

**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, September 9, 2011 at 9:02 a.m.** at the Anthem Park Clubhouse, located at 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

Adam Schott	<b>Board Supervisor, Chairman</b>
Christina Mahon	<b>Board Supervisor, Vice Chair</b>
Edwin Diaz	<b>Board Supervisor, Assistant Secretary</b>
Lou Avelli	<b>Board Supervisor, Assistant Secretary</b>
Sailyn Alli	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brady Lefere	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Johnson	<b>District Counsel, Brown, Garganese, Weiss &amp; D'Agresta</b>
Broc Althafer	<b>District Engineer, Woolpert, Inc.</b>
Jeremy Needham	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Kelly Evans	<b>Manager, Rizzetta Amenity Services, Inc.</b>
Todd Franklin	<b>Representative, Rizzetta Amenity Services, Inc.</b>
Rich McGath	<b>Clubhouse Manager</b>
Glenn Marvin	<b>Representative, Maxcy Development Group (via speakerphone)</b>
John Blakley	<b>Representative, Maxcy Development Group (via speakerphone)</b>
Bob Bishop	<b>Representative, Maxcy Development Group (via speakerphone)</b>

Audience Members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Lefere called the meeting to order and read the roll call. He noted that the land transaction has not closed; therefore, the scheduled resignation and appointment of Board Supervisors will not take place today and those items will be tabled until the next meeting. A brief discussion ensued as to continuing this meeting.

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**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 12, 2011**

On Motion by Mr. Schott, seconded by Ms. Mahon, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 12, 2011 for Concorde Estates Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for July 2011**

Mr. Lefere briefly reviewed the expenditures for the Board. General discussion ensued.

On a motion by Ms. Alli, seconded by Mr. Schott, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2011 (\$54,175.74) for Concorde Estates Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-14, Designating Officers;**

**Consideration of Resolution 2011-15, Setting Compensation**

These agenda items were tabled.

**FIFTH ORDER OF BUSINESS**

**Consideration of Rizzetta & Company, Inc. Dissemination Agreement**

This agenda item was tabled.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for ADA Facility Inspection**

Mr. Lefere briefly reviewed the Yuro & Associates and RGA Architects, LLC proposals for the Board. A brief discussion ensued.

On a motion by Mr. Schott, seconded by Mr. Diaz, with all in favor, the Board approved the RGA Architects, LLC proposal for ADA Facility Inspection (\$2,500.00) for Concorde Estates Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion regarding Mulch**

Mr. Needham stated that following some further research regarding various types of mulch he would recommend continuing to use the pine bark mulch. He stated that the pine bark mulch is also less expensive than the other types of mulch. General discussion ensued. Mr. Needham stated that the Davey proposal for \$16,625.00 is for the first of two application of mulch during the year and would be approximately 60% of the total cost for the year.

Mr. Lefere stated that \$28,000.00 was budgeted for mulch for Fiscal Year 2011/2012. He noted that he did check with the Kissimmee Utility Authority per the resident's suggestion and determined that they do not provide free mulch in large quantities.

On a motion by Ms. Alli, seconded by Mr. Schott, with all in favor, the Board approved the Davey proposal for installation of pine bark mulch (\$16,625.00) for Concorde Estates Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Johnson asked if there were any questions regarding the procedure for the resignation of current Board Supervisors and appointment of new Board Supervisors. There were none.
- B. District Engineer  
Mr. Althafer stated that at the previous Board Meeting a contract was approved to remove the fire breaks from the wetlands as required by the South Florida Water Management District in order for the permit to be issued. He stated that the work is scheduled to be completed today.
- C. Clubhouse Manager  
Ms. Evans advised the Board that one of the motors is down on the pool pump; therefore, the pool is currently closed. She stated that the repair should be completed today.
- D. Operations Manager  
Mr. Needham provided a brief update for the Board.
- E. District Manager  
General discussion ensued regarding continuing the meeting. The Board determined to continue the meeting to Thursday, September 22, 2011 at 1:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

He noted that the next regular meeting is scheduled for Thursday, October 27, 2011 at 10:00 a.m. at the Concorde Estates Clubhouse.

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**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

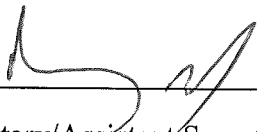
Mr. Diaz expressed concern with some ongoing HOA issues, in particular with respect to uncut grass. He stated that he has contacted Titan Management and Code Enforcement. General discussion ensued.

Audience comments were entertained regarding dog waste not being picked up by residents. A suggestion was made to install "Curb Your Dog" signs. Mr. Lefere noted that District Management has investigated the possibility of installing two dog waste stations and that would be brought to the Board for consideration as soon as possible. He stated that he would check into the possibility of installing signs.

**TENTH ORDER OF BUSINESS**

**Continuance**

On a motion by Mr. Schott, seconded by Mr. Diaz, with all in favor, at 9:39 a.m. the Board continued the meeting to Thursday, September 22, 2011 at 1:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746 for Concorde Estates Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman