
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, March 11, 2011 at 9:04 a.m.**, at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

Christina Mahon	Board Supervisor, Chairman
Adam Schott	Board Supervisor, Vice Chairman
Sailyn Gorrita	Board Supervisor, Assistant Secretary
Edwin Diaz	Board Supervisor, Assistant Secretary
Lou Avelli	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

**Consideration of WilsonMiller Proposal
for Environmental Consulting Services**

Mr. Althafer stated that this proposal is for WilsonMiller to inspect the wetlands and find anything that might slow down getting the monitoring requirement fulfilled per the permit. He stated that the proposal is for \$1,300.00.

<p>On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board approved WilsonMiller Proposal for Environmental Consulting Services (\$1,300.00) for Concorde Estates Community Development District.</p>
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Mr. Dailey stated that the Lift Station needs to be turned over to TOHO and presented the Warranty Deed for the Board to review.

Mr. Althafer stated that the lift station was in the District's name for only the Phase 1 portion of the Development, but the Phase 2 portion was in the TOHO Water Authority's name. He stated that it makes sense to transfer ownership of the Phase 1 lift station into TOHO's name so that they will be responsible for all the Operation and Maintenance costs associated with the lift station.

Mr. Dailey stated that the District will be reimbursed \$949.65 from TOHO for costs associated with the lift station.

On a motion by Mr. Schott, seconded by Ms. Gorrita, with all in favor, the Board authorized the Chair/Vice Chairman to execute the Phase 1 Lift Station Warranty Deed for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 11, 2011**

On Motion by Mr. Diaz, seconded by Ms. Mahon, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 11, 2011 for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and Maintenance
Expenditures for February 2011**

Mr. Dailey stated that currently in the Operating account there is \$208,078.00 with \$23,155.00 in outstanding payables. He stated that \$43,000.00 will be moved to the reserve account, leaving a balance of \$141,923.00 in the operating account. General discussion ensued.

On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2011 (\$29,817.57) for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

**Continued Public Hearing on Special
Assessments from February 11, 2011**

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

Mr. Johnson stated that the closing documents were presented to DR Horton for review. Mr. Jones stated that a conference call was scheduled to go over the final comments between Trustee Counsel and DR Horton.

Mr. Dailey recommended that the Public Hearing will be continued to April 8, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

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, April 8, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746 for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2011-05,
Levying Special Assessments**

This agenda item was tabled.

SEVENTH ORDER OF BUSINESS

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

This agenda item was tabled.

EIGHTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Reports**

Mr. Dailey presented the Carol King Landscape Report for the Board's review. General discussion ensued.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Pool
Furniture**

Mr. Dailey reviewed the proposals for pool furniture for the Board. The Board selected Sunbrite Outdoors proposal at \$4,904.60 and the color Terracotta.

On a motion by Ms. Mahon, seconded by Mr. Avelli, with all in favor, the Board approved the Sunbrite Outdoors Proposal for Pool Furniture (\$4,904.60) for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Pest
Control Services**

Mr. Dailey stated that the current contract is with Truly Nolen at \$420.00 per year. He reviewed the proposals for pest control services for the Board. The Board elected the A-1 Home Pest proposal at an annual cost of \$615.00 for monthly services.

On a motion by Mr. Diaz, seconded by Mr. Schott, with all in favor, the Board approved the A-1 Home Pest Proposal for Pest Control Services for one year (\$615.00) and to terminate the current contract with Truly Nolen for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
RFP Package and Evaluation Criteria**

Mr. Dailey stated that the Operations Manager put a template together which is more detailed than the original scope used. He stated that the contract is the same as previously used, and a pre-bid meeting on site will be mandatory.

Mr. Dailey reviewed the RFP Package for the Board. General discussion ensued.

On a motion by Ms. Mahon, seconded by Mr. Schott, with all in favor, the Board approved the RFP Package for Landscape and Irrigation Maintenance Services and the Evaluation Criteria for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

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

Mr. Dailey recommended that the Board appoint Mr. Toborg, Mr. McGath and a Board Supervisor to serve as the committee.

On a motion by Ms. Gorrita, seconded by Mr. Schott, with all in favor, the Board appointed John Toborg, Rich McGath and a Board Supervisor to serve as the Review Committee and authorized the District Manager to advertise the RFP Review Committee Meeting for Concorde Estates Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Maintenance Project List

Mr. Dailey presented the Maintenance Project List for the Board. He stated that this list represented all the projects that the Board wants to work on but due to the monetary issues has been unable to.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Recommendation from
Audit Review Committee**

Mr. Dailey stated that immediately prior to this meeting at a duly noticed meeting of the Audit Review Committee, two forms of Evaluation Criteria and Instructions to Proposers were reviewed by the Committee.

Mr. Dailey stated that the Committee has recommended that the Board approve the Evaluation Criteria including price as one of the criteria. General discussion ensued.

On a motion by Mr. Avelli, seconded by Ms. Gorrita, with all in favor, the Board accepted the Evaluation Criteria and Instructions to Proposers for the Request for Proposals for Auditing Services as recommended by the Audit Review Committee to include price as one of the Evaluation Criteria for Concorde Estates Community Development District.

On a motion by Ms. Mahon seconded by Ms. Gorrita, with all in favor, the Board authorized the District Manager to advertise the second meeting of the Audit Review Committee for Friday, June 10, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746 authorized the District Manager to advertise Request for Proposals for Auditing Services with proposals due May 6, 2011 at 12:00 p.m. for Concorde Estates Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Pool Seasonal Operating
Hours**

Ms. Evans requested that starting March 30, 2011 through October 2, 2011, the pool would be open from Tuesdays to Sundays. She stated that residents would use the pool with their access cards on Tuesdays and staff would be present from Wednesday to Sunday.

On a motion by Ms. Gorrita, seconded by Mr. Diaz, with all in favor, the Board approved the new Pool Seasonal Operating Hours (Monday: Pool and Clubhouse Closed; Tuesday- Sunday: 8:00 a.m. to Dusk; Clubhouse Staffed: Wednesday – Sunday, 10:00 a.m. – 6:00 p.m.) for Concorde Estates Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that there have been a few changes in the ADA laws and if the Board would like, a presentation could be made about the changes and the impact of the changes on the District. General discussion ensued.

B. District Engineer
No further Report

- C. Clubhouse Manager
Ms. Evans presented the Operations' Report for the Board. She requested the purchase of a mailbox for the clubhouse. Mr. Dailey stated that pricing will be obtained for the HOA and the Board can approve it at the next meeting.
- D. District Manager
Mr. Dailey stated that the next meeting will be held on Friday, April 8, 2011 at 9:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Mr. Dailey stated that the individual that vandalized the awning was found and the Osceola County Sherriff is asking the Board if they would like to prosecute or not.

Mr. Johnson stated if the Board chooses not to prosecute that would end the matter. He stated that if the Board decides to prosecute, they will most likely try to reach a plea agreement with the defendant to pay restitution. The Board decided to proceed with prosecution of the individual responsible for vandalizing the awnings.

On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board authorized the District Manager to proceed with prosecution of the individual responsible for vandalizing the awnings in the park for Concorde Estates Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

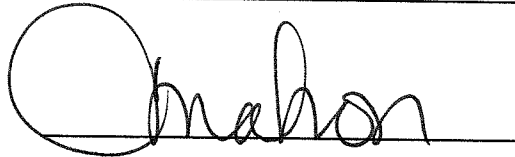
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Mahon, seconded by Mr. Avelli, with all in favor, the Board adjourned the meeting at 10:20 a.m. for Concorde Estates Community Development District.



Secretary/Assistant Secretary



Chair/Vice Chairman