

**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, May 24, 2017 at 6:03 p.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 Chairman</b>
Basam Alli	<b>Board Supervisor, Assistant Secretary</b>
Kelly Ortiz	<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>
Steve Boyd	<b>District Engineer, Boyd Civil Engineering (<i>via phone</i>)</b>
Rich McGath	<b>Clubhouse Manager</b>
Audience Member	<b>None (<i>joined in progress</i>)</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**

Mr. Jeancola asked for any comments from the audience. There were none.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Johnson did not have a report but informed the Board that he has not heard much about the bond issue. Discussion ensued.
- B. District Engineer  
Mr. Boyd provided an update on the status of the alleyway resurfacing. They are currently working with 4 bidders and are trying to obtain more. Discussion ensued.
- C. District Manager  
Mr. Jeancola stated that the registered voter count was 711 as of April 15, 2017.

D. Clubhouse Manager

Mr. McGath reviewed the amenity management report for May 2017 with the Board. He received a proposal from Briggs in the amount of \$650.00 for the tree removal. This is in addition to the proposal received from Brightview in the amount of \$2,740.00 (inclusive of the sod) at the last meeting. Discussion ensued.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the tree removal proposal received from Briggs in the amount of \$650.00, contingent upon proof of insurance, net 30 payment terms, and review by District Counsel, for Concorde Estates Community Development District.

Mr. McGath informed the Board that the chair slings were installed, the soccer nets are being replaced and were ordered, and that the pavilion awning repair is approved and is being scheduled. This should be completed by the next scheduled Board meeting. He stated that he noticed that the flag pole ropes are deteriorating.

There was general discussion regarding seasonal security coverage and the addition of Mondays to summer coverage.

Mr. Diaz requested another garbage bin for the exterior of the clubhouse.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit Review Committee Meeting held on April 26, 2017**

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

On a motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board approved the Minutes of the Audit Review Committee Meeting held on April 26, 2017, for Concorde Estates Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on April 26, 2017**

Mr. Jeancola stated that the minutes were reviewed by District Counsel. It was noted that line 157 should reflect "special" and not "single".

On a motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on April 26, 2017, with said change, for Concorde Estates Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for April 2017**

Mr. Jeancola reviewed the expenditures with the Board.

On a motion by Ms. Alli seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2017 in the amount of \$36,748.94, for Concorde Estates Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance Reports, American Ecosystems**

The Board reviewed the May 2017 maintenance reports from American Ecosystems.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Proposed Budget Fiscal Year 2017/2018**

Mr. Jeancola presented and reviewed the proposed budget for fiscal year 2017/2018.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-03, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing**

Mr. Jeancola presented and reviewed Resolution 2017-03, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2017-03, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing (August 23, 2017 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, FL 34746) for Concorde Estates Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017- 04, Adopting Fiscal Year 2017/2018 Meeting Schedule**

Mr. Jeancola presented and reviewed Resolution 2017-04, Adopting Fiscal Year 2017/2018 Meeting Schedule. Discussion ensued regarding the December 2017 meeting. The Board agreed to schedule a meeting for December 22, 2017 at 10:00 a.m.

On a motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board approved Resolution 2017-04, Adopting Fiscal Year 2017/2018 Meeting Schedule and scheduling a meeting for December 22, 2017 at 10:00 a.m., for Concorde Estates Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no Supervisor requests.


A resident by the name of Alfredo (3171 Oyster Bay Lane) inquired about the clearing of the lakefront. Mr. Boyd indicated that state owned land buffers the District's and the state's boundaries.

Mr. Jeancola stated that the next meeting would be held on Wednesday, June 28, 2017 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

**TWELFTH ORDER OF BUSINESS**

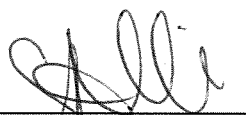
**Adjournment**

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board adjourned the meeting at 7:28 p.m. for Concorde Estates Community Development District.



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Assistant Secretary



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Chairman/Vice Chairman