

---

---

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, August 23, 2017 at 6:05 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 (<i>in-progress</i>)</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Johnson	<b>District Counsel, Garganese, Weiss &amp; D'Agresta (<i>in-progress</i>)</b>
Rich McGath	<b>Clubhouse Manager</b>
Audience Member	<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**

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

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Engineer  
Mr. Jeancola updated the Board on the contract that was awarded to ABC Paving & Sealcoating for the alleyway resurfacing. The executed contract was received and a finalized schedule is being established. It is anticipated that work will commence at the end of September or beginning of October. Discussion ensued.
- B. District Manager  
No Report.

Mr. Jeancola indicated that due to Mr. Jones' passing, seat # 5 is vacant. The Board will consider the appointment of a candidate to vacant seat #5 at the next meeting. General discussion ensued.

C. Clubhouse Manager

Mr. McGath reviewed the amenity management report for August 2017 with the Board.

Mr. McGath informed the Board that the pressure cleaning was completed. He received an additional quote for the PVC fence and is awaiting one more quote from another vendor. The new slings were received and will be installed at the end of the week. The fence work was also completed and there is one gate that is unrepairable. It will have to be replaced.

Ms. Alli inquired about the awning in the playground. Mr. McGath stated that there were a few shade structure proposals included in the agenda.

Mr. Diaz inquired about the status of the dead palm trees. Mr. McGath stated that BrightView will have this work completed by the end of the month.

**FOURTH ORDER OF BUSINESS**

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

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

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

**FIFTH ORDER OF BUSINESS**

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

Mr. Jeancola stated that the minutes were reviewed by District Counsel. Mr. Jeancola commented on the ninth order of business regarding the consideration of the pressure washing proposal from Blown Away. He clarified that the Board approved \$2,205.00 of the \$8,155.00.

Mr. Diaz commented on the third order of business regarding district counsel's report. He wanted the minutes to reflect what the Board decided regarding the O&M.

Mr. Jeancola recommended having district counsel revisit this particular section. He suggested that the Board make a motion to approve the minutes in substantial form.

On a motion by Mr. Alli seconded by Ms. Alli, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on July 26, 2017 in substantial form with noted changes, for Concorde Estates Community Development District.

*Mr. Johnson & Ms. Ortiz have joined the meeting in-progress*

---

---

**SIXTH ORDER OF BUSINESS**

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

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

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2017 in the amount of \$58,465.67, for Concorde Estates Community Development District.

*District Counsel's staff report was taken out of order*

Earlier in the meeting, Dr. Cruz inquired about Florida Statute Chapter 190 in regards to the process of appointing a candidate to vacant seat # 5. Mr. Johnson stated that the statute provides that the Board appoints a new supervisor to carry out the remainder of the term in the event of a vacancy. He recommended advertising within the community in order to receive as many applications and resumes as possible. Discussion ensued.

Mr. Johnson provided an update regarding Mr. Tarantola's request for a two-year deferment on his bond debt service. Mr. Johnson has passed the request on to the trustee for the bond company and they have not come to a decision yet.

*An audience member expressed concern regarding being able to hear district staff clearly.*

General discussion ensued regarding Mr. Tarantola's request.

Mr. Jeancola informed Mr. Johnson of Mr. Diaz's request to have district counsel review and clarify the Board's decision regarding the O&M in the July 26, 2017 minutes (fifth order of business). The minutes were approved in substantial form with noted changes.

**SEVENTH ORDER OF BUSINESS**

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

The Board reviewed the August 2017 maintenance report from American Ecosystems and the July 2017 maintenance report from BrightView.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2017/2018 Final Budget**

On a motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2017-2018 Final Budget for Concorde Estates Community Development District.

Mr. Jeancola presented and reviewed Fiscal Year 2017/2018 Budget and Assessments. Discussion ensued.

A resident requested clarification regarding the amount reflected in the budget for the community's security patrol in the amount of \$15,870.00.

Mr. McGath stated that he is the point of contact for any issues that arise within the community. He indicated that security patrols go out three times a night beginning at 9:00 pm. Discussion ensued.

A resident expressed concern regarding the sharing of costs associated with the repaving/construction with homes that have not yet been built. Mr. Johnson confirmed that the developers pay on those lots. Discussion ensued.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2017-2018 Final Budget for Concorde Estates Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05, Adopting Fiscal Year 2017/2018 Final Budget**

Mr. Jeancola presented and reviewed Resolution 2017-05, Adopting Fiscal Year 2017/2018 Final Budget.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved Resolution 2017-05, Adopting Fiscal Year 2017/2018 Final Budget for Concorde Estates Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-06, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2017-06, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Ms. Ortiz, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2017-06, Imposing Special Assessments and Certifying an Assessment Roll, for the Concorde Estates Community Development District.

---

---

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-07,  
Designating Primary Administrative Office**

Mr. Jeancola presented and reviewed Resolution 2017-07, Designating Primary Administrative Office.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2017-07, Designating Primary Administrative Office, for the Concorde Estates Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Playground Mulch Installation  
- BrightView**

Mr. Jeancola presented and reviewed the proposal received from BrightView in the total amount of \$1,695.00 for the playground mulch installation. After Board discussion, the Board approved the proposal.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the playground mulch installation proposal received from BrightView in the total amount of \$1,695.00, for Concorde Estates Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Shade Structures**

Mr. Jeancola presented and reviewed the proposal received as follows:

- Sundance - \$6,700.00
- Sunstate Awning –
  - A. \$3,900.00 (20 foot)
  - B. \$2,500.00 (15 foot)

Discussion ensued regarding the difference in fabric used as well as warranty information. The Board tabled this agenda item until the next scheduled meeting on September 27, 2017.

*An audience member requested clarification regarding line 42 of the Fiscal Year 2017/2018  
Final Budget*

---

---

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of LLS Tax Solutions Arbitrage  
Rebate Calculation Reports Series 2011A-1, 2011  
A-2 and 2011B**

Mr. Jeancola presented the Arbitrage Rebate Calculation Report to the Board. There is no cumulative rebate liability at this time.

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the Arbitrage Rebate Calculation Report Series 2011A-1, 2011A-2 and 2011B, for Concorde Estates Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

An audience member inquired about supervisor fees on line 24 of the fiscal year 2017/2018 final budget. Mr. Jeancola clarified that in the State of Florida, Community Development Districts allow supervisors to accept compensation, unlike an association. The statutory limit is \$200.00 per meeting with annual maximum of \$4,800.00. A supervisor can accept or waive compensation.

An audience member inquired about what the trustee fees (line 30). Mr. Jeancola stated that the trustee oversees the repayment of the bonds that were previously issued.

An audience member inquired if monthly fees decrease when the community is under budget. Mr. Johnson stated that it depends on the budget that is set for that particular year.

General discussion ensued.

There were no supervisor requests at this time.

Mr. Jeancola stated that the next meeting would be held on Wednesday, September 27, 2017 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

---

---

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board adjourned the meeting at 7:26 p.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairperson/Vice Chairperson