

**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.

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **Thursday, January 22, 2015, at 11:01 a.m.**, at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.**

Present and constituting a quorum:

Glenn Marvin	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
David Jae	<b>Board Supervisor, Assistant Secretary (phone)</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Eric Dailey	<b>Director of District Services, Rizzetta &amp; Company, Inc.</b>
David Porter	<b>Operations, Rizzetta</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A. (phone)</b>
Tonja Stewart	<b>District Engineer, Stantec/WilsonMiller, Inc (phone)</b>
Audience Members	<b>Not Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jeancola called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Member Comments Regarding Agenda**

There were no audience member's present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

Mr. Marvin inquired about billing for reviewing services provided by District Counsel regarding a Harris Act claim. Mr. Haber explained that the CDD received a

letter from a neighboring property owner who made a Harris Act Claim against the City. He explained the Harris Act as a private property protection act that created a new cause of action for aggrieved property owners to try to show that a governmental action “burdens” their property, and if shown that they would be entitled to some form of compensation. He stated that billing was regarding Hopping Green & Sams researching that letter referencing the Harris Act Claim.

B. District Engineer

Ms. Stewart stated that she was working on the Public Facilities Report and stated that she required buildout information. Mr. Marvin advised that she send inquiries to Lerner in Tampa, Florida. He stated that Mr. Jae would also provide updates for her.

C. District Manager

Mr. Jeancola distributed an action item list to each Board member.

Mr. Lerner stated that he would like to accept compensation for attending Board meetings.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Landowner Election and Board of Supervisors’ Regular meetings held November 20, 2014**

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Landowner Election and the Board of Supervisors’ Regular Meeting held on November 20, 2014 for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Nov & Dec 2014**

Mr. Jeancola reviewed the expenditures with the Board of Supervisors.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2014 (\$13,913.04) and December 2014 (\$19,696.75) for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review of Field Inspection Report December 2014**

Mr. Porter reviewed the report with the Board of Supervisors. He stated that the proposal for Bahia Sod would be available at the next meeting. He also reported that a certain stop sign had not yet been repaired and that the contractor would address it under the maintenance guarantee.

Mr. Marvin inquired if pest services were included in the current landscape contract. Mr. Jeancola stated that the current vendor does include pest control as part of their scope.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Requisitions #259 – 273,  
Special Assessment Refunding Bonds  
Series 2011**

The Board of Supervisors reviewed the requisitions.

<b>Requisition</b>	<b>Payee</b>	<b>Amount</b>
259	Stantec Consulting Services, Inc.	\$5,400.00
260	Concepts In Greenery, LLC	\$72,907.50
261	Stantec Consulting Services, Inc.	\$1,133.83
262	Hanson, Walter & Associates, Inc.	2,217.50
263	Aerial Innovations of Florida, Inc.	\$81.00
264	Celebration Landscape Design, Inc.	\$2,717.50
265	Maxcy Development Group Holdings-Gramercy Farms, Inc.	\$740.00
266	Seminole Masonry, LLC	\$56,467.13
267	Hanson, Walter & Associates, Inc.	\$2,625.00
268	Hopping Green & Sams	\$2,618.00
269	Stantec Consulting Services, Inc.	\$1,259.83
270	Aerial Innovations of Florida, Inc.	\$81.00
271	Concepts In Greenery Landscape Division	\$50,000.00
272	Ron's Tractor Mowing & Hydro-Ax Services	\$6,147.50
273	Stantec Consulting Services, Inc.	\$5,300.00

On a motion by Mr. Marvin, seconded by Mr. Lerner, with all in favor, the Board ratified Requisitions #259 – 273, Special Assessment Refunding Bonds Series 2011 for Gramercy Farms Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate Report,  
Special Assessment Refunding Bonds,  
Series 2011**

Mr. Jeancola reviewed the report with the Board. He stated that per the report the results of computations indicate a negative cumulative rebate amount as of September 13, 2014 and therefore no arbitrage payment is due.

On a motion by Mr. Lerner, seconded by Mr. Marvin, with all in favor, the Board accepted the Arbitrage Rebate Report, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Rizzetta Amenity Services, Inc. Proposal and Agreement for Operations Services**

The Board of Supervisors reviewed the Rizzetta Amenity Services, Inc. proposal and agreement for Operations Services. Brief discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted the Rizzetta Amenity Services, Inc. Proposal and Agreement for Operations Services for Gramercy Farms Community Development District.

**TENTH ORDER OF BUSINESS**

**Review of Stantec Consulting Services Fourth Annual Wetland Monitoring Report**

The Board of Supervisors reviewed the Stantec Consulting Services Fourth Annual Wetland Monitoring Report. It was noted that should the fifth report be satisfactory that no further reports would be required. Ms. Stewart stated that the next inspection would occur in October 2015.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted Stantec Consulting Services Fourth Annual Wetland Monitoring Report for Gramercy Farms Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Phase II Concepts in Greenery Annual Landscape Maintenance Addendum**

The Board of Supervisors reviewed the addendum for landscape maintenance in Phase II from Concepts in Greenery.

On a motion by Mr. Marvin, seconded by Mr. Lerner, with all in favor, the Board accepted the proposal from Concepts in Greenery for Annual Landscape Maintenance (Phase II) at a rate of \$2,400 a month (\$28,800 annually) for Gramercy Farms Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

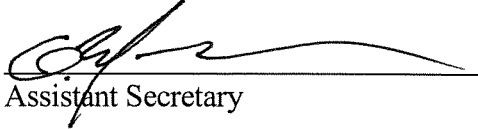
There were no audience comments or Supervisor requests.

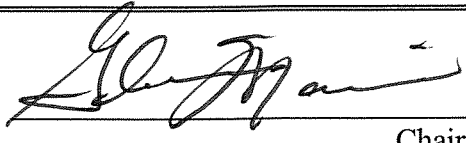
Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, February 26, 2015 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Lerner, seconded by Mr. Bishop, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:32 a.m. for Gramercy Farms Community Development District.

  
Assistant Secretary

  
Chairman/Vice

Chairman