

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 **Friday, February 11, 2011 at 9:03 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Christina Mahon	Board Supervisor, Chairman
Adam Schott	Board Supervisor, Vice Chairman
Sailyn Gorrita	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Hunter Jones	Representative, Maxcy Development Group <i>(via speakerphone)</i>
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Broc Althafer	District Engineer, Woolpert, Inc. <i>(via speakerphone)</i>
Kelly Evans	Representative, Rizzetta Amenity Services, Inc.
Richard McGath	Clubhouse Manager

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Althafer stated that he has been working to transfer the electric service from the District's name to the Toho Water Authority for the lift stations in the development. He stated that the Phase 2 lift station has been owned by the TWA since 2006 but the electric service was never transferred to their name, so the District has been paying the electric services for that lift station. He stated that he has been working to obtain a reimbursement for the entire amount that has been paid from June 2006 to this point in the amount of \$885.00.

He stated that the Phase 1 lift station is still owned by the District. He stated that he has been working with the TWA and they have agreed to accept ownership of the lift station. In order for them to accept ownership the District will need to execute a warranty deed to transfer the ownership to the TWA. He stated that he has contacted various surveyors and requested proposals for the sketch and description of the lift station. Until this is completed the station cannot be transferred to the TWA.

On Motion by Mr. Schott, seconded by Ms. Mahon, with all in favor, the Board authorized the Chairman/ Vice Chairman to execute an agreement for surveying services, not-to-exceed \$1,500.00 for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Appointment of New
Board Supervisor, Seat #1**

Mr. Dailey asked if there were any nominations to appoint a new Board Supervisor to Seat 1, with a term from 11/10 – 11/14. The Board nominated Edwin Diaz.

On Motion by Mr. Schott, seconded by Ms. Gorrita, with all in favor, the Board appointed Edwin Diaz as Board Supervisor, for Seat #1, Term 11/10 – 11/14, for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Board Supervisor, Seat #1**

Mr. Dailey stated that he is a Notary Public in the State of Florida and duly authorized to administer the Oath of Office. He administered the Oath of Office to newly appointed Board Supervisor Edwin Diaz who swore to and affirmed to the oath and executed it.

Mr. Dailey reviewed the policy of compensation for Mr. Diaz. He asked if he wished to accept or waive compensation. Mr. Diaz elected to accept compensation in the maximum amount per meeting.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
January 14, 2011**

On Motion by Ms. Gorrita, seconded by Mr. Schott, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 14, 2011 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February 2011

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2011 (\$40,092.31) for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

Continued Public Hearing on Special Assessments from January 14, 2011

On a motion by Mr. Schott, seconded by Ms. Mahon, with all in favor, the Board opened the Continued Public Hearing on Special Assessments for Concorde Estates Community Development District.

Presentation of Supplemental Special Assessment Allocation Report

Mr. Dailey stated that the presentation of the Supplemental Special Assessment Allocation Report will be tabled and the Public Hearing will be continued to March 11, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board continued the Public Hearing on Special Assessments to Friday, March 11, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769 for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2011-05, Levying Special Assessments

This agenda item was tabled.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2011-09, Approving Restructuring and Related Documents

This agenda item was tabled.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2011-08, Reappointing Assistant Secretary

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board adopted Resolution 2011-08, Reappointing Assistant Secretary (Edwin Diaz) for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-10,
Reappointing Assistant Treasurer**

Mr. Dailey stated that Resolution 2011-10 removes Mr. Murman and appoints Shawn Wildermuth of Rizzetta & Company, Inc. as Assistant Treasurer. He noted that Mr. Wildermuth is the current Controller for Rizzetta & Company and Mr. Murman is no longer with the firm.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board adopted Resolution 2011-10, Reappointing Assistant Treasurer (Shawn Wildermuth) for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Admiral Proposals for
Pool Furniture**

Mr. Dailey presented the Admiral Pool Furniture Proposals for the Board's review. The Board decided to table this item in order to obtain at least two more proposals to be presented to the Board at the March meeting.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Carol King Landscape
Correspondence**

Mr. Dailey reviewed the Carol King Landscape correspondence for the Board. He stated that the Carol King Contract expires on March 31, 2011 and the contract is above the bid threshold amount and needs to be put out for bid.

The Board approved a month to month extension starting March 31, 2011 for up to six months per the correspondence.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board approved a month to month extension of the Carol King contract starting March 31, 2011 for up to six months per the correspondence for Concorde Estates Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Truly Nolen Proposals
for Pest Control Services**

Mr. Dailey presented the Truly Nolen Proposals for pest control services for the Board's review. The Board decided to table this item in order to obtain at least two more proposals to be presented to the Board at the March meeting.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Reports**

Mr. Dailey presented the American Ecosystems, Inc. Treatment Report and the Carol King Landscape Report for the Board's review.

SIXTEENTH ORDER OF BUSINESS

**Approval of Evaluation Criteria and
Authorization to Finalize Landscape
Maintenance RFP Package and
Advertisement**

Mr. Dailey reviewed the RFP process for the Board. This agenda item was tabled.

SEVENTEENTH ORDER OF BUSINESS

**Appointment of Landscape RFP Review
Committee and Authorization of
Advertisement for Meeting Date, Time
and Location**

This agenda item was tabled.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report
- B. Clubhouse Manager
Ms. Evans presented the Operations' Report for the Board.
- C. District Manager
Mr. Dailey stated that the next meeting will be held on Friday, March 11, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

Mr. Dailey stated that the Public Hearing on Special Assessments was also continued to the same date and time.

Mr. Dailey stated that the Audit Review Committee Meeting date to establish the evaluation criteria needed to be determined. The Board authorized District Staff to advertise the Audit Review Committee Meeting for Friday, March 11, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

<p>On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board authorized District Staff to advertise the Audit Review Committee Meeting for Friday, March 11, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769 for Concorde Estates Community Development District.</p>
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NINETEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Audience members were present; there were no comments or supervisors request.

TWENTIETH ORDER OF BUSINESS

Adjournment

<p>On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board adjourned the meeting at 9:58 a.m. for Concorde Estates Community Development District.</p>
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Secretary/Assistant Secretary

Chair/Vice Chairman

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