

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, November 23, 2016 at 10:04 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
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta
Scott Campbell	Lerner Real Estate Advisors (via phone)
Steve Boyd	District Engineer, Boyd Civil Engineering (via phone)
Rich McGath	Clubhouse Manager
Eric Marks	Avex (via phone)
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.

Mr. Campbell did ask if the contract with Avex was executed for both the townhomes and single family homes.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.

B. District Engineer
No Report.

C. District Manager
No report.

D. Clubhouse Manager
Mr. McGath reviewed the amenity management report for November 2016. He stated that the new treadmill is unplugged and needs repair. He informed the Board that the pavers will cost \$3,600.00 and that the border pavers will cost \$15,000.00. This will be revisited in the Spring. He will take a look at the 5 trees that are reported to be “leaning” along Lake Street. He updated the Board regarding the reported transient in the neighborhood.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors’ Meeting held on October 26, 2016**

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 October 26, 2016 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and Maintenance
Expenditures for September and October 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 September 2016 in the amount of \$88,211.74 and October 2016 in the amount of \$56,484.22 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance Reports,
BrightView Landscape**

The Board reviewed the maintenance report from BrightView landscape.

Ms. Alli commented regarding the grass along the main islands.

SEVENTH ORDER OF BUSINESS

**Consideration of Maintenance Related
Proposals**

The Board reviewed the 3 gutter proposals received as follows:

- 1) Ark Seamless Gutters - \$7,883.00
- 2) Orlando Seamless Gutters - \$4,428.00
- 3) American Seamless Gutters - \$12,070.00

Mr. McGath will request a revised proposal from Ark Seamless Gutters in a not to exceed amount of \$7,000.00.

The Board agreed to provide the Chair authorization to review and execute the revised proposal.

On Motion by Mr. Diaz seconded by Mr. Jones, with all in favor, the Board approved a revised gutter proposal from Ark Seamless Gutters (in a not to exceed amount of \$7,000.00) and authorized the Chair to review and execute the revised contract, for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

**Continued Discussion Regarding
Alleyway Repairs/Repaving**

Mr. Marks from Avex stated that they have identified the location where the models would be built (Jackson and Grasmere). He asked Mr. Boyd what the phasing option possibilities were.

Mr. Boyd indicated that they may be able to grind and pave at a later date. Due to the fluctuating cost of asphalt, it could cost more if stretched out for more than a period of 2 years.

Mr. Johnson stated that if the District proceeded, they would need specifications for repairs to newly paved areas damaged during construction.

Discussion ensued regarding the preparation of an RFP to repair and repave the alleyways.

Discussion ensued regarding the preparation of an agreement between Avex and the District.

On Motion by Ms. Alli seconded by Mr. Diaz, with all in favor, the Board approved the District Engineer to prepare an RFP for the alleyway repairs and repaving, for Concorde Estates Community Development District.

On Motion by Ms. Alli seconded by Mr. Jones, with all in favor, the Board approved District Counsel and staff to prepare an agreement between Avex and the District to repair and repave the alleyways, for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience member comments or supervisor requests.


Mr. Jeancola swore in Mr. Lloyd Jones (Seat # 5) and Ms. Sailyn Alli (Seat # 2). Mr. Jones and Ms. Alli both accepted compensation.

Mr. Jeancola stated that the next meeting would be held on Wednesday, December 28, 2016 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.


TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 11:19 a.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman