

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, February 28, 2018 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	Board Supervisor, Chairperson
Edwin Diaz	Board Supervisor, Vice Chairman
Basam Alli	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Scott Smith	Regional Manager - Community Services, Rizzetta & Co., Inc.
Greg Gruhl	Amenity Services Manager - Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta (via phone)
Rich McGath	Clubhouse Manager
Audience Member	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 none.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

Ms. Alli asked Mr. Johnson if he made contact with Avex in regards to the tax deed lots. There hasn't been any communication at this time.

B. District Engineer
Not Present.

C. District Manager

Mr. Jeancola confirmed the resignation of Ms. Kelly Ortiz (Seat # 3, 2014-2018) effective as of February 28, 2018. Discussion ensued.

On a motion by Ms. Alli seconded by Mr. Diaz, with all in favor, the Board accepted the resignation of Ms. Kelly Ortiz from Seat # 3 (2014-2018), for Concorde Estates Community Development District.

D. Clubhouse Manager

Mr. McGath reviewed the February 2018 amenity report with the Board.

He discussed that there was a report of an individual stealing items out of vehicles. The individual is a resident of the community and an arrest was made. Mr. McGath brought up the possibility of preventing the individual from using the facilities and/or banning access. Mr. Johnson advised that unless the above individual is violating policies, limited actions can be taken against them.

Discussion ensued.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 24, 2018

Mr. Jeancola presented the Minutes of the Board of Supervisors' Meeting held on January 24, 2018. These 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 Board of Supervisors Meeting held on January 24, 2018, with said change, for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for December 2017 and January 2018

Mr. Jeancola reviewed the December 2017 and January 2018 expenditures with the Board. The December 2017 expenditures include 80% of the alleyway repaving project cost as well as hurricane clean-up costs. The January 2018 expenditures include 10% of the alleyway repaving cost.

On a motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2017 in the amount of \$291,751.31 and January 2018 in the amount of \$81,012.30, for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

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

The Board reviewed the January 2018 maintenance reports from American Ecosystems and Brightview. Mr. Alli requested confirmation that BrightView is maintaining the area in the back of the community as previously discussed.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06, Amending
the Annual Meeting Schedule for Fiscal Year
2017/2018**

Mr. Jeancola presented and reviewed Consideration of Resolution 2018-06, Amending the Annual Meeting Schedule for Fiscal Year 2017/2018. The resolution changes the time for all remaining meetings to 6:00 pm. After a brief discussion, the Board chose to meet on April 19, 2018 in lieu of April 25, 2018.

On a motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved Resolution 2018-06, Amending the Annual Meeting Schedule for Fiscal Year 2017/2018 for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to Re-Sling Pool
Chairs – Admiral Furniture**

Mr. Jeancola presented and reviewed the proposal received from Admiral Furniture in the amount of \$1,774.00. The Board requested work be completed on or about April 15, 2018.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the proposal from Admiral Furniture in the amount of \$1,774.00 contingent upon work being completed on or about April 15, 2018, for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Clubhouse Area Pressure
Washing Proposal – Blown Away**

Mr. Jeancola presented and reviewed the proposal received from Blown Away in the amount of \$1,100.00.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the proposal from Blown Away in the amount of \$1,100.00, for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fitness Equipment Repair
Proposal – Exercise Systems**

Mr. Jeancola presented and reviewed the proposal received from Exercise Systems in the amount of \$803.00. This proposal is for the miscellaneous repairs to the treadmill, elliptical and bike equipment. Confirmation was given to approve items 2 through 4.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the proposal from Exercise Systems for the repair/replacement of items 2 through 4, for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Landscape Related Proposals-
BrightView**

Mr. Jeancola presented and reviewed the following landscape related proposals received from BrightView Landscape:

- ADA Playground Mulch - St. Clair/Stonington – \$1,695.00
- Common Area Mulching - \$18,000.00
- Front Entrance Plant Material Installation - \$469.41
- Sod Replacement at Harker's Island Way/Marshfield Preserve Way Park - \$1,027.88
- Tennis Court Moss Removal – \$1,215.00

The ADA Playground Mulch - St. Clair/Stonington proposal in the amount of \$1,695.00 was tabled. A confirmation of location was requested.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Common Area Mulching Proposal in the amount of \$18,000.00, for Concorde Estates Community Development District.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved the Front Entrance Plant Material Installation Proposal in the amount of \$469.41, for Concorde Estates Community Development District.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved the Sod Replacement at Harker's Island Way/Marshfield Preserve Way Park Proposal in the amount of \$1,027.88, for Concorde Estates Community Development District.

The Tennis Court Moss Removal proposal in the amount of \$1,215.00 was tabled. A breakdown and/or additional pricing was requested.

TWELFTH ORDER OF BUSINESS

Consideration of Sidewalk Repair Proposals

Mr. Jeancola presented and reviewed the following the sidewalk repair proposals as follows:

- Blown Away – \$5,325.00
- Powell Concrete - \$4,650.00
- United Concrete Services - \$3,595.00

Discussion ensued.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the sidewalk repair proposal from United Concrete Services in a not to exceed amount of \$4,000.00, for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Cruz expressed his concern regarding the recent increase in crime in the area. Residents requested an increased security presence and/or an off-duty officer. Residents suggested forming a neighborhood watch. Discussion ensued. The Board requested representatives from the security company attend the next meeting

A resident observed people walking through the back gate at the northeast section.. Mr. Jeancola will discuss this issue with District Counsel and District Engineer to assess if area can be restricted. Discussion ensued.

A resident observed water retention at the dog park by St. Clair.. He stated that mulch is needed by the slide and that the grass needs to be maintained. He would like residents to be more proactive as he has observed an increase in criminal activity within the community. Discussion ensued.

A resident expressed his concern regarding streetlights. He stated that there is a street light for every eight houses at the front of the community as opposed to the back of the community that has one for every two houses. Ms. Alli stated that there would be many other costs associated with adding streetlights to the front of the community. Discussion ensued.

General discussion ensued.

A resident would like the gym to be accessible 24 hours a day.

A resident reported seeing an alligator at the front of the community. Mr. Jeancola informed the Board of the proper procedure to handle alligators as per the State of Florida. The resident also asked general questions about the open Board of Supervisor seat. Mr. Jeancola provided general information regarding the process of filling the position.

A resident requested if the irrigation timer by Tradewinds can be set for another start time. The 6:00 a.m. start time is an inconvenience when he walks his pet before work.

A resident suggested increasing PSI's patrol time. He also expressed his concern regarding vehicles speeding on/by Marshfield. Ms. Alli stated that the Sherriff's Department installed a radar

detector a few years ago but it did not detect excessive speeding. Therefore, speedbumps have not been installed. Mr. Jeancola will collect more information from the resident and in order to request another speed study from the Sherriff's Department.

A resident suggested that Mr. McGath make himself a little more visible during the day since security patrols occur in the evening. Ms. Alli responded that Mr. McGath has office hours in which he needs to be in the office and cannot be out on the property. Discussion ensued.

A resident inquired about if the District had some type of lifestyle budget so that community events could be held for residents. Ms. Alli stated that this was brought up in the past and that District Counsel did some research on whether this could be included in the budget. This will be brought up to District Counsel's attention. Discussion ensued.

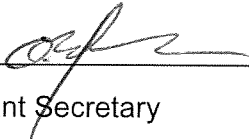
Mr. Land commented that the grass is not being mowed to the fence. He requested that BrightView also address a tree leaning on the fence by the cul-de-sac. Items will be reviewed with BrightView.

Mr. Jeancola stated that the next meeting would be held on Wednesday, March 28, 2018 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

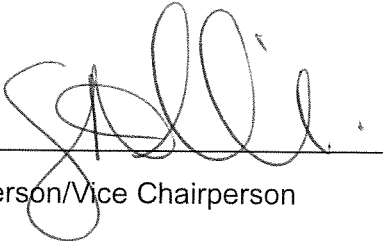
FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Alli, seconded by Mr. Alli, with all in favor, the Board adjourned the meeting at 7:58 p.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairperson/Vice Chairperson