

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 **Thursday, February 23, 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.
Kelly Evans	Rizzetta Amenity Services

Audience Members **None present**

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' Meeting held on
January 26, 2012**

On Motion by Mr. Marvin, seconded by Mr. Diaz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 26, 2012 for Concorde Estates Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2012**

On Motion by Ms. Alli, seconded by Mr. Marvin, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2012 (\$73,983.24) for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Inspection Reports**

Mr. Lefere reviewed the Inspection Reports from American Ecosystems, Inc and Davey for the Board. General discussion ensued.

FIFTH ORDER OF BUSINESS

Update on ADA Compliance

Mr. Lefere updated the Board on ADA compliance issues. General discussion ensued regarding microwave usage and prices. Mr. Lefere stated that handicapped spaces were restriped and a sidewalk was created to the grill and a slope was added to the sidewalk in the back area. Mr. Lefere stated that the women's bathroom sink was altered and some new tiles were added. He said the cost for all these repairs was \$1,727.00, which was under budget. Mr. Lefere recommended repairing the refrigerator door to make it compliant.

SIXTH ORDER OF BUSINESS

Discussion regarding Street Lights

General discussion ensued regarding dark areas and the cost of adding street lights. It was stated that new leases will be needed and monthly bills will increase if any lights are added. Mr. Lefere stated that KUA will be contacted to see if lighting is up to code and compliant.

SEVENTH ORDER OF BUSINESS

**Consideration of Updated Drainage
Improvement Plan (*under separate cover*)**

Mr. Althafer reviewed the Updated Drainage Improvement Plan for the Board. He stated that areas of interest are the dog-park, playground, playfield and entrance. He also stated that safety, usability and appearance of the facility will need to be evaluated.

Mr. Althafer stated that the dog-park is a priority and that mildew at the dog-park creates a slipping hazard. He stated that the cost for repairing the dog-park area is estimated at \$11,000.00. Mr. Althafer stated that there is trapped water at playground and the estimated cost to repair the playground is around \$18,000.00. He stated that repairing the playfield will cost about \$35,000.00. Mr. Althafer stated that there is flooding near the entrance and repairs made there will provide aesthetic benefits for the community. He stated that mildew is also staining the area near the entrance and repairs to the entrance will cost around \$14,000.00.

General discussion ensued regarding what area to start on and to find out what financial resources can be used. Mr. Althafer will have some financial numbers to discuss at the next meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Johnson advised the Board that the District has been named in a lawsuit involving a foreclosure on an individual property, which is typical; an answer will be filed on behalf of the CDD.
- B. District Engineer
Mr. Althafer stated that the transfer of ownership of the ponds from the previous developer to the CDD needs to take place. Mr. Althafer will need to get some signatures for this.

On Motion by Mr. Marvin seconded by Mr. Bishop with all in favor, the Board authorized the District Engineer to facilitate the transfer of the storm ponds for Concorde Estates Community Development District.

- C. Clubhouse Manager
No further report
- D. Operations Manager
General discussion ensued. No formal Board action was taken.
- E. District Manager
Mr. Lefere discussed a proposal for IBT to put a sealant on the coping on the entry way wall. General discussion ensued and the proposal was rejected.

Mr. Lefere stated that Century Link can reduce the fee if the contract is renewed with them. The Board decided to wait out the contract.

Mr. Lefere stated that the next meeting will be held on Thursday, March 22, 2012 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

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


TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Blakley, seconded by Ms. Alli with all in favor, the Board adjourned the meeting at 10:58 a.m. for Concorde Estates Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman