

***CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Thursday, April 11, 2024
6:30 P.M.***

***Location:
Concord Station Clubhouse
18636 Mentmore Blvd.
Land O'Lakes, FL 34638***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Concord Station Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors
Concord Station Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Concord Station Community Development District is scheduled for **Thursday, April 11, 2024, at 6:30 P.M.** at the **Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes, FL 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, April 11, 2024

Time: 6:30 P.M.

Location: Concord Station Clubhouse
18636 Mentmore Blvd.
Land O'Lakes, FL 34638

ZOOM: <https://us02web.zoom.us/j/87271417819?pwd=aXV0ZVpZdXhZL0c0ZmxTdUxIMmdqQT09>

Call In: +1 305 224 1968

Meeting ID: 872 7141 7819

Pass Code: 12345

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order / Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Administrative Items

- A. Consideration/Acceptance of the Minutes of the Concord Station CDD March 14, 2024 Regular Meeting **Exhibit 1**
- B. Consideration/Acceptance of the Concord Station CDD February 2024 Unaudited Financial Statement **Exhibit 2**

IV. Vendor & Staff Updates

- A. District Engineer – Johnson Engineering – Phil Chang
 - 1. Update/Report on Trees Behind 3103 Chessington Dr. **Exhibit 3**
- B. District Counsel – Straley Robin Vericker – Vivek Babbar
 - 1. Summary Analysis of Breeze Employee Relationship with Supervisors – *To Be Distributed*
- C. Field Operations Manager – BREEZE – Michael Sakellarides, LCAM
 - 1. Field Operations Report conducted on April 4, 2024 **Exhibit 4**
 - 2. DCSI, Inc. – Access Control System Replacement **Exhibit 5**
 - 3. DC Integrations – Security Access Control – *To Be Distributed*
 - 4. Solitude - Waterway Inspection Report (Wellington 15-33) conducted on March 8, 2024 **Exhibit 6**

a. Renewal of Lake Services Contract Proposal **Exhibit 7**

5. Yellowstone – Landscape Service Schedule Update **Exhibit 8**

6. Florida Insurance Alliance

a. Site Visit Report conducted on March 12, 2024 **Exhibit 9**

b. Facility Rental Best Practices **Exhibit 10**

D. Clubhouse Manager – BREEZE

1. April 2024 Clubhouse Report **Exhibit 11**

2. Update on Club Agreement & Guidelines **Exhibit 12**

3. Update on Rental Form **Exhibit 13**

4. Update on Event Participation Waiver **Exhibit 14**

5. Event Checklist **Exhibit 15**

E. District Manager – BREEZE – Larry Krause

V. Business Items

A. Consideration of Contract for District Audit Support Services
Between Rizzetta & Company, Inc. and Concord Station Community
Development District **Exhibit 16**

B. Consideration of Amortization Recalculation Agreement Between
U.S. Bank Trust Company, National Association and Concord Station
Community Development District **Exhibit 17**

C. Setting a Public Hearing to Address the Rental Rates and Fees, for
Residents and Non-residents, and the Time Periods – *To Be
Distributed*

D. Discussion: Supervisors to have Access to Maintenance Shed for Keys

E. Discussion: Amenity Manager to be a Notary for Service to Residents

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment