

Revisions in Bold
REVISED MINUTES OF MEETING

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, November 7, 2006, at 11:05 a.m.** at the office of Mercedes Homes, located at 6767 North Wickham Road, 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.
Dennis Lyles	District Counsel, Billing Cochran Heath et al <i>(via speakerphone)</i>
Brian Alderfer	Representative, Mercedes Homes
Bobby Furnish	Representative, Mercedes Homes
Rey Malave	District Engineer, Bowyer-Singleton <i>(via speakerphone)</i>

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 October 3,
2006**

Ms. Carvalho stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on October 3, 2006 (behind tab 1). Ms. Carvalho asked if there were any questions or comments 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 October 3, 2006, for Montecito Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
2006**

Ms. Carvalho stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for October 2006 (behind tab 2). She stated that the expenditures total \$6,006.84. She gave a brief overview of the expenditures. She 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 October 2006 (\$6,006.84) for Montecito Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2006 A&B
Construction Requisitions #97 and #99-
#126**

Ms. Carvalho stated that the next item on the agenda was the consideration of Series 2006 A&B Construction Requisitions #97 and #99-#126 (behind tab 3). Ms. Carvalho reviewed the requisitions with the Board. 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 Series 2006 A&B Construction Requisitions #97 and #99-#126 for Montecito Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Recommendation
from the Audit Review Committee for
Audit Services for Fiscal Year 2005/2006**

Ms. Carvalho stated that the next item on the agenda was the consideration of the recommendation from the Audit Review Committee for Audit Services for Fiscal Year 2005/2006. She stated that the Audit Review Committee met prior to the onset of the Board of Supervisors meeting and discussed the proposals. The proposals were ranked as follows: Hoyman, Dobson & Company, first; McDirmitt and Davis, second; Grau & Associates, third; and Dufresne & Associates, fourth. A discussion ensued regarding the ranking of the proposals. Ms. Carvalho asked for a motion to approve Hoyman, Dobson & Associates as the Auditing Service for Fiscal Year 2005/2006, at a price of \$9,200 for the first year and an increase thereafter, and if, in case, Hoyman, Dobson & Associates does not take the project, negotiations will begin with McDirmitt and Davis, the second ranked proposer.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved Hoyman, Dobson & Associates as the Auditing Service for Fiscal Year 2005/2006 at a price of \$9,200 for the first year and an increase **only for scope changes**, and if, in case, Hoyman, Dobson & Associates does not take the project, negotiations will begin with McDirmitt and Davis, the second ranked proposer Montecito Community Development District.

SIXTH ORDER OF BUSINESS

**Review of Contracts Executed by the
Chairman**

Ms. Carvalho stated that the next item on the agenda was the review of the contracts executed by the Chairman. She reviewed the contracts and change orders, along with Mr. Furnish giving an explanation for several contracts and change orders. A discussion ensued regarding the contracts. No action was needed at this time.

SEVENTH ORDER OF BUSINESS

**Consideration of Change Order from
Armadillo Land Services, Inc.**

Ms. Carvalho stated that the next item on the agenda was the consideration of the change order from Armadillo Land Services, Inc. She stated that this change order has not been executed. The total was \$1,600.00. Mr. Furnish reviewed this for the Board. 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 change order from Armadillo Land Services, Inc. in the amount of \$1,600.00, for Montecito Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Establishing the
Evaluation Criteria, the RFP Review
Committee, Setting a Time, Date, and
Place for the Review Committee Meeting,
and Authorizing Staff to Place the
Advertisement for the RFP's for Phase 2B**

Ms. Carvalho stated that the next item on the agenda was the consideration of establishing the evaluation criteria, the RFP Review Committee, setting a time, date and place for the Review Committee meeting, and authorizing Staff to place the advertisement for the RFP's for Phase 2B. Mr. Furnish reviewed the advertisements that will be run, along with the proposed evaluation criteria. A discussion ensued regarding the meeting date and time. The committee was appointed as follows: Ken Mitchell, Jim Sigmund, Hazel O'Toole and Brian Bussen. It was recommended the review committee meet on December 19, 2006 at 10:00 a.m. at the office of Mercedes Homes, located at 6767 North Wickham Road, Melbourne, Florida 32940.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the committee meeting date for December 19, 2006 at 10:00 a.m. at the office of Mercedes Homes, located at 6767 North Wickham Road, Melbourne, Florida 32940, approved the committee members to be Ken Mitchell, Jim Sigmund, Hazel O'Toole and Brian Bussen, and authorized District Staff to advertise the RFP for Phase 2B for Montecito Community Development District.

NINTH ORDER OF BUSINESS

Consideration of New Business Items

Ms. Carvalho stated that the next item on the agenda was the consideration of new business items. Mr. Furnish discussed several items. He stated that he asked the contractor that is building the clubhouse for prices on impact glass in the windows. He stated that this will cost approximately \$26,000.00. He stated that storm panels will cost approximately \$10,300.00. This was discussed in detail. Mr. Furnish recommended the storm panels instead of the extra cost for the impact glass. **The proposal from Modern Mailbox Designs was tabled by the Board.**

Mr. Furnish reviewed the Lake Doctors contract in the amount of \$194.00 per month. This item was also tabled. Mr. Furnish presented two different proposals for lighting services for the entrance way and Patrick Drive. One was from EZ Electric, Inc., in the amount of \$35,130.00 and the other was from Admic Electric, Inc, in the amount of \$56,804.00. A discussion ensued regarding these proposals. It was recommended to accept the EZ Electric, Inc. proposal.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the proposal from EZ Electric, Inc., in the amount of \$35,130.00, for Montecito Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Lyles requested the RFP advertisements are sent to him for final review prior to being submitted to the newspaper.
- B. District Engineer
No report.
- C. District Manager
Ms. Carvalho presented the letter of termination to Nick's Landscaping for the Board's approval. It was stated that there should be another landscape company in place by December 11, 2006. She asked if there were any questions or comments. There were none.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board approved the letter of termination to Nick's Landscaping, along with getting a new contract in place for landscaping, for Montecito Community Development District.

Ms. Carvalho stated that the next meeting will be held on December 5, 2006 at 11:00 a.m. She stated that the RFP advertisements will be run, along with a review committee meeting.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Carvalho stated that the next item on the agenda was supervisor requests and audience comments. There were audience members in attendance. Mr. Kush asked about the status of changing the Trustee. Mr. Lyles stated that he has discussed this issue with Bond Counsel and stated that he should have a more firm recommendation at the next meeting.

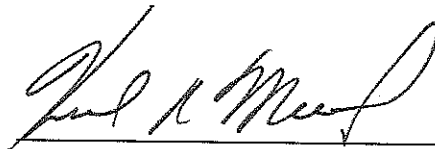
TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho stated that there were no other agenda items to come before the Board, so she asked for a motion to adjourn at 12:20 p.m.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board adjourned the meeting for Montecito Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman