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**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 22, 2015 at 10:00 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Sailyn Alli	<b>Board Supervisor, Chairperson</b>
Edwin Diaz	<b>Board Supervisor, Vice Chairperson</b>
Basam Alli	<b>Board Supervisor, Assistant Secretary</b>
Kelly Ortiz	<b>Board Supervisor, Assistant Secretary</b>
Lloyd Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Johnson	<b>District Counsel, Garganese, Weiss &amp; D'Agresta</b>
Rich McGath	<b>Clubhouse Manager</b>
Audience Members	<b>Present</b>

**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**

There were no comments from the audience.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. Clubhouse Manager

Mr. McGath discussed the Amenity Management Report. The Board discussed installing a bicycle rack at the front of the community. It was noted that a new employee would start next week and would work seasonally to assist Mr. McGath in his duties.

On Motion by Mr. Jones, seconded by Mr. Alli, with all in favor, the Board authorized the purchase of a bicycle rack for the front of the community, not to exceed \$650, for Concorde Estates Community Development District.

B. District Counsel

Mr. Johnson stated that per the Legal Representation document, Mr. Usher L. Brown had left the firm to join the law firm of Greenspoon Marder Law. Mr. Johnson stated that the Board could chose to have Usher L. Brown and departing lawyers continue in their new capacity to represent them or they could have Garganese, Weiss & D'Agresta continue to represent them or lastly they could choose to retain entirely new lawyers. Brief discussion ensued.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board chose to remain with Garganese, Weiss & D'Agresta, for Concorde Estates Community Development District.

C. District Engineer

Not present.

D. District Manager

No report.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 27, 2015**

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

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 27, 2015 for Concorde Estates Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for May and June 2015**

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

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2015 (\$47,574.38) and June 2015 (\$76,688.44) for Concorde Estates Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance Inspection Reports, American Ecosystems & ValleyCrest, June 2015**

The Board reviewed the maintenance inspection reports from American Ecosystems and ValleyCrest for June 2015.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Payment Plan Regarding Special Purpose Entity Lots**

Discussion regarding the Special Purpose Entity's (SPE) request for a payment plan ensued. It was noted that DR Horton is terminating their contract to purchase the remaining lots from the SPE within Concorde Estates CDD. As such, the SPE submitted a payment plan proposal to the District requesting deferment of 75% of the operations and maintenance for a period of 12 months. Thereafter, the SPE proposed to bring the 75% Operations and Maintenance (O&M) deferment current in addition to the normal pro-rata share of O&M over the subsequent 6 month period.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the proposal contingent upon 1) All outstanding O&M assessments must be brought current as of the execution of the agreement, 2) The 25% of O&M assessments must be paid in monthly installments, 3) Upon each sale of a single lot or multiple lots, the balance of the deferred 75% assessments for said lots must be paid as part of closing, 4) The SPE agrees one Board member from the HOA must resign, and 5) Preparation of the agreement documents to be performed by the SPE (or trustee) counsel to minimize attorney fees expended by the District, for Concorde Estates Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratify the Acceptance of McDirmit Davis Audit Report, Period Ending September 30, 2014**

The Board reviewed the audit report for period ending September 30, 2014.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board ratified the acceptance of the McDirmit Davis Audit Report for period ending September 30, 2014, for Concorde Estates Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Com-Pac Contract,  
Maintenance**

Mr. McGath discussed the maintenance contract from Com-Pac Filtration regarding the pool.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the maintenance contract from Com-Pac for pool services two times annually for a total cost of \$1,300 for Concorde Estates Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Park Benches, American  
Recycled Plastic**

This business item was tabled indefinitely.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were questions from the audience regarding lawn care and debris that is being left behind as well as clippings and debris being blown into the ponds. There was a comment made regarding weeds in the volleyball court that require treatment. Additionally, discussion ensued regarding if the District was intending to install a dock.

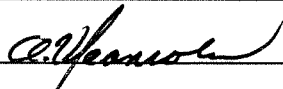
There were no Supervisor requests.

Mr. Jeancola stated that the next meeting would be held on Wednesday, August 26, 2015 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

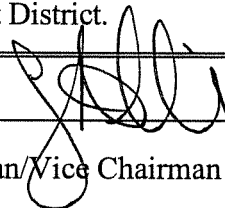
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board adjourned the meeting at 11:56 a.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman