
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, April 8, 2011 at 9:00 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 <i>(via speakerphone)</i>
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.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Broc Althafer	District Engineer, Woolpert, Inc.
Kelly Evans	Representative, Rizzetta Amenity Services, Inc.
Richard McGath	Clubhouse Manager
Glenn Marvin	Representative, Maxcy Development Group
Hunter Jones	Representative, Maxcy Development Group <i>(joined the meeting in progress, via speakerphone)</i>

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 the Minutes of the Audit
Review Committee Meeting held on
March 11, 2011**

<p>On Motion by Ms. Mahon, seconded by Mr. Avelli, with all in favor, the Board approved the Minutes of Audit Review Committee Meeting held on March 11, 2011 for Concorde Estates Community Development District.</p>
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THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Continued Public Hearing on Special Assessments from March 11, 2011

(Mr. Jones joined the meeting at 9:05 a.m. via speakerphone)

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

Mr. Dailey stated that the Developer and the Bondholders requested that the Public Hearing be continued to May 13, 2011. General discussion ensued. The Board continued the Public Hearing to May 13, 2011 at 9:00 a.m. at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

The Board tabled the consideration of the Supplemental Special Assessment Allocation Report.

On a motion by Ms. Mahon, seconded by Ms. Gorrita, with all in favor, the Board continued the Public Hearing on Special Assessments to Friday, May 13, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2011-05, Levying Special Assessments

This agenda item was tabled.

SIXTH ORDER OF BUSINESS

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

This agenda item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Options for Additional Staffing

Mr. Dailey reviewed the different staffing options for the Board. General discussion ensued. This agenda item was tabled and asked to be brought back to the May Board Meeting for review.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Pool Furniture

Mr. Dailey reviewed the revised proposals for pool furniture for the Board. The Board selected the Admiral proposal at \$5,860.33.

On a motion by Ms. Gorrita, seconded by Mr. Diaz, with all in favor, the Board approved the Admiral Proposal for Pool Furniture (\$5,860.33) for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Awning Repair

Mr. Dailey reviewed the proposals for the park awning repairs for the Board. The Board selected the Sun Shade proposal at \$1,850.00.

On a motion by Mr. Diaz, seconded by Mr. Avelli, with all in favor, the Board approved the Sun Shade Proposal for (\$1,850.00) for Concorde Estates Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Creative Mailbox & Sign Designs Proposal

Mr. Dailey reviewed the proposal for the Clubhouse Mailbox for the Board. General discussion ensued. The Board approved the proposal with a not-to-exceed amount of \$500.00.

On a motion by Mr. Avelli, seconded by Ms. Mahon, with all in favor, the Board approved the Creative Mailbox & Sign Designs Proposal with a not-to-exceed amount of \$500.00 for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that his firm is working on the presentation on the new ADA rules. He stated that the pool would probably be the biggest area of concern and it may not be an issue. He stated that the deadline for the revisions is March 2012.

B. District Engineer

Mr. Althafer updated the Board on the status of the transfer of the lift station in Phase 1 to TOHO. He stated that the Warranty Deed granting them the land is in review by their legal department.

He stated that Stantec/ WilsonMiller was authorized to inspect the wetlands in order to close out the permits, and their findings show some plant species that need to be removed before the inspection happens. He stated that he requested proposals for the removal of those plant species.

C. Clubhouse Manager

Ms. Evans presented the Operations' Report for the Board.

D. District Manager

Mr. Dailey stated that the next meeting will be held on Friday, May 13, 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 Proposed Budget would be presented at the June 10th meeting. He stated that the Audit Review Committee meeting would also be on June 10th and the proposals are due on May 6, 2011.

Mr. Dailey updated the Board on the status of the Landscape RFP. He stated that the proposals are due on April 22, 2011.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience members were not present. Mr. Avelli inquired about the hours that the fountain is running. General discussion ensued. The Board decided that the fountain should run from noon to 10:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Gorrita, seconded by Ms. Mahon, with all in favor, the Board adjourned the meeting at 9:50 a.m. for Concorde Estates Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chairman