

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, April 25, 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.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Rick Perkinson	District Engineer, Boyd Civil Engineering
Rich McGath	Clubhouse Manager

Audience Members **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 28, 2013

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

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 28, 2013 for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2013

Mr. Needham reviewed the expenditures with the Board. Some discussion took place regarding the Kissimmee Utility Authority bill including the additional lighting. It was stated that the bill most likely did not reflect the additional lighting.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2013 (\$46,263.28) for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports

The Board reviewed the reports from Valley Crest and American Ecosystems. Mr. Needham stated that American Ecosystems contract would auto renew. He asked the Board for their thoughts on the service provided by American Ecosystems. Brief discussion ensued. The Board was ok with the contract with American Ecosystems auto renewing at the same price.

FIFTH ORDER OF BUSINESS

Consideration of LLS Tax Solutions Arbitrage Services Engagement Letter, Series 2004A & 2004B

The Board reviewed the engagement letter.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board accepted the Arbitrage Services Engagement Letter (LLS Tax Solutions), Series 2004A & 2004B for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Registered Voters as of April 15, 2013 (under separate cover)

Mr. Needham stated that there were 497 registered voters as of April 15, 2013.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Perkinson stated that the conduit has not yet been installed. He also stated that a price has not yet been given to switch out the lights.
- C. Clubhouse Manager
No report.
- D. District Manager
Mr. Needham passed around a crime trend report with a graph. He discussed the specifics noted on the graph. Brief discussion ensued. The Board discussed increasing the patrolling during the summer and holidays.

Mr. Needham discussed the Rizzetta Amenity Services contract for a part time Service Attendant. He stated that this would give the clubhouse an extra employee part time Friday and Saturday and all of Sunday to help monitor the pool and other areas. He stated that the part time position would run from May 25, 2013 through September 2, 2013. Mr. McGath stated that it has been helpful to have the part time employee in the past two years.

<p>On Motion by Mr. Diaz, seconded by Mr. Blakley, with all in favor, the Board accepted the Rizzetta Amenity Services Contract for a part time Service Attendant for Concorde Estates Community Development District.</p>
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Mr. Needham stated that the contract for Pool Works also auto renews. He asked the Board for their thoughts on Pool Works. Brief discussion ensued. The Board agreed that it was ok that the Pool Works contract auto renewed for another year.

Mr. Needham stated that A1 Pest Control also auto renews. Brief discussion ensued. The Board agreed that it was ok that the contract be renewed for A1 Pest Control.

Mr. Needham discussed a proposal from Valley Crest for enhancements to the North Park area. He stated that there were two proposals, one for \$1,236.50 and one for \$1,272.50 depending on options chosen. Brief discussion ensued regarding the options and the other parks. It was stated that the prices could range from \$1500 to \$2500 per park depending on the issues in each park. Mr. Needham stated he would meet with Valley Crest to get a better idea regarding all the park areas having enhancements done.

Mr. Needham stated that the next meeting would be held on Thursday, May 23, 2013 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments. Mr. Diaz discussed a community garage sale twice a year. Brief discussion ensued. Mr. McGath stated that he would look into the details of having a community garage sale.

Mr. McGath also stated that he would speak with DR Horton regarding painting certain areas around the clubhouse.

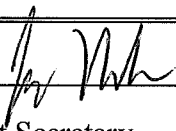
Ms. Alli asked regarding the house at the entryway of the community which appears abandoned. Mr. Blakley asked for an update regarding the house. Mr. McGath stated that he would inquire with DR Horton regarding the house.

Mr. Blakely discussed the HOA and stated that notifications do get mailed to the home owners when there are violations. He stated that if any of the Board members that resided in the District saw any violations they could email the HOA and it would remain anonymous. He asked the Board to let him know if they could recommend anyone for the HOA Board as they were seeking two more Board members. Brief discussion ensued.

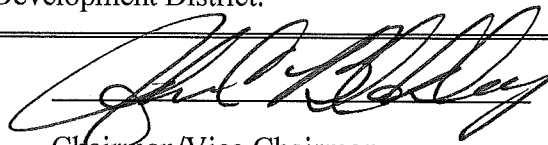
NINTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Alli, seconded by Mr. Diaz with all in favor, the Board adjourned the meeting at 10:49 a.m. for Concorde Estates Community Development District.



Assistant Secretary



Chairman/Vice Chairman