

**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, November 20, 2014 at 6:08 p.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Sailyn Alli	<b>Board Supervisor, Chairperson</b>
Edwin Diaz	<b>Board Supervisor, Vice Chairperson</b>
Basam Alli	<b>Board Supervisor, Assistant Secretary</b>
Kelly Ortiz	<b>Board Supervisor, Assistant Secretary</b>
Lloyd Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jeremy Needham	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Eric Dailey	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Johnson	<b>District Counsel, Brown, Garganese, Weiss &amp; D'Agresta</b>
Karin Leissing	<b>District Engineer, Boyd Civil Engineering</b>
Rich McGath	<b>Clubhouse Manager, Rizzetta Amenity Services, Inc.</b>
Sean Wall	<b>HOA Manager, Titan Management</b>

Audience Members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Needham called the meeting to order and read the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments on the Agenda Items**

Mr. Needham asked for any comments from the audience. There were no comments.

**THIRD ORDER OF BUSINESS**

**Nominations of Board Members**

Mr. Needham stated that Mr. Diaz qualified for Seat 1 in the General Election and would remain in that seat with a four year term. Mr. Needham asked for nominations for Seats 2 and 3, which no one

qualified for in the 2014 General Election. Mr. Diaz nominated Kelly Ortiz to Seat 3 with a four year term, and Mr. Alli nominated Ms. Alli to Seat 2 with a four year term.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board appointed Kelly Ortiz to Seat 3 with a four year term (11/2014 to 11/2018) for Concorde Estates Community Development District.

On Motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board appointed Sailyn Alli to Seat 2 with a four year term (11/2014 to 11/2018) for Concorde Estates Community Development District.

Mr. Needham stated that he is a Notary Public of the State of Florida and duly authorized to administer the Oath of Office. He administered the Oath of Office to newly appointed Board Supervisors Kelly Ortiz and Sailyn Alli who swore to and affirmed the oath. Ms. Ortiz and Ms. Alli both opted to accept compensation for attending Concorde Estates Community Development District Board of Supervisor Meetings.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
  
- B. District Engineer  
Ms. Leissing passed out copies of the draft Public Facilities Report. The Board reviewed the report. Mr. Needham stated that this report was required by the State of Florida. It was stated that the draft report would be reviewed by District Counsel and District Manager.
  
- C. Clubhouse Manager  
Mr. McGath discussed the Amenity Report. He stated that there is no need to get a new DVR for the security cameras and that the current DVR is sufficient.

Mr. McGath discussed some prices on getting a television and bracket for the fitness center including basic cable and installation. The Board requested that he look for a larger sized television then presented.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board authorized Mr. McGath to purchase a television with a bracket and lock (not to exceed \$750), for Concorde Estates Community Development District.

Mr. McGath discussed the need for a data type cell phone in order to connect via an app to view the security system cameras and videos.

On Motion by Mr. Diaz, seconded by Mr. Alli, with all in favor, the Board authorized the purchase of an iPhone (not to exceed \$300) for Mr. McGath for the purpose of monitoring the security system for Concorde Estates Community Development District.

Mr. Johnson noted that the District should enter into an agreement with Mr. McGath noting the phone is District property and would need to be returned if he was to no longer working for the District.

- D. District Manager  
No report.

**FIFTH ORDER OF BUSINESS**

**Update of Osceola County Website for CDD  
Information**

Mr. Dailey discussed the upcoming changes required by the Florida Statutes for the District website. He stated that a proposal would be brought before the Board for consideration in the first quarter of 2015.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of  
Supervisors' Regular Meeting held on October  
22, 2014**

Mr. Needham stated that the minutes were reviewed by himself and District Counsel.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 22, 2014 for Concorde Estates Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance  
Expenditures for October 2014**

Mr. Needham reviewed the expenditures with the Board.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2014 (\$73,688.32) for Concorde Estates Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-02,  
Redesignating Officers**

Mr. Needham stated that per Resolution 2015-02, Redesignating Officers and with the consent of the Board: Ms. Alli would remain Chairperson, Mr. Diaz would become Vice Chairman and Mr. Jones and Mr. Alli would remain Assistant Secretaries and Mr. Dailey and Mr. Jeancola would become Assistant Secretaries.

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board adopted Resolution 2015-02, Redesignating Officers as stated for Concorde Estates Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance Reports**

Mr. McGath discussed the monthly maintenance reports from Valley Crest and American Ecosystems with the Board. Brief discussion ensued.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Fenced-in Storage Area**

Ms. Leissing stated that the County requested that the fence be removed as it was in an area zoned as a park tract. A brief discussion ensued. The Board asked Mr. Needham to contact DR Horton to remove the fence since it was believed it had been installed during prior construction of homes.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Additional Street Lights in  
Phase One**

The Board discussed additional street lights in Phase One. The Board asked Ms. Leissing to contact KUA to see if they would do a second streetlight study.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Dog Park Area Drainage**

Mr. Needham discussed having a survey completed regarding the dog park area drainage with the Board.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved having a survey completed regarding the dog park drainage (not to exceed \$1,500) for Concorde Estates Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Splash Pad Dome Proposals**

Mr. McGath reviewed the proposals for a replacement splash pad dome. The Board chose to table this item until more research on other proposals could be done.

**FOURTEENTH ORDER OF BUSINESS**

**Review of Disclosure of Public Finance Report**

The Board of Supervisors reviewed the draft report. Mr. Johnson discussed the details of what the report contained. Brief discussion ensued. It was noted a final version will come back to the Board for approval at a later date.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion Regarding Re-Platting of Townhomes**

Mr. Dailey discussed the re-platting of townhomes to single family units. He stated that a revised assessment methodology report would be brought before the Board for review in December or January for consideration. Mr. Dailey stated that a public hearing would be required since a new product type not previously approved is being added. Brief discussion ensued. The Board asked that a draft O&M methodology table be done to show the assessment difference with the product type change.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were general audience comments regarding the Home Owners Association, the District web site and street lights in phase 1.

Mr. Wall requested that the Board approved the installation of lifestyle signs (which would list amenities within the community) by D R Horton. He stated the HOA has already approved them but since they are going on District property it would also required Board approval.

On a motion by Ms. Alli, seconded by Mr. Alli, with all in favor, the Board approved the installation of lifestyle signs on District property for Concorde Estates Community Development District.

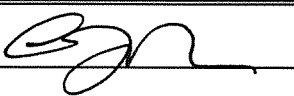
There were no Supervisor requests.

Mr. Needham stated that the next meeting would be held on Thursday, December 18<sup>th</sup> at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board adjourned the meeting at 8:04 p.m. for Concorde Estates Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman