



Concorde Estates Community Development District

Avid Property Management

2906 Bush Lake Blvd, Tampa, Florida 33614 Phone: 813-868-1104

November 01, 2023

Board of Supervisors
Concorde Estates Community

Development District Dear Board

Members:

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District is scheduled to be held on **Wednesday, Nov 01, 2023, at 1:00 pm in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, FL 34746**. Following is the advance agenda for the meeting:

1. **Call to Order/Roll Call**
2. **Approval of Meeting Agenda**
3. **Public Comments on Agenda Items (Limited to 3 Minutes)**
4. **Chairman's Report**
 - A. Landscape Discussion
 - B. Discussion Stormwater/Wetlands Maintenance
 - C. Ratification Payment of County Tax Deed 20-26-29-3072-0001-2210
\$3,063.26
 - D. Consideration of Valley Operative Account \$500,000 deposit once revenue gets collected.
5. **District Manager's Report**
 - A. Consideration of CDD Lots HOA Due Payment of
\$35,953.62
 - B. Discussion 2022/23 Audit
 - C. Consideration of October 2023 Invoice
6. **Vendor Reports (In-Person or Document)**
7. **Staff Reports**

ATTENDEES:

Please identify yourself each time you to speak to facilitate accurate transcription of meeting minutes.

- A. Monthly Field Manager's Report
- 8. District Counsel**
 - A. Discussion Foreclosure
- 9. District Engineer**
- 10. Supervisors' Requests and/or Comments**
 - A. Discussion of Clubhouse Roof
- 11. Public Comments (Limited to 3 Minutes)**
- 12. Adjournment**

Next Meeting, Dec 6, 2023, at 1:00 pm (1st Wednesday)

Enclosed are attachments available for the above agenda. Additional items may be provided under separate cover when they become available, or they will be distributed at the meeting.

The balance of the agenda is routine in nature, and staff will present and discuss their reports at the meeting. In the meantime, if you have any questions, do not hesitate to contact me.

All cellular phones must be placed on mute while in the meeting room. The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 868-1104. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Sincerely,

Avelino Vide III
District Manager

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**Operation and Maintenance Expenditures
October 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023, through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,792.00**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary



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Expenditures			
	Budget	Expenses	Balance
Administrative			
P/R Board of Supervisor	\$20,000.00	\$1,000.00	\$19,000.00
FICA Taxes	\$1,530.00		\$1,530.00
Arbitrage	\$1,200.00		\$1,200.00
Engineering	\$50,000.00		\$50,000.00
Legal Services	\$150,000.00	\$6,930.00	\$143,070.00
Mgmt. Consulting Services	\$350,000.00	\$29,166.67	\$320,833.33
Special Assessment	\$5,250.00		\$5,250.00
Trustee Fees	\$13,003.00		\$13,003.00
Email Maintenance	\$2,000.00		\$2,000.00
Auditing Services	\$4,000.00		\$4,000.00
Insurance	\$10,000.00		\$10,000.00
Legal Advertising	\$2,600.00		\$2,600.00
Misc- Assessment Collection Cost	\$42,450.00		\$42,450.00
General & Administrative	\$1,500.00	\$594.30	\$905.70
Web Hosting	\$3,000.00	\$388.13	\$2,611.87
Annual District Filing Fee	\$175.00		\$175.00
Electric Utility Services			
Electricity General	\$22,000.00		\$22,000.00
Electricity Street lighting	\$123,664.00	\$4,366.19	\$119,297.81
Electricity Club House	\$10,000.00		\$10,000.00
Water Sewer Comb Services			
Utility Water	\$168,000.00		\$168,000.00

Backflow Assembly Testing	\$2,000.00		\$2,000.00
Flood Control Stormwater			
Aqua scaping	\$100,000.00	\$8,500.00	\$91,500.00
Fountain	\$1,500.00		\$1,500.00
Other Physical Environment			
Insurance	\$8,000.00		\$8,000.00
Irrigation	\$30,000.00		\$30,000.00
Landscape Replacement	\$10,000.00		\$10,000.00
Annual Mulching	\$40,000.00		\$40,000.00
Wetlands	\$50,000.00		\$50,000.00
Contingency			
Misc Contingency	\$95,000.00	\$4,692.59	\$90,307.41
Parks and Recreation			
Field Management	\$400,000.00	\$4,400.00	\$395,600.00
Pools	\$27,600.00	\$2,400.00	\$25,200.00
Telephone, Cable \$ Internet	\$3,500.00	\$354.12	\$3,145.88
Office Supplies	\$3,500.00		\$3,500.00
Dues, Licenses, Subscriptions	\$750.00		\$750.00
Cap Outlay	\$250,000.00		\$250,000.00
Total:	\$2,002,222.00	\$62,792.00	\$1,939,430.00