

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**

A regular meeting of the Board of Supervisors of Concorde Estates Community Development District was held on **Thursday, January 26, 2012 at 10:00 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

John Blakley	Board Supervisor, Chairman
Sailyn Alli	Board Supervisor, Vice Chairman
Edwin Diaz	Board Supervisor, Assistant Secretary
Glenn Marvin	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary

Also present were:

Brady Lefere	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Brown, Garganese, Weiss & D'Agresta
Broc Althafer	District Engineer, Woolpert, Inc.
Richard McGath	Clubhouse Manager
Jeremy Needham	Operations Manager, Rizzetta & Company, Inc.
Penny Hutter	Representative, Titan HOA Management
Adam Schott	Representative, D. R. Horton, Inc. <i>(Via Speakerphone)</i>
David Jae	Representative, Maxcy Development Group <i>(Via Speakerphone)</i>
Sean Connerty	Representative, Peninsular Aquatics <i>(Via Speakerphone)</i>
R.C. Crotty	Representative, Hallmark Pool & Spa World

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Special Meeting
held on December 15, 2011**

On Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held on December 15, 2011 for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

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

On Motion by Ms. Alli, seconded by Mr. Marvin, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2011 (\$49,762.48) for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for
Installation of Pool Lift**

Mr. Lefere reviewed the proposals from Hallmark Pool & Spa World and Peninsular Aquatics for the Board. General discussion ensued. The Board authorized the District Manager to negotiate a contract with Peninsular Aquatics, not-to-exceed \$5,500.00.

(Gregg Johnson joined the meeting in progress at 10:15 a.m.)

On Motion by Ms. Alli, seconded by Mr. Marvin, with all in favor, the Board authorized the District Manager to negotiate a contract with Peninsular Aquatics, not-to-exceed \$5,500.00 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Inspection Reports**

Mr. Lefere briefly reviewed the American Ecosystems and Davey reports for the Board. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

On a Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board opened the Public Hearing on Rules of Procedure for Concorde Estates Community Development District.

Mr. Johnson stated that the changes clarify the section regarding voting conflict of interest.

Mr. Johnson stated that under Chapter 112, Florida Statutes, it is not a conflict of interest for a Board Member or an employee of the District to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner as allowed by Section 190.007, Florida Statutes.

On Motion by Mr. Marvin, seconded by Ms. Alli, with all in favor, the Board closed the Public Hearing on Rules of Procedure for Concorde Estates Community Development District.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board adopted the revised Rules of Procedure for Concorde Estates Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of District Engineer's ADA Assessment Report

Mr. Althafer reviewed the ADA Assessment Report for the Board (**Exhibit A**). He stated that the new ADA rules will be effective as of March 15, 2012. Mr. Althafer reviewed the various items and the recommendations to resolve the issues. General discussion ensued. The Board authorized District Management to analyze the list of items in the District Engineer's ADA report and decide what can be done by the staff and what needs to be contracted out.

On Motion by Mr. Blakley, seconded by Ms. Alli, with all in favor, the Board authorized District Management to analyze the list of items in the District Engineer's ADA Report and decide what items can be done by the staff and what items need to be contracted out for Concorde Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion regarding Street Lights

Mr. Lefere noted that it was previously stated that there were security issues due to low lighting. Ms. Alli stated that there was not enough lighting in the cul-de-sacs. Mr. Lefere stated that he and Mr. Diaz will research to determine if more lights are needed. No Board action was taken.

NINTH ORDER OF BUSINESS

Discussion regarding Postal Service Issues

Mr. Lefere stated that possible solutions to the problem of mail boxes being blocked by parked cars would be to re-locate the mailboxes to the back of the property, or to notify each resident that parking would not be permitted at specified times in front of the mail boxes. General discussion ensued. The Board requested that District Management present a course of action regarding the problem with the mail boxes at the next meeting. No Board action was taken.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report
- B. District Engineer
Mr. Althafer stated that a report on the drainage assessment was provided for various areas of the community, and there were concerns regarding the price of the improvements. Mr. Althafer stated that they are trying to lower the cost of the improvements and will have something for the Board to review at the next meeting.
- C. Clubhouse Manager
Mr. McGath provided a brief update for the Board. No formal Board action was taken
- D. Operations Manager
Mr. Needham provided a brief update for the Board. No formal Board action was taken.
- E. District Manager
Mr. Lefere stated that the next meeting will be held on Thursday, February 23, 2012 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

ELEVENTH ORDER OF BUSINESS

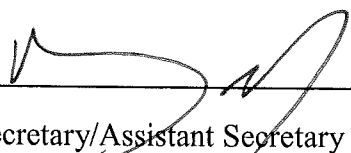
**Supervisor Requests and Audience
Comments**

There were no Audience comments. There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Blakley, seconded by Mr. Diaz, with all in favor, the Board adjourned the meeting at 11:08 a.m. for Concorde Estates Community Development District.


Secretary/Assistant Secretary

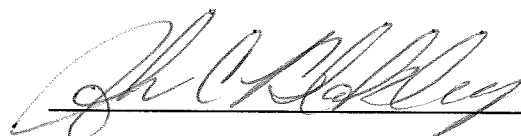

Chairman/Vice Chairman

Exhibit A



**Concorde Estates CDD
Review and Recommendations regarding RGA Report Dated November 9, 2011**

**Prepared by Steve Boyd and Broc Althafer
For Presentation to the CDD Board of Supervisors
January 26, 2012**

The following comments, opinions and recommendations are presented following review of the RGA report, field visits, and discussion with District Counsel, Mr. Gregg Johnson.

1. The RGA report describes areas at the pool and recreation areas that may require upgrades or modifications because they were not “safe harbored”. The RGA report correctly states that the following existing facilities are not “safe harbored” or “grand fathered” under the 1991 rules.
 - a. Exercise facilities
 - b. Swimming Pools
 - c. Play Areas.

2. Certain exceptions and deferrals are allowed under the new 2010 rule, and may be applicable to the Concorde Estates CDD:
 - a. Disproportionality: *“Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.”*

 - b. Readily Achievable Improvements: A separate document published by the Dept. of Justice to provide guidance for small businesses states: *“Changing economic conditions can be taken into consideration in determining what is readily achievable. Economic downturns may force public accommodations to postpone removing some barriers.”*

Specific Responses to areas identified in the RGA Report:

I. Clubhouse:

Comments:

1. There is sufficient width within the existing ADA parking stalls to allow them to be re-striped to designate a 12' wide parking space and an adjacent 5' wide access aisle to the existing sidewalk ramp. This work is recommended as a proposed improvement to bring the ADA parking spaces into compliance.
2. Regarding trash receptacles in the bathrooms, the report is technically correct in that the receptacles are within the required clear zone. The encroachment into the required clear space is minimal and in the opinion of the District Staff does not impede access to the door in such a manner that warrants a change. In order to modify this condition, the existing trash receptacle would have to be removed, and replaced with a trash can on the floor. Locating a trash can on the floor would provide more of an obstacle than the existing wall mounted receptacle.
3. Regarding the exercise room. Two separate ADA access doors are not required; therefore no alteration to the second door should be required.

Recommended Actions:

1. Move the microwave in the kitchen to the counter top to conform to the 1991 standard.
2. Modify or replace refrigerator so that the door swings in the opposite direction.
3. Lower or provide additional paper towel dispenser in fitness room.
4. Lower or provide additional bulletin board in breezeway.
5. Restripe ADA parking spaces.

II. Pool:

Comments:

1. Regarding trash receptacles in the bathrooms, the report is technically correct in that the receptacles are within the required clear zone. The encroachment into the required clear space is minimal and in my opinion does not impede access to the door.

Recommended Actions:

January 26, 2012

Page 3

1. Lower the latch on the main gate.
2. Extend the chain on the pool deck shower.
3. Modify the sink in the women's bathroom to allow roll up access.
4. Obtain pricing and plan for the future addition of a pool lift.

III. Playground:

Comments:

1. The report does not state that the existing mulch should be replaced or that it is not in compliance with the 2010 standard. It does state that the mulch must be regularly raked to be level and so that there is not a drop-off at the end of the ramp.
2. The rule does not require all entrances to the playground to be accessible. No action is needed at the non-accessible gate.
3. Comments regarding the accessibility of the benches and trash cans within the playground at the pool area require additional review prior to finalizing a recommendation

Recommended Actions:

1. Periodically rake the mulch in the playground at the clubhouse to keep mulch up to the edge of the existing wheel chair ramp, and provide a level play surface.

IV. Recreational Facilities:

Comments:

1. It is my opinion that the need for accessible routes to the volleyball courts, soccer fields and outdoor exercise stations is not clearly required.
2. It is my opinion that an accessible route is not required to all benches, trash receptacles, picnic tables and grills. Access to some, but not all should be provided.
3. Modifications to the picnic area at the tennis courts are not required because this is an architectural element that was constructed within the "safe harbor" period. The tables at the larger picnic area in the park provide acceptable clearance.
4. Sufficient on-street parking is available with access to sidewalk ramps and the accessible routes. Sidewalks to the ADA parking spaces at the clubhouse also provide an accessible route.

Recommended Actions:

1. Provide an accessible surface from the large picnic area to one of the two existing grills.

V. Dog Park and Play Field:

Comments:

1. The need for an accessible route to the bench seating is not required. ADA requirements only state that an accessible route be provided to the play field.

VI. Marshfield Preserve Way Park:

Comments:

1. The report does not state that the existing mulch should be replaced or that it is not in compliance with the 2010 standard. It does state that the mulch must be regularly raked to provide a level play surface.

Recommended Actions:

1. Periodically rake the mulch in the playground at the park to maintain a level play surface.

VII. Stonington Run Park:

Comments:

1. The report states that the second gate into the dog park is not along an accessible route. The rule does not require all entrances to the park to be accessible. No action is needed at the non-accessible entrance.
2. The need for an accessible route to the bench seating is not required. ADA requirements only state that an accessible route be provided to the play field.
3. The report does not state that the existing mulch should be replaced or that it is not in compliance with the 2010 standard. It does state that the mulch must be regularly raked to provide a level play surface.

Recommended Actions:

1. Periodically rake the mulch in the playground at the park to maintain a level play surface.

Cost Projections for Recommended Improvements:

Area of Concern	Recommended Improvements	Opinion of Probable Cost
Clubhouse	Re-strip ADA parking spaces	\$1,000
	Relocate the microwave to the countertop	\$0
	Modify or replace the refrigerator so that the door swings open in the proper direction	\$700
	Lower or replace paper towel holder and bulletin board	\$200
Pool	Lower the latch on the main gate	\$25
	Extend the chain on the pool deck shower	\$25
	Modify the sink in the womens bathroom to allow roll up access	\$200
	Install a pool lift	\$5,000
Large Picnic area	Provide an accessible surface to and around one of the two existing grills	\$1,000
Total Estimate		\$8,150