
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, September 4, 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
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>
Scott Stearns	District Engineer, Bowyer-Singleton Associates, Inc. <i>(via speakerphone)</i>
Bobby Furnish	Representative, Mercedes Homes
Hazel O'Toole	Representative, Mercedes Homes
Brian Bussen	Representative, Mercedes Homes
Susan Thorpe	Representative, Wells Fargo
Lisa Derryberry	Representative, Wells Fargo

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 August 7, 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 August 7, 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. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 7, 2007, for Montecito Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2007

Ms. Carvalho stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for August 2007. She gave a brief overview of the expenditures, which totaled \$19,626.66. 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 & Maintenance Expenditures for August 2007 (\$19,626.66) for Montecito Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Series 2006 AB Construction Requisitions #321, #348-375

Ms. Carvalho stated that the next item on the agenda was the consideration of the Series 2006 AB Construction Requisitions #321, #348-375. Ms. Carvalho stated that the following were paid from the Series A Bonds: #350-357. Ms. Carvalho asked if there were any questions. 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 2006 AB Construction Requisitions #321, #348-375 for Montecito Community Development District.

FIFTH ORDER OF BUSINESS

Review of Contracts Executed by the Chairman

Ms. Carvalho stated the next item on the agenda was the review of the contracts executed by the Chairman pursuant to Resolution 2006-14.

Mr. Furnish asked for verification whether the Surfside Pavers work was for the Clubhouse. Ms. Carvalho responded that the Pavers work was for the Clubhouse.

Mr. Furnish stated the ABC Awnings proposal was to install awnings for both Clubhouse doors.

Mr. Furnish stated the Carnegie Painting proposal was to paint a section of the North perimeter wall.

Mr. Furnish stated the Surfside Pavers proposal was for 2700 square feet of pavers; however, the actual measurement on site was closer to 3600-3800 square feet. He stated that Surfside Pavers made a change order to include the additional pavers in the parking area.

Mr. Furnish stated the LSP Landscaping proposal is for the installation of an irrigation system.

Mr. Furnish stated the Blue Bell Landscaping proposal is for additional maintenance for the school zone walkway along the North side. It is a path that the District is using to reroute the students.

Mr. Furnish stated the East Coast Fence proposal is for the Montecito Beach Club sign.

Mr. Furnish stated the Life Fitness proposal is for the Montecito Beach Club fitness equipment which is being installed today. The not-to-exceed amount is \$48,000. Life Fitness requested that the District sign a document stating that the District will not be issuing purchase orders for the equipment. He stated that the Board of Supervisors needs to sign a new Life Fitness proposal that now extends the warranty for the cardio and the televisions. The previous proposal is now void.

Mr. Furnish stated the Lake Fountains proposal is for repairs for an existing fountain. A maintenance agreement with Lake Fountains will be brought forward at a future meeting.

Mr. Furnish stated the Lake Doctors proposal will replace the existing proposal that covers two lakes. The new proposal will cover the five existing lakes the District currently has in place.

Mr. Furnish stated the DV Contracting proposal is to install the sleeves on the Montecito subdivision road crossings.

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

<p>On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board ratified the Contracts Executed by the Chairman for Montecito Community Development District.</p>

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2007-05,
Designating the Fiscal Year 2007/2008
Meeting Schedule**

Ms. Carvalho stated that the next item on the agenda was the consideration of Resolution 2007-05, Designating the 2007-2008 Meeting Schedule. After discussion, it was determined that the meetings would continue to be held on the first Tuesday of every month for the Fiscal Year 2007/2008. Ms. Carvalho asked if there were any further 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 Resolution 2007-05, designating the Fiscal Year 2007-2008 meeting schedule, to be held on the first Tuesday of every month, for Montecito Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2007-07,
Designating Date, Time and Location for
Landowners Election**

Ms. Carvalho stated that the next item on the agenda was the consideration of Resolution 2007-07, designating date, time and location for the Landowner's election. The resolution needs to be amended to reflect that Resolution 2007-07 is for the Montecito Community Development District, not the Greenway Community Development District.

Ms. Carvalho stated that several communities will have Landowner's elections on November 6th, which is the first Tuesday in November. She requested that the Board of Supervisors move their meeting to 10:00 am, instead of 11:00 am. She stated that the Board of Supervisors meeting will begin immediately following the landowner's election. 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 Resolution 2007-07, designating the date, time and location for the Landowner's election to be held on Tuesday, November 6, 2007, at 10:00 am, at the office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Room 529, Melbourne, Florida 32940, for Montecito Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Intercoastal Pool & Spa
Proposal for Pool Services**

Ms. Carvalho stated that the next item on the agenda was the consideration of the Intercoastal Pool & Spa Proposal for Pool Services. Mr. Furnish stated that this is not a proposal but a cost estimate for the District's budget. He further stated that this does not need to be approved at today's meeting. Mr. Furnish stated that he would discuss the costs with Intercoastal Pool & Spa.

Ms. O'Toole asked for verification of Blue Ribbon's contract. Mr. Furnish stated that Blue Ribbon's contract is to maintain the pool, which includes the cleaning of the pool and having the correct chemicals in the pool. Ms. O'Toole stated that currently, if any equipment fails, the District has no contract in place to repair any broken equipment. Blue Ribbon does not have the capability to repair or replace any broken equipment.

The Intercoastal Pool & Spa item was tabled until next month's meeting when Mr. Furnish will have specific costs for repair to present to the Board.

NINTH ORDER OF BUSINESS

**Review of St. Johns River Water
Management District Permit for
Townhomes, Phase 2A**

Ms. Carvalho stated that the next item on the agenda was the review of the St. Johns River Water Management district Permit for Townhomes, Phase 2A.

Ms. Carvalho asked Mr. Pawelczyk if the Board needs to approve the transfer of the permit to the District. She explained that allows the District to accept the permit and accept the responsibility associated with that permit. Ms. Carvalho stated that there were two permits being reviewed. The second permit is the St. Johns River Water Management District Permit for Coronado at Pelican Coast P.U.D., Phases A1 and A2.

Mr. Bussen stated that the St. Johns permits work was completed and the Water Management District held them in compliance and then transferred the service. It was stated that all the construction activity was done in conformance with the approved plans.

Mr. Pawelczyk stated that a motion to accept both 40-009-92342-09 and 40-009-92342-10 permits would be sufficient.

Ms. Carvalho asked if there were any further questions or comments. There were none. Ms. Carvalho asked for a motion to approve the permit for the Townhomes, Phase 2A, Permit #40-009-92342-09, and the permit for Coronado at Pelican Coast P.U.D., Phases A1 and A2, Permit #40-009-92342-10.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board of Supervisors approved the permit for the Townhomes, Phase 2A, Permit #40-009-92342-09, and the permit for Coronado at Pelican Coast P.U.D., Phases A1 and A2, Permit # 40-009-92342-10, for Montecito Community Development District.

TENTH ORDER OF BUSINESS

New Business

Ms. Carvalho stated the next item on the agenda was the consideration of new business.

Mr. Furnish stated that, at his request, Amenity Service Group, Inc. provided him an office equipment needs proposal in the amount of both \$2,187.97 and \$1,916.00, depending on which software is purchased. The Board discussed that the proposal should have a not-to-exceed amount of \$3,000.00.

Ms. Carvalho asked if there were any further questions or comments. There were none. Ms. Carvalho asked for a motion to approve the Amenity Service Group, Inc. office equipment needs proposal with a not-to-exceed amount of \$3,000.00

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the Amenity Service Group, Inc. office equipment needs proposal, with a not-to-exceed amount of \$3,000.00, for Montecito Community Development District.

The Board discussed having three to five grand opening events at the Montecito Clubhouse. Ms. Carvalho asked if there were any further questions or comments. There were none. Ms. Carvalho asked for a motion to approve three to five grand opening events at the Montecito Clubhouse and to coordinate the dates with Bobby Furnish.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved having three to five grand opening events at the Montecito Clubhouse, and to coordinate the dates with Bobby Furnish, for Montecito Community Development District.

ELEVENTH 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, October 2, 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. She stated the public hearing on rule making will take place at that time.

Ms. Carvalho asked if there were any questions or comments. There were none.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

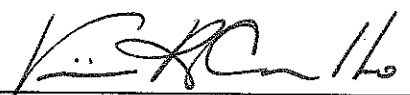
Ms. Carvalho asked if there were any audience comments or Supervisor requests. There were none.

THIRTEENTH 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 12:30 p.m. for Montecito Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman