

MINUTES OF MEETING

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, January 2, 2007, at 11:21 a.m.** at the office of Mercedes Homes, located at 6767 North Wickham Road, Melbourne, Florida 32940.

Present and constituting a quorum:

Ken Mitchell	Board Supervisor, Chairman
Pat Longo	Board Supervisor, Assistant Secretary
Jim Sigmund	Board Supervisor, Assistant Secretary

Also present were:

Vivian Carvalho	District Manager, Rizzetta & Company, Inc.
Mike Pawelczyk	District Counsel, Billing Cochran Heath et al <i>(via speakerphone)</i>
Bobby Furnish	Representative, Mercedes Homes
Brian Bussen	Representative, Mercedes Homes

FIRST ORDER OF BUSINESS

Call to Order

Ms. Carvalho 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 December
5, 2006**

Ms. Carvalho stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors meeting held on December 5, 2006 (behind tab 1). Ms. Carvalho asked if there were any additions, deletions, or corrections to the minutes. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on December 5, 2006, for Montecito Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Continued Meeting held on December 19, 2006

Ms. Carvalho stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors continued meeting held on December 19, 2006 (under separate cover). Ms. Carvalho asked if there were any additions, deletions, or corrections to the minutes. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Longo, with all in favor, the Board approved the minutes of the Board of Supervisors continued meeting held on December 19, 2006, for Montecito Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2006

Ms. Carvalho stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for December 2006 (behind tab 2). Ms. Carvalho gave a brief overview of the expenditures, which totaled \$25,712.69. Ms. Carvalho asked if there were any questions or comments. The Board discussed specific items listed in the expenditures. Mr. Sigmund requested that more information be included in the Bowyer Singleton invoices. The Board discussed an unknown telephone number listed on the Bellsouth invoice. Ms. Carvalho stated that she would research the number and provide more information at the next Board meeting. Ms. Carvalho asked if there were any more questions. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board approved the Operation and Maintenance expenditures for December 2006 (\$25,712.69), for Montecito Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2006AB Construction Requisitions #150-#160

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006AB Construction Requisitions #150-#160 (behind tab 3). Ms. Carvalho gave a brief overview of the requisitions, which totaled \$111,206.86. Ms. Carvalho stated that all of the requisitions were part of the B Series. Ms. Carvalho asked if there were any questions or comments. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Longo, with all in favor, the Board approved the Series 2006AB Construction Requisitions #150-#160 (\$111,206.86), for Montecito Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Series 2006AB
Construction Requisitions #161-#176**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006AB Construction Requisitions #161-#176 (under separate cover). Ms. Carvalho gave a brief overview of the requisitions which totaled \$442,636.27. Ms. Carvalho stated that requisitions #162 and #165 were from the A Series. Ms. Carvalho asked if there were any questions or comments. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board approved the Series 2006AB Construction Requisitions #161-#176 (\$442,636.27), for Montecito Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2007-01,
Designating Assistant Secretaries**

Ms. Carvalho stated that the next item on the agenda was the consideration of Resolution 2007-01, Designating Assistant Secretaries (behind tab 4). Ms. Carvalho stated that the current Assistant Secretaries for the Board were Pat Longo, David Barin, Jim Sigmund and Eric Dailey. Ms. Carvalho recommended that she be added as an Assistant Secretary, with the original Assistant Secretaries remaining as so. Ms. Carvalho asked if there were any questions. There were none. Ms. Carvalho asked for a motion to approve the resolution.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board approved Resolution 2007-01, Designating Assistant Secretaries with Pat Longo, David Barin, Jim Sigmund, Vivian Carvalho, and Eric Dailey as Assistant Secretaries, for Montecito Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Allen Engineering
Proposal for Hightower Park**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Allen Engineering proposal for Hightower Park (behind tab 5). Ms. Carvalho gave a brief overview of the proposal, which totaled \$31,735.00. The Board discussed the proposal. Mr. Pawelczyk recommended that the proposal be approved contingent on inclusion of provisions provided by the Interlocal Agreement. Mr. Pawelczyk stated that he would review the Rules of Procedure and report back to the Board. Ms. Carvalho asked if there were any more questions. There were none. Ms. Carvalho asked for a motion to approve the proposal, contingent on inclusion of the provisions provided by the Interlocal Agreement.

On Motion by Mr. Sigmund, seconded by Mr. Longo, with all in favor, the Board approved the Allen Engineering proposal for Hightower Park (\$31,735.00), contingent on inclusion of provisions provided by the Interlocal Agreement, for Montecito Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Classic Floors Proposal
for Phase II Entryway**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Classic Floors proposal for the Phase II entryway (under separate cover). Ms. Carvalho asked that the Board disregard this item, as it was in actuality a part of the next item, Change Order #4. Ms. Carvalho asked if there were any questions. There were none.

TENTH ORDER OF BUSINESS

**Consideration of Change Order #4 for
Second Entry/Patrick Dr**

Ms. Carvalho stated that the next item on the agenda was the consideration of Change Order #4 for the second entry/Patrick Dr. (under separate cover). Mr. Furnish gave a brief overview of the change order from McMaster Construction, totaling \$12,571.28. Mr. Furnish stated that the change order was for enclosing the area along Patrick Drive that had been already purchased by the District with a wall, as well as for the addition of the circular planter wall in the entrance, which was not in the contractor's original contract. Ms. Carvalho asked if there were any questions or comments. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Longo, with all in favor, the Board approved Change Order #4 for the second entry/Patrick Dr. (\$12,571.28), for Montecito Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Change Order #5 for
Second Entry/Patrick Dr**

Ms. Carvalho stated that the next item on the agenda was the consideration of Change Order #5 for the second entry/Patrick Dr. (under separate cover). Ms. Carvalho stated that the change order was from McMaster Construction Contract and that it totaled \$2,892.00. Mr. Furnish stated that the change order included installation of temporary sidewalk and permanent sidewalk in the interest of public safety. The Board discussed the change order. Ms. Carvalho asked if there were any questions or comments. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Longo, with all in favor, the Board approved Change Order #5 for the second entry/Patrick Dr. (\$2,892.00), for Montecito Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of New Business

Ms. Carvalho stated that there was no new business for consideration.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Pawelczyk gave an update concerning previous Board discussions regarding changing the Trustee. Mr. Pawelczyk stated that Ms. O'Toole and Mr. Lyles had been working together on this issue and that Ms. O'Toole had recommended that the Board wait 30 days before taking action to change the Trustee.
- B. District Engineer
Not present.
- C. District Manager
Ms. Carvalho stated that the RFQ/RFP committee met concerning RFP for interior design services. Ms. Carvalho stated that the committee decided to reject all bids and negotiate with companies on a case-by-case basis. Ms. Carvalho asked if there were any questions or comments. There were none. Ms. Carvalho asked for a motion to reject all bids.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board rejected all interior design services bids in the interest of negotiating with companies on a case-by-case basis for Montecito Community Development District.

Ms. Carvalho stated that the next regularly scheduled meeting would be held on February 6, 2007 at 11:00 a.m. at the new office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Melbourne, Florida 32940.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Carvalho stated that the next item on the agenda was supervisor requests and audience comments. The audience members in attendance were the same as identified at the beginning of the meeting. Ms. Carvalho asked if there were any supervisor requests. There were none.

FIFTEENTH ORDER OF BUSINESS

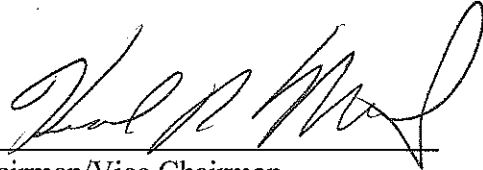
Adjournment

Ms. Carvalho stated that there were no other agenda items to come before the Board, so she asked for a motion to adjourn the meeting.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board adjourned the meeting at 11:50 a.m. for Montecito Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman