

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, September 23, 2015 at 10:01 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Edwin Diaz	Board Supervisor, Vice Chairperson
Basam Alli	Board Supervisor, Assistant Secretary
Kelly Ortiz	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta
Rich McGath	Clubhouse Manager
Hilario Perez	Representative, ValleyCrest Landscaping
Karin Leissing	District Engineer, Boyd Civil Engineering
Audience Members	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 no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. McGath discussed the August/September Amenity Management report. He discussed a proposal from CleanFast to pressure wash the sidewalks and recreation area

footpath on the Lake Toho side of the road. The Board requested that Mr. McGath obtain additional pressure washing proposals.

Mr. McGath noted that the pool schedule would remain the same.

B. District Counsel

Mr. Johnson discussed some historical background regarding the Single Purpose Entity (SPE) proposed agreement for deferment of operation and maintenance assessments. He stated that in 2011 when the foreclosures occurred against DR Horton properties there was a settlement where DR Horton turned over lots to the Bondholders, whom set up a Single Purpose Entity Corporation to hold the lots to possibly sell some of the lots back to DR Horton. Mr. Johnson stated that DR Horton decided that it no longer wanted to buy back any lots from the SPE pursuant to the Agreement. He stated that the SPE asked that the CDD defer 75% of their operations and maintenance assessments to give them time to try and get the lots sold. Further discussion ensued regarding the agreement.

Mr. Johnson noted that in regards to another HOA management company the current HOA Board would have to choose that company.

C. District Engineer

Ms. Leissing stated that she was still in the process of obtaining proposals for the park drainage. She noted that the permit regarding work to be completed expires on June 19, 2018.

D. District Manager

Mr. Jeancola discussed some various updates regarding landscaping. He stated that he completed a walk through with Mr. Perez, a representative with ValleyCrest. Mr. Jeancola discussed some additional mulching that was completed. He also noted that it would be nice to periodically have a ValleyCrest representative attend the Board meeting. He noted that a master plan regarding landscaping improvements is still being completed and would be presented to the Board. Brief discussion ensued.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on August
26, 2015**

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

On 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 26, 2015 for Concorde Estates Community Development District.
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FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2015

Mr. Jeancola reviewed the expenditures with the Board. Brief discussion ensued. Mr. Jeancola noted that the August expenditures were higher due to the trustee fees.

On Motion by Mr. Jones, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2015 (\$59,368.09) for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

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

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

Mr. Perez updated the Board on various landscaping issues throughout the District. He discussed a tree trimming schedule and mowing schedule. He stated that at the end of October ValleyCrest would fertilize the grounds.

Mr. Jeancola stated that due to a billing error with ValleyCrest to the District and that the contract in place stated that in the first and second year the contract would renew at the same amount but that in the third year it would increase by six percent. He stated that the District is in the third year but was not billed at the higher rate. Mr. Jeancola stated that ValleyCrest had caught their error in the billing and per the contract were obligated to receive the additional payments for the third year period. Discussion took place regarding payments to ValleyCrest to remedy the shortfall. Brief discussion took place regarding putting out an RFP for landscaping if a threshold was met. Mr. Johnson noted that if the Board wished to have the contract stipulate renewal amounts for three consecutive years an RFP is required. He further stated that if ValleyCrest agreed to maintain a contractual amount of \$187,392 for a one year period, effective October, 1 2015 through October 1, 2016 then an RFP would not be required. Mr. Perez stated that ValleyCrest would maintain the aforementioned amount for one year, effective October 1, 2015.

On Motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board accepted the verbal agreement with ValleyCrest to include the owed amount for the third year additional amount of six percent to ValleyCrest split and added in the June, July and August 2015 monthly payments, and agreed to an annual cost of \$187,392 from October 1, 2015 through October 1, 2016 with authorization given to the Chairperson to execute the addendum for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

Approval of Payment Plan Regarding Special Purpose Entity Lots (under separate cover)

The Board reviewed the agreement between Concorde Estates CDD and Maxcy Development Group Holdings which explained the payment plan regarding the assessments on the Special Purpose Entity Lots.

On Motion by Mr. Jones, seconded by Mr. Diaz, with all in favor, the Board accepted the Agreement between Concorde Estates CDD and Maxcy Development Group Holdings regarding a payment plan for assessments on the Special Purpose Entity lots for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Lake Fountains Proposal, Fountain Repair

The Board discussed the Lake Fountains proposal for repairs on the fountain. The Board opted to table this business item until research could be done on what repairs were completed in the past.

NINTH ORDER OF BUSINESS

Consideration of Fitness Center Repairs Proposal

The board reviewed the proposal for repairs to be completed to a fitness machine.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the proposal from Exercise Systems for repairs to a fitness machine (cable, pull pin, pads, rollers post guides and plexi plate) at a cost of \$625.90 for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of District Insurance Renewals, Egis and Stahl

The Board reviewed and discussed the insurance proposals from Egis and Stahl for District insurance renewal.

Mr. Jones motioned to select Stahl but rescinded his motion upon realizing that they are at a higher rate than Egis. Brief discussion ensued.

On Motion by Ms. Ortiz, seconded by Mr. Diaz, with all in favor, the Board accepted the proposal from Egis for District insurance renewal for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments.

Mr. Diaz suggested some options for pool area access such as hiring a person to check residents in and out. He also noted that the gates around the pool should be closed.

Mr. Jeancola stated that the next meeting would be held on Wednesday, October 28, 2015 at 10:00 a.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 Mr. Alli, with all in favor, the Board adjourned the meeting at 11:37 a.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman