

MINUTES OF MEETING

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of Montecito Community Development District was held on **Tuesday, December 19, 2006, at 3:20 p.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.
Mike Pawelczyk	District Counsel, Billing Cochran Heath et al <i>(via speakerphone)</i>
Rey Malave	District Engineer, Bowyer-Singleton <i>(via speakerphone)</i>
Hazel O'Toole	Representative, Mercedes Homes
Bobby Furnish	Representative, Mercedes Homes
Brian Bussen	Representative, Mercedes Homes

FIRST ORDER OF BUSINESS

Call to Order

Ms. Carvalho called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Review of Contracts Executed by
Chairman**

Ms. Carvalho stated that the first item on the agenda was the review of contracts executed by the chairman.

Proposal from EZ Electric for Street Light Related Repairs

Mr. Furnish gave a brief overview of the proposal from EZ Electric for street light related repairs. Mr. Furnish stated that the proposal was for maintenance work in the District and the cap was set at \$1,000.00 per year. He stated that should the total exceed \$1,000.00, the additional expense must be approved by the Board. Ms. Carvalho asked if there were any questions. The Board discussed the scope of the proposal. Ms. Carvalho asked if there were any further questions. There were none.

Proposal from EZ Electric for Replacement of Ballast and Lamps

Mr. Furnish gave a brief overview of the proposal from EZ Electric for the replacement of ballast and lamps. Mr. Furnish stated that the cost of the proposal should easily stay below the cap, not including possible hurricane damage. The Board discussed the lights needing the maintenance work. Ms. Carvalho asked if there were any questions. There were none.

Change Order #6 from William Glover, Inc. for Impact Glass

Mr. Furnish gave a brief overview of the change order from William Glover, Inc. for impact glass. Ms. Carvalho asked if there were any questions. There were none. Ms. Carvalho asked for a motion to ratify the items executed by the chairman.

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.

Ms. Carvalho stated that Mr. Furnish had four proposals executed by the Chairman to present to the Board. Ms. Carvalho asked if District Counsel had reviewed the proposals. Mr. Furnish stated that they had not been mailed out. Mr. Furnish gave a brief overview of the Sunrise Systems of Brevard proposal for removal of asbestos from the three remaining storage buildings, totaling \$764.00. Mr. Furnish stated that the price was likely to decrease on the invoices, depending on the scope of the work involved.

Mr. Furnish gave a brief overview of Change Order #5 from McMaster Construction for installation of temporary sidewalks along Patrick Drive. It was stated that the sidewalks were a requirement for public safety. Mr. Furnish stated that the project would require approximately 120-130 feet of sidewalk, and would total \$2,892.00.

Mr. Furnish gave a brief overview of the proposal from Armadillo Land Services for grading the area between the new sidewalk along Patrick Drive and the wall, totaling \$3,000.00.

Mr. Furnish gave a brief overview of the proposal from Armadillo Land Services for the rough and final grading of the area along Patrick Drive, removal and installation of crosswalk signs, removal of the silt fence, and trimming palms in the area. Mr. Furnish stated that the grading would control erosion and improve the appearance of the area. Mr. Furnish stated that the proposal totaled \$8,449.00. Ms. Carvalho asked if there were any questions. The Board discussed the location of the projects and possible disturbance of nearby residents. Ms. Carvalho asked if there were any further questions. There were none. Ms. Carvalho asked for a motion to approve the contracts executed by the Chairman.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board ratified all of the contracts executed by the chairman for Montecito Community Development District.

Mr. Furnish gave a brief overview of the proposal #120706 from Armadillo Land Services totaling \$5,224.00 for the rough and final grade of approximately 300-400 feet along Patrick Drive, which was altered from a proposal previously signed by the Chairman. The Board discussed the proposal, the interaction of all of the grading proposals, as well as the work involved and the layout of the area. 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 Proposal #120706 from Armadillo Land Services (\$5,224.00), for Montecito Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of RFP/RFQ Proposals
from RFP/RFQ Committee**

Ms. Carvalho stated that the next item on the agenda was the consideration of RFP/RFQ proposals from the RFP/RFQ Committee (under separate cover). Ms. Carvalho stated that the RFP/RFQ Committee met to review proposals that had been submitted. Ms. Carvalho stated that the committee reviewed the proposals submitted for interior design services and will request additional information from each company that had submitted a proposal. Ms. Carvalho stated that the committee set the due date for proposals for interior design services submittal to December 29, 2006 at 12:00 p.m. Ms. Carvalho stated that the committee continued the meeting to January 2, 2007 at 10:00 a.m. to review the resubmitted proposals including the additional requested information. Ms. Carvalho stated that the committee decided to award the site construction contract to GUNNstruction, Inc., the engineering services contract to Allen Engineering and the landscape and irrigation services contract to Bluebell Landscaping. Ms. Carvalho asked if there were any questions. The Board discussed the prices of the proposals, including raw materials, equipment and labor. Ms. Carvalho asked if there were any more questions. There were none. Ms. Carvalho asked for a motion to award the contracts.

On Motion by Mr. Sigmund, seconded by Mr. Mitchell, with all in favor, the Board approved the RFQ contract for engineering services to Allen Engineering, the RFP contract for site construction to GUNNstruction, Inc. and the RFP contract for landscape and irrigation services to Blue Bell Landscaping, for Montecito Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of New Business

Ms. Carvalho stated that there was no new business for consideration.

FIFTH 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 January 2, 2007 at 11:00 a.m. at the office of Mercedes Homes, located at 6767 North Wickham Road, Melbourne, Florida 32940.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Carvalho stated that the next item on the agenda was supervisor requests and audience comments. The audience members in attendance were the same as identified at the beginning of the meeting. Ms. Carvalho asked if there were any supervisor requests. There were none.

SEVENTH ORDER OF BUSINESS

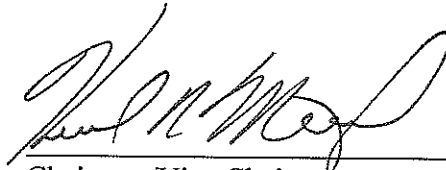
Adjournment

Ms. Carvalho stated that there were no other agenda items to come before the Board, so she asked for a motion to adjourn the meeting.

On Motion by Mr. Sigmund, seconded by Mr. Kush, with all in favor, the Board adjourned the meeting at 3:55 p.m. for Montecito Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman