up. All of the priority trees and piles were cleaned up and he is waiting on a few more proposals. He also indicated that the lighting at the front entrance is out and that he tow signs are going to be replaced.

A few residents expressed concern over the landscapers not picking up trash. Ms. Alli performed a walk-through with a representative from BrightView and expressed her concerns to them. She informed the Board that Jacob is now assisting Junior. Discussion ensued.

Ms. Alli suggested that Mr. McGath be the first point of contact if an issue arises. If he is unavailable, then contact Mr. Jeancola.

Mr. Land suggested that a daily log be kept.

It was recommended that Junior and Jacob (BrightView) be present at the next scheduled meeting.

Mr. McGath completed his review of the amenity management report with the Board.

Mr. McGath has been in contact with Avex and would like to hold a "Meet Santa" holiday event.

FOURTH ORDER OF BUSINESS

Consideration of Appointment of Candidate to Vacant Seat No. 5

Ms. Mendez-Land had to briefly excuse herself from the meeting. Mr. Jeancola asked that the Board table this agenda item until her return

Ms. Alli clarified that the Board went "above and beyond" and requested resumes for this particular agenda item in case there was more than 1 interested party. Brief discussion ensued.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 23, 2017

Mr. Jeancola presented the Minutes of the Board of Supervisors' Meeting held on August 23, 2017. There weren't any comments made by the Board.

On a 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 August 23, 2017, for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for August 2017

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

On a motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2017 in the amount of \$54,631.07, for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance Reports,
American Ecosystems and BrightView**

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

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01, Alternative
Investment**

Mr. Jeancola presented and reviewed Resolution 2018-01, Alternative Investment with the Board. Due to certain SEC requirements and statute changes, this resolution reiterates that the District will abide by statute 218.415 which pertains to alternative investment guidelines for public funds in excess amounts needed to meet current expenses. Brief discussion ensued.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2018-01, Alternative Investment, for Concorde Estates Community Development District.

Taken out of order - Ms. Mendez-Land returned to the meeting

Continued - Fourth Order of Business - Consideration of Appointment of Candidate to Vacant Seat No. 5

Mr. Jeancola briefly discussed the vacancy in Seat No. 5. Ms. Martha Mendez – Land submitted her resume for consideration.

Ms. Land stated that she had a deep interest in the community, has been a resident for 3.5 years and has attended most meetings.

Mr. Johnson reviewed the general procedures (Sunshine Law, statutes, ethics and public record requests, waiver of compensation, etc.).

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board of Supervisors appointed Ms. Martha Mendez – Land to Seat # 5 (2016-2020), for Concorde Estates Community Development District.

Mr. Jeancola administered the oath of office to Ms. Land.

Ms. Land accepted compensation.

NINTH ORDER OF BUSINESS

Consideration of Dissemination Agreement

Mr. Jeancola presented and reviewed the updated Dissemination Agreement with the Board.

Mr. Johnson noted that this agreement is required by the SEC. He would like to add sovereign immunity verbiage to paragraph 6.

Discussion ensued.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the Dissemination Agreement, in substantial form and authorizing Chair to execute, for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Regarding Bifurcation and Exchange of a Portion of Series 2011B Bonds

Mr. Jeancola presented and reviewed Resolution 2018-02, Regarding Bifurcation and Exchange of a Portion of Series 2011B Bonds.

Mr. Johnson stated that there are currently 2011A bonds that are being paid. The 2011B bonds were set up and applied to the delinquent properties during the DR Horton foreclosure and were set to mature in May 2017. The bondholders had asked to extend that maturity date through November 1st, 2017. The bond company would like to reissue the portion being sold to Avex out of the 2011B bonds and exchange them for 2017B bonds in the same amount. These would be divided into payments. The assessments will remain the same. Discussion ensued.

On a motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board accepted Resolution 2018-02, Regarding Bifurcation and Exchange of a Portion of Series 2011B Bonds, in substantial form, and authorized Chair to execute applicable documents after review by District staff, for the Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Post-Hurricane Irma Clean-Up

Mr. Jeancola discussed the post hurricane Irma clean-up effort with the Board. There are stumps and trees that still need to be removed. He met with Ms. Alli and Jacob (BrightView) to discuss these matters. Items considered "priorities" have already been taken care of. Clean-up efforts have already cost the District approximately \$39,000.00. BrightView and other vendors have put hurricane pricing into place. It is recommended that the District waits on the removal and clean-up of remaining work in order to have these services charged at standard pricing. Discussion ensued. Upon satisfactory discussion, the Board agreed it top be in the best financial interest of the District to await on standard pricing for the remainder debris removal.

TWELFTH ORDER OF BUSINESS

Consideration of Shade Structures Proposals

Mr. Jeancola presented and reviewed the proposals received from Sunstate Awning and Sundance Architectural Products as follows:

- Sunstate Awning - \$3,900.00 for the bottom portion (additional \$2,500.00 for the top portion)
- Sundance Architectural Products - \$4,200.00 for the bottom portion (additional \$2,500.00 for the top portion)

Sunstate Awning's proposal includes the following color options: cork brown, rust and terra cotta.

On a motion by Ms. Alli, seconded by Mr. Alli, with all in favor, the Board approved the shade structures proposal received from Sunstate Awning in the total amount of \$3,900.00 and authorized the Chair to select a color, for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Swimming Pool Proposal - Poolworks

Mr. Jeancola presented and reviewed the proposal received from Poolworks as follows:

- \$606.00 - Safety rope
- \$1,775.00 - Racing lane

The Board tabled this agenda item until further notice.

FOURTEENTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposals

Mr. Jeancola presented and reviewed the pressure washing proposals as follows:

- Blown Away - \$5,875.00
- Clean Rite - \$5,202.75
- Splash & Dash - \$11,840.00

Discussion ensued regarding the possibility of Blown Away agreeing to price match Clean Rite's proposed price of \$5,502.75 for pressure washing services.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the pressure washing proposal received from Blown Away if the vendor agrees to not exceed the amount of \$5,502.75, for Concorde Estates Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Land made a general comment on holding contractors and vendors accountable for their actions. Mr. McGath indicated that a field maintenance report will be put into place. Discussion ensued.

Ms. Land asked about the tow company and signs. The signs were blown away. Discussion ensued.

Ms. Land asked if the District could start the process of obtaining a permit regarding the Lake TOHO visibility. Discussion ensued.

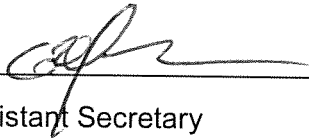
Mr. Cruz expressed concern regarding maintenance behind his home.

Mr. Jeancola stated that the next meeting would be held on Wednesday, November 29, 2017 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

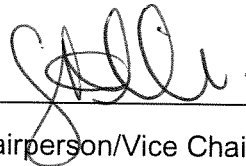
SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board adjourned the meeting at 1:10 p.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairperson/Vice Chairperson