

**MINUTES OF MEETING**

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, April 3, 2007, at 11:05 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	<b>Board Supervisor, Chairman</b>
Bob Kush	<b>Board Supervisor, Vice Chairman</b>
Pat Longo	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Vivian Carvalho	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mike Pawelczyk	<b>District Counsel, Billing Cochran Heath et al</b>
Rey Malave	<b>District Engineer, Bowyer-Singleton</b> <i>(via speakerphone)</i>
Bobby Furnish	<b>Representative, Mercedes Homes</b>
Hazel O'Toole	<b>Representative, Mercedes Homes</b>

**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 Tuesday,  
March 6, 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 March 6, 2007. 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. Kush, seconded by Mr. Longo, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 6, 2007, for Montecito Community Development District.

**THIRD ORDER OF BUSINESS**

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

Ms. Carvalho stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for April 2007. She gave a brief overview of the expenditures, which totaled \$32,372.37. Ms. Carvalho asked if there were any questions or comments. Mr. Longo made a comment regarding the grounds maintenance. He stated that the services did not meet his satisfaction. General conversation ensued. Ms. Carvalho stated that if the Board is not satisfied with the current contractor that the District can change contractors with out having to go through the RFP process. 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. Longo, seconded by Mr. Kush, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2007 (\$32,372.37), for Montecito Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2006AB  
Construction Requisitions #229-#233**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006AB Construction Requisitions #229-#233 (behind Tab 1). Ms. Carvalho stated that Requisition #229, #230 and #232 were from the Series A Bond. Ms. Carvalho gave a brief overview of the requisitions. 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. Longo, seconded by Mr. Kush, with all in favor, the Board approved the Series 2006AB Construction Requisitions #229-#233, for Montecito Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the FPL Agreement**

Ms. Carvalho stated that the next item on the agenda was the consideration of the FPL Agreement. Mr. Kush gave a brief overview of the agreement. He stated that the \$77,000 was for the feeder to provide power to all townhomes and single families homes. He stated that all facilities were over head, and it was necessary to run an upgrade to accommodate more units. Mr. Kush stated that the agreement would also cover the transformers and two switch gears. General conversation ensued. 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. Longo, seconded by Mr. Kush, with all in favor, the Board approved the FPL Agreement for Montecito Community Development District.

A brief recess was taken at 11:30 a.m.. The meeting resumed at 12:00 p.m. with all persons present prior to the recess still in attendance.

On Motion by Mr. Kush, seconded by Mr. Longo, with all in favor, the Board approved a brief recess for Montecito Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review of Contracts Executed by the  
Chairman**

Ms. Carvalho stated the next item on the agenda was the review of contracts executed by the Chairman. Ms. Carvalho asked if there were any comments or questions regarding any of the specific contracts. Each contract was mentioned and discussed. Discussion ensued. Ms. Carvalho asked for a motion to approve all contracts in Business Item B of the agenda packet.

On Motion by Mr. Kush, seconded by Mr. Longo, with all in favor, the Board approved the Contracts Executed by the Chairman, as presented, for Montecito Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Review of Financials**

Ms. Carvalho stated the next item on the agenda was the review of the Financials. General conversation ensued. Ms. Carvalho stated that she would inquire about the water bill. She stated that the contingency number was increased due to the security camera cost. Ms. Carvalho stated that she would start working with Hazel O'Toole on the Budget Process and she would have some numbers by the next meeting. Ms. Carvalho stated that the Trustee Statement will be included in the agenda packet for next month's meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Allen Engineering, Inc.  
Proposal for Shearwater Parkway-2**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Allen Engineering, Inc Proposal for Shearwater Parkway. Mr. Furnish reviewed the proposal for the Board, and stated that the total cost for the two lanes with the turn lane would be \$12,540. Ms. Carvalho asked for a motion to approve the agreement.

On Motion by Mr. Longo, seconded by Mr. Kush, with all in favor, the Board approved the Allen Engineering, Inc Proposal (\$12,540) for Montecito Community Development District.

**NINTH ORDER OF BUSINESS**

**New Business**

Ms. Carvalho stated that the next item on the agenda was new business. Mr. Kush stated that he wanted to discuss the Allen Engineering re-design of Phase 2B. He stated that it was for a new product that would accommodate additional parking spaces. Ms. Carvalho stated that the proposal was for services for \$15,500 and engineering for \$48,100. Ms. Carvalho asked if there were any comments or questions on the proposal. Ms. Carvalho asked if there were any comments or questions. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Longo, seconded by Mr. Kush, with all in favor, the Board approved the Allen Engineering Inc. Re-Design Proposal (\$15,500 - Services and \$48,100 - Engineering) for the Montecito Community Development District.

Mr. Furnish stated that the next item for consideration was the Allen Engineering Inc. proposal for re-platting phase 2-A. He stated that it was due to parking issues, product change and updating the boundaries. Ms. Carvalho stated that the proposal was for services for 11,600. Ms. Carvalho asked if there were any comments or questions on the proposal. Ms. Carvalho asked comments or questions. There were none. Ms. Carvalho asked for a motion to approve.

On Motion by Mr. Longo, seconded by Mr. Kush, with all in favor, the Board approved the Allen Engineering Inc. Proposal for Re-Platting Phase 2-A (\$11,600.00) for the Montecito Community Development District.

Ms. Carvalho asked for a motion to approve the Phase 2 plat.

On Motion by Mr. Kush, seconded by Mr. Long, with all in favor, the Board approved the Phase 2 Platt for the Montecito Community Development District.

**TENTH 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, May 1, 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 the budget would be proposed during that meeting.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Carvalho asked if there were any audience comments or Supervisor requests. Mr. Mitchell stated that the Amenity Center will be ready July 15, 2007 and he would like the Board to hire someone to manage the activities programming and operate the facility.

**TWELFTH 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. Kush, seconded by Mr. Longo, with all in favor, the Board adjourned the meeting at 1:05 p.m. for Montecito Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman