

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 **Thursday, January 24, 2013 at 10:06 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
John Blakley	Board Supervisor, Vice Chairman
Basam Alli	Board Supervisor, Assistant Secretary
Edwin Diaz	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Phyllis Cragin	Accountant, Rizzetta & Company, Inc.
Joe Kennedy	Accounting Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Rick Perkinson	District Engineer, Boyd Civil Engineering
Rich McGath	Clubhouse Manager
Kelly Evans	Rizzetta Amenity Services

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Needham called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Administer Oath to Newly Elected Board Member (Lloyd Jones)

Mr. Needham noted that he is a Notary Public of the State of Florida and duly authorized to administer the Oath of Office. He administered the Oath of Office to newly appointed Board Supervisor Lloyd Jones who swore to and affirmed to the oath and executed it. Mr. Jones stated that he would accept compensation.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 20, 2012

Mr. Needham stated that minutes had been reviewed by himself and District Counsel.

On Motion by Mr. Diaz, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 20, 2012 for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2012

Mr. Needham reviewed the expenditures with the Board.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2012 (\$48,833.13) for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2013-05, Redesignating Officers

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved Resolution 2013-05, Redesignating Officers for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal(s) for Fountain Repair

Mr. McGath explained the condition of the fountain to the Board of Supervisors. Brief discussion ensued regarding if a fountain could properly aerate a pond. Mr. Perkinson stated that Lake Doctors

reported that fountains did not properly aerate ponds. The Board decided to table this Business Item so that more research could be done on aerating a pond.

SEVENTH ORDER OF BUSINESS

Consideration of ADA Pool Chair Lift Change Order

Mr. Needham discussed the Change Order for the ADA Pool Chair Lift with the Board.

On Motion by Mr. Diaz, seconded by Mr. Blakley, with all in favor, the Board approved ADA Pool Chair Lift Change Order for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Review of Arbitrage Rebate Reports for Series 2011A-2, 2011B & 2011A-1

Mr. Needham reviewed the Arbitrage Rebate Reports Series 2011A-2, 2011B & 2011A-1 with the Board of Supervisors. Mr. Johnson explained what an Arbitrage Rebate was to the Board of Supervisors. Mr. Needham stated that there was no cumulative rebate liability due.

NINTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports

Mr. McGath stated that the ponds were looking well except for some algae. Brief discussion ensued regarding American Ecosystems treatment of the ponds.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Mr. Perkinson stated that the County had approved the plan he had submitted to them regarding park drainage. He stated that it would take two weeks to complete and February 4th was the anticipated start date to start laying down mulch.

Regarding street light installation, Mr. Perkinson stated that his contact at it Kissimmee Utility Authority had not informed him yet of any update. Mr. McGath stated that Kissimmee Utility Authority ran into a few issues and needed to obtain more conduit and would get back to the District within a few weeks with an update.

C. Clubhouse Manager
No report.

D. District Manager

Mr. Needham passed around a report he had obtained regarding criminal activity within the District. He stated that it appeared that criminal activity had decreased. Brief discussion ensued regarding the Off Duty Officers schedule. The Board decided to review the Off Duty Officers schedule again in late March.

Mr. Needham handed out copies of the Amenities Management Agreement dated January 24, 2013. Ms. Evans explained the Amenities Management Agreement to the Board of Supervisors which included an increase in the annual management fee to \$53,900 annually.

On Motion by Mr. Blakley, seconded by Ms. Alli, with all in favor, the Board approved the Amenities Management Agreement for Concorde Estates Community Development District.

Mr. Needham stated that the next meeting would be held on Thursday, February 28, 2013 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

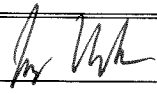
Mr. Diaz began discussion on the Parkview at Lakeshore Covenants and Restrictions Manual. It was stated that rules were not being enforced. Mr. Diaz recommended that the manual be posted on the Concorde Estates website. Brief discussion ensued.

An audience commented that the key to the pool lift should not be left attached to the unit as this could lead to the misuse of the pool lift. Mr. Johnson stated that this was a grey area as rules state that it is accessible to residents and guest that want to utilize it. Another audience member stated that there will be measures in place to make sure the use of the lift is controlled.

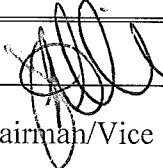
SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Alli, seconded by Mr. Diaz with all in favor, the Board adjourned the meeting at 11:03 a.m. for Concorde Estates Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman