

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

October 31, 2007

Board of Supervisors
Montecito Community
Development District

Dear Board Members:

The Landowners' Meeting of the Montecito Community Development District will be held on **Tuesday, November 6, 2007, at 10:00 a.m.** at the office of Mercedes Homes, located at 6905 North Wickham Road, Suite 501, Room 529, Melbourne, Florida 32940 for the purpose of electing three Supervisors. Immediately following the adjournment of the Landowners' Meeting, the Board of Supervisors will convene their regular meeting. The following are the agendas for these meetings.

LANDOWNERS' MEETING

1. Call to Order
2. Appointing of Meeting Chairman
3. Announcement of Candidates/Call for Nominations
4. Election of Supervisors
5. Adjournment

BOARD OF SUPERVISORS' MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Administer Oath of Office to Newly Elected Board Supervisors..... Tab 1
 - B. Consideration of Resolution 2008-01, Canvassing and Certifying Election Results..... Tab 2
 - C. Consideration of Resolution 2008-02, Designating Officers..... Tab 3
 - D. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 2, 2007..... Tab 4
 - E. Consideration of the Operation and Maintenance Expenditures for October 2007..... Tab 5
 - F. Consideration of Special Assessment Bonds, Series 2006AB, Requisitions #402 and #409 - #424..... Tab 6

- 3. BUSINESS ITEMS**
 - A. Review of Contracts Executed by the Chairman Pursuant to Resolution 2006-14 (see recap)..... Tab 7
 - B. Consideration of New Pool Maintenance Contractor (*under separate cover*)
 - C. Discussion of Montecito Beach Club Event Expenses
 - D. Consideration of Entropic Accents Architectural/Landscape Lighting Proposal dated 10-10-07..... Tab 8
 - E. Ratification of Execution of Corrective Warranty Deed by Vice Chairman Relating to Phase 2A, Lots 1-48..... Tab 9
 - F. Ratification of Execution of Corrective Warranty Deed by Vice Chairman Relating to Phase 2B..... Tab 10
 - G. Discussion Regarding Fabric Window Treatment For Large Community Room
 - H. Discussion Regarding Demolition of Phase 2C
 - I. 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, Anderson & Ramsey, P.A.
Bill Reagan, Banc of America Securities, LLC
Robert Gang, Greenberg Traurig, P.A.
Scott Stearns, Bowyer-Singleton & Associates, Inc.