
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 26, 2016 at 6:01 p.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
Kelly Ortiz	Board Supervisor, Assistant Secretary
Basam Alli	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
David Jae	Lerner Real Estate Advisors
Scott Campbell	Lerner Real Estate Advisors
Steve Boyd	District Engineer, Boyd Civil Engineering
Rich McGath	Clubhouse Manager
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

Discussion Regarding SPE Land Sale

Agenda item 5A - Discussion Regarding SPE Land Sale was taken out of order.

Mr. Campbell updated the Board on the SPE land sale. Avex Homes is purchasing the SPE lots and is asking that the alleyways be repaired and repaved. There are a total of 112 lots. There will be two contracts – one for single-family homes and one for townhomes.

Mr. Boyd inspected the alleyways and agrees with Avex Home's engineer and the assessment and believes that the cost is in line with similar projects. There is an option to do all of the work at once or in phases.

Mr. Diaz expressed concern regarding the alleyways being damaged by construction activity.

On Motion by Ms. Alli, seconded by Mr. Jones, with all in favor, the Board committed to acknowledging that the alleyways are the District's responsibility and will assess scheduling necessary repairs, with phasing still to be determined, for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
No Report.

C. District Manager
Mr. Jeancola took a tally for the next meeting being held on November 23, 2016. Four out of the five board members will be in town and plan to be in attendance.

Discussion ensued regarding RFP options for the builder to also act as a general contractor for the alleyway repair and repaving project.

D. Clubhouse Manager
Mr. McGath reviewed the amenity management report for October 2016. Orlando Seamless Gutter will be sending over a proposal to perform the gutter services. Ms. Ortiz suggested that the HOA be informed of the 3 gutter vendors.

Mr. McGath will be on vacation from November 8th through the 19th. Discussion ensued regarding additional security coverage for 2 ½ extra security days.

On Motion by Ms. Alli, seconded by Ms. Ortiz, with all in favor, the Board approved adding on 2 ½ extra security days during November 8th through the 19th for Concorde Estates Community Development District.

Ms. Alli stated that she observed a transient within the community. Mr. McGath said that he will work with security and the Sheriff's office. Discussion ensued.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on September 28, 2016

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

On 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 September 28, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for August 2016

Mr. Jeancola reviewed the expenditures with the Board.

On Motion by Mr. Diaz seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2016 in the amount of \$66,009.56 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports, American Ecosystems

The Board reviewed the maintenance report from American Ecosystems.

SEVENTH ORDER OF BUSINESS

Consideration of Donnie Daniels Plumbing Proposal (3 options)

The Board reviewed the 3 proposed options received from Donnie Daniels Plumbing.

- 1) Install new 3 bowl drinking fountain w/pet bowl - \$6,700.00
- 2) Install bubbler only - \$770.00
- 3) Remove fountain and cap off lines - \$350.00

The Board requested a revised proposal including verbiage stating that the hole would be filled as part of option number 3.

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board of Supervisors approved for the Chair to execute the revised plumbing proposal from Donnie Daniels Plumbing for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments.

Mr. Diaz questioned about the splash bucket proposal. Mr. McGrath does have proposal. Mr. Diaz also had a question regarding the 2 seats up for election. They are both unopposed.

Ms. Alli had a question regarding a tree in the back.

Discussion ensued regarding fan replacement and installation. The Board agreed on a not to exceed amount of \$600.00.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved to replace and install the fans in a not to exceed amount of \$600.00 for Concorde Estates Community Development District.

Mr. Jeancola stated that the next meeting would be held on Wednesday, November 23, 2016 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 7:22 p.m. for Concorde Estates Community Development District.


Assistant Secretary


Chairman/Vice Chairman