

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614**

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July 24, 2007

**Board of Supervisors**  
**Montecito Community**  
**Development District**

Dear Board Members:

The regular meeting of the Montecito Community Development District will be held on **Tuesday, August 7, 2007, at 11:00 a.m.** at the office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Room 529, Melbourne, Florida 32940. The following is the tentative agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **BUSINESS ADMINISTRATION – Part 1**
  - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on June 5, 2007..... Tab 1
  - B. Consideration of the Operation and Maintenance Expenditures for July 2007..... Tab 2
  - C. Consideration of Series 2006 AB Construction Requisitions #299-#347 (see recap)..... Tab 3
3. **BUSINESS ITEMS – Part 2**
  - A. Review of Contracts Executed by the Chairman (see recap)..... Tab 1
  - B. Consideration of Gunnstruction Change Order to Phase 2B Contract..... Tab 2
  - C. Consideration of McMaster Change Order #9..... Tab 3
  - D. Consideration of William Glover Change Order #19..... Tab 4
  - E. Consideration of the Montecito Beach Club Bid Analysis..... Tab 5
  - F. Consideration of EZ Electric, Inc. Amendment Agreement..... Tab 6
  - G. Discussion of Corporate Trust Services Comparison Sheet..... Tab 7
  - H. Consideration of Resolution 2007-04, Changing Trustee..... Tab 8
  - I. Consideration of Resolution 2007-05, 2007/2008 Meeting Schedule..... Tab 9
  - J. Consideration of Furniture Purchase by “Design by Mercedes”, not-to-exceed \$84,000
  - K. Public Hearing on the Fiscal Year 2007/2008 Final Budget..... Tab 10
    1. Consideration of Resolution 2007-06, Appropriation Resolution..... Tab 11
  - L. Consideration of Financial Audit Report  
*(Under Separate Cover)*
  - M. Selection of Fitness Equipment Contractor  
*(Under Separate Cover)*
  - N. Consideration of Setting Public Hearing for Rule Making  
*(Under Separate Cover)*
  - O. Consideration of EZ Electric Proposal..... Tab 12
  - P. Ratification of the Montecito Beach Club Indemnification Agreement..... Tab 13
  - Q. Review of Financials

4. **NEW BUSINESS**
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (407) 472-2471.

Very truly yours,

Vivian Carvalho  
District Manager

Cc: Dennis Lyles, Billing, Cochran, Heath, Lyles & Mauro, P.A.  
Bill Reagan, Banc of America Securities, LLC  
Robert Gang, Greenberg Traurig, P.A.  
Scott Stearns, Bowyer-Singleton & Associates, Inc.