

MINUTES OF MEETING

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, February 6, 2007, at 11:10 a.m.** at the office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Room 529, Melbourne, Florida 32940.

Present and constituting a quorum:

Ken Mitchell	Board Supervisor, Chairman
Bob Kush	Board Supervisor, Vice Chairman
Pat Longo	Board Supervisor, Assistant Secretary <i>(joined in progress)</i>
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
Rey Malave	District Engineer, Bowyer-Singleton <i>(via speakerphone)</i>
Bobby Furnish	Representative, Mercedes Homes
Hazel O'Toole	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 January 2,
2007**

Ms. Carvalho stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors meeting held on January 2, 2007 (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. Kush, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on January 2, 2007, for Montecito Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2007**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for January 2007 (behind tab 2). Ms. Carvalho gave a brief overview of the expenditures, which totaled \$12,045.91. 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. Kush, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2007 (\$12,045.91), for Montecito Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2006AB
Construction Requisitions #177-#200**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006AB Construction Requisitions #177-#200 (behind tab 3). Ms. Carvalho gave a brief overview of the requisitions. Ms. Carvalho stated that Requisitions #186, #194, #195, #199 and #200 were from the Series A Bond, and that all of the remaining requisitions were from the Series B Bond. 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. Kush, with all in favor, the Board approved the Series 2006AB Construction Requisitions #177-#200, for Montecito Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2006AB
Construction Requisitions #201-#208**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006AB Construction Requisitions #201-#208 (under separate cover). Ms. Carvalho gave a brief overview of the requisitions. Ms. Carvalho stated that all of the requisitions were from the Series B Bond. 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. Kush, with all in favor, the Board approved the Series 2006AB Construction Requisitions #201-#208, for Montecito Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2007-02,
Redesignating an Assistant Treasurer**

Ms. Carvalho stated that the next item on the agenda was the consideration of Resolution 2007-02, Redesignating an Assistant Treasurer (under separate cover). Ms. Carvalho stated that the resolution removed Stacy Thomas and added Steve Murman as Assistant Treasurer. 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. Kush, with all in favor, the Board approved Resolution 2007-02, Redesignating Steve Murman as Assistant Treasurer for Montecito Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Bowyer-Singleton &
Associates, Inc. Authorization for
Additional Services Forms**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Bowyer-Singleton & Associates, Inc. Authorization for Additional Services Forms (behind tab 4). Mr. Malave gave a brief overview of the documents. The Board briefly discussed prices, and it was recommended that the forms be approved not to exceed \$10,000.00. The Board discussed the scope of work as described in the documents. It was recommended that an activity recount be included in the future. Ms. Carvalho asked if there were any more questions or comments. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the Bowyer-Singleton & Associates, Inc. Authorization for Additional Services Forms, not-to-exceed \$10,000.00, for Montecito Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of C.A.G. Agreement for
Architectural Services**

Ms. Carvalho stated that the next item on the agenda was the consideration of the C.A.G. Agreement for Architectural Services (behind tab 5). Mr. Furnish gave an overview of the agreement, which was for construction in Hightower Park. It was stated that a project budget had not been created yet. The Board briefly discussed the pricing of the contract. The Board discussed the Interlocal Agreement between the District and the City of Satellite Beach. The Board discussed the potential price of construction of the restroom facility and surrounding area. It was stated that the plans would likely expand once the budget was received. The Board discussed the construction schedule. It was stated that Allen Engineering, Inc. would obtain all necessary permits. It was stated that the C.A.G. Agreement for Architectural Services fee was reasonable, at \$13,920.00. Ms. Carvalho asked if there were any further questions. There were none. Ms. Carvalho asked for a motion to approve the agreement.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the C.A.G. Agreement for Architectural Services (13,920.00) for Montecito Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Site Essentials Proposal
for Phase 2A Street Lighting**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Site Essentials Proposal for Phase 2A Street Lighting (behind tab 6). Ms. Carvalho stated that the agenda packet included a previously voided proposal in addition to the current proposal. Mr. Furnish gave a brief overview of the proposal, which totaled \$23,574.00. Mr. Furnish stated that the proposal had been altered from a previously approved, incorrectly priced proposal. 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. Kush, with all in favor, the Board approved the Site Essentials Proposal for Phase 2A Street Lighting (\$23,574.00), for Montecito Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Allen Engineering Task
Orders**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Allen Engineering Task Orders (under separate cover). Mr. Furnish gave a brief overview of the task orders, which had a not-to-exceed amount of \$10,000.00. Mr. Furnish stated that the task orders were for the design of Phase 2C and Phase 3. Mr. Furnish stated that the contract with Allen Engineering requires that any additional services be issued from the District through task orders or change orders. The Board discussed parking availability and expansion. It was stated that there was currently one parking space for each unit, and this was being expanded to two spaces per unit by diminishing the size of the lakes. The Board discussed the prices and time frame of the task orders. It was recommended that the task orders be approved subject to each task order having a specific value. 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. Kush, with all in favor, the Board approved the Allen Engineering Task Orders, subject to each task order having a specific value, for Montecito Community Development District.

ELEVENTH ORDER OF BUSINESS

**Review of Contracts Executed by the
Chairman**

Ms. Carvalho stated that the next item on the agenda was the review of contracts executed by the Chairman.

Atlantic Environmental Solutions, Inc. Proposal for Environmental Surveying

Mr. Mitchell gave a brief overview of the Allen Environmental Solutions, Inc. Proposal for Environmental Surveying, which totaled \$1,200.00 (behind tab 7). Mr. Mitchell stated that this fee was reasonable.

Armadillo Land Services, Inc. Proposal for Removal of Site Debris

Mr. Mitchell gave a brief overview of the Armadillo Land Services, Inc. Proposal for Removal of Site Debris (behind tab 8).

Blue Bell Landscaping Proposal for Irrigation Services

Mr. Mitchell gave a brief overview of the Blue Bell Landscaping Proposal for Irrigation Services, which totaled \$130.00 (behind tab 9).

Site Essentials Proposal for Street Sign Installation

Mr. Mitchell gave a brief overview of the Site Essentials Proposal for Street Sign Installation, which totaled \$50.00 (behind tab 10).

Bright House Networks Proposal for Pre-Wiring Clubhouse

Mr. Mitchell gave a brief overview of the Bright House Networks Proposal for Pre-Wiring the Clubhouse, which totaled \$361.25 (under separate cover).

DV Contracting, Inc. Proposal for Phase 2A

Mr. Mitchell gave a brief overview of the DV Contracting, Inc, Proposal for Phase 2A, which totaled \$9,934.56 (behind tab 11).

DV Contracting, Inc. Proposal for Clubhouse Trench

Mr. Mitchell gave a brief overview of the DV Contracting, Inc, Proposal for the Clubhouse Trench, which totaled \$601.25 (behind tab 12).

DV Contracting, Inc. Change Order #1 for Increase per State Tariff

Mr. Mitchell gave a brief overview of the DV Contracting, Inc, Change Order #1 for Increase per State Tariff (behind tab 13).

DV Contracting, Inc. Change Order #2 for Design Changes

Mr. Mitchell gave a brief overview of the DV Contracting, Inc, Change Order #2 for Design Changes (behind tab 14).

GUNNstruction, Inc. Change Order #3 for Deletion of Sod

Mr. Mitchell gave a brief overview of the GUNNstruction, Inc. Change Order #3 for the Deletion of Sod (under separate cover).

Ms. Carvalho asked if there were any questions or comments concerning the contracts executed by the Chairman. There were none. Ms. Carvalho asked for a motion to ratify the contracts.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board ratified the contracts executed by the Chairman (as presented) for Montecito Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of New Business

Ms. Carvalho asked if there was any new business for consideration. Mr. Furnish gave a brief overview of the Montecito Pocket Park. It was stated that the park had not been considered in the construction of the budget; however funds in the Series A Bond would probably be sufficient. The Board discussed a possible location for the park, as well as potential mail kiosks. The Board discussed prices. It was recommended that the Board table this item until the next meeting. The Board tabled the item.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. District Manager

Ms. Carvalho stated that the next regularly scheduled meeting would be held on Tuesday, March 6, 2007 at 11:00 a.m. at the office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Melbourne, Florida 32940. Ms. Carvalho stated that the updated property insurance premium totaled \$18,771.00, which is within the District's budget.

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.

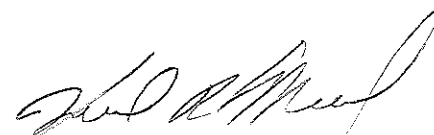
FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho stated that there were no other agenda items to come before the Board. Ms. Carvalho 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 12:25 p.m. for Montecito Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman