



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors' Meeting
January 9, 2020**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1615**

www.concordstationcdd.com

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA

Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL
34638

District Board of Supervisors	David Walz Karen Hillis Donna Matthias-Gorman Steven Christie Fred Berdeguez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jordan Lansford	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin Vericker
District Engineer	Stephen Brletic	JMT Engineering

All Cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544

January 2, 2020

**Board of Supervisors
Concord Station Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, January 9, 2020 at 6:30 p.m.** at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. The following are the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meetings held on December 12, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November 2019.....Tab 2
- 4. STAFF REPORTS**
 - A. Clubhouse Manager Updates
 - i. Review Monthly Clubhouse Report.....Tab 3
 - B. Deputy Update
 - C. District Counsel
 - D. District Engineer
 - i. Splash Pad Update
 - E. District Manager
 - F. Field Operations Manager
 - i. Aquatics Report.....Tab 4
 - ii. Field Inspection Report.....Tab 5
 - iv. Greenview Weekly Reports.....Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of Easement Encroachment Applications.....Tab 7
 - B. Consideration of Chemical Controller Proposals.....USC
 - C. Consideration of Furniture Proposal.....Tab 8
 - D. Discussion of Trespassing
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Jordan Lansford
District Manager

Tab 1

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.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, December 12, 2019 at 10:01 a.m.** at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638.

Present and constituting a quorum:

David Walz	Board Supervisor, Chairman
Karen Hillis	Board Supervisor, Vice Chairman
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Steven Christie	Board Supervisor, Assistant Secretary
Fred Berdeguez	Board Supervisor, Assistant Secretary

Also present were:

Jordan Lansford	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
Stephen Brletic	District Engineer, JMT
Keith Skorewicz	Appleton Reis, Construction Attorney <i>(via conference call)</i>
Murray Hall	Rep., CES <i>(via conference call)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Lansford called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

The board heard audience comments and questions.

45 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**
46 **Board of Supervisors' Meeting Held on**
47 **November 14, 2019**
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49 The Board approved the Minutes from the Board of Supervisors' Meeting held on
50 November 14, 2019, as amended.
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On a Motion by Mr. Berdeguez, seconded by Mr. Walz, with all in favor, the Board of Supervisors approved the Meeting Minutes, as amended, from the November 14, 2019, meeting of the Board of Supervisors, for the Concord Station Community Development District.

52 **FOURTH ORDER OF BUSINESS** **Ratification of Operation and**
53 **Maintenance Expenditures for October**
54 **2019**
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57 Ms. Lansford presented the Operations and Maintenance Expenditures for
58 October in the amount of \$114,508.18.
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On a Motion by Ms. Hillis, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified the payment of the October 2019 Operation and Maintenance expenditure invoices, totaling \$114,508.18, for the Concord Station Community Development District.

60 **FIFTH ORDER OF BUSINESS** **Staff Reports**
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62 **A. Clubhouse Manager**

63 Mr. Speidel reviewed the monthly Clubhouse Report.
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65 **B. Deputy Phillips**

66 Not present.
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68 **C. District Counsel**

69 No update.
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71 **D. District Engineer**

72 Mr. Brletic and Mr. Skorewicz gave an update on the splash pad completion. The
73 Board approved a payment of \$23,520.00, which is fifty percent (50%) of the
74 completion cost of \$47,040.00 per the contract.
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On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved Option #2, with a not-to-exceed amount of \$2500.00 for Monument Lighting, for the Concord Station Community Development District.

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NINTH ORDER OF BUSINESS

Consideration Proposals for Splash Pad Surroundings

Mr. Brletic presented Proposals for Splash Pad Surroundings. The Board approved the IGD Services proposal for \$39,800.00, contingent on District Counsel drafting a written agreement.

On a Motion by Mr. Walz, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved IGD Services Proposal at \$39,800.00, contingent on District Counsel drafting a written agreement, for the Concord Station Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of Amenity Center Policies

Ms. Hillis presented the Amenity Center Policies to the Board. The Board approved the Amenity Center Policies in substantial form.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Walz, with all in favor, the Board of Supervisors approved the Amenity Center Policies, in substantial form, for the Concord Station Community Development District.

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board discussed Supervisor Requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Christie, seconded by Ms. Hillis, the Board of Supervisors adjourned the meeting at 11:54 a.m., for the Concord Station Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman