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**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, March 24, 2016, at 11:09 a.m.**, at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

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

Also present were:

|                  |   |
|------------------|---|
| Anthony Jeancola | <b>District Manager, Rizzetta &amp; Company, Inc.</b>           |
| Wes Haber        | <b>District Counsel, Hopping Green &amp; Sams, P.A. (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 comments regarding the agenda.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Haber stated the Legislative Session and his firm is putting together a memo to be distributed pertaining to any Bills passed that may impact Community Development Districts.
- B. District Engineer  
Not Present.
- C. District Manager  
Mr. Jeancola discussed the contract with Bakers Commercial Landscaping which would act as an interim landscaper. He noted that he discussed adding bush hogging to the Baker Commercial Landscaping contract.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the agreement with Baker Commercial Landscaping for interim landscaping services, in substantial form, for Gramercy Farms Community Development District.

D. Field Operations Manager

Mr. Jeancola discussed the Field Inspection Report for March 2016 with the Board. Mr. Jeancola stated that Mr. Toborg met with him on property to view multiple areas. He discussed areas that were bush hogged and stated that the March 2016 report was given to Baker Commercial Landscaping.

Mr. Jeancola had some concerns regarding four palm trees in Phase II which is the remaining portion of Gramercy Farms Boulevard. He stated that there are two palm trees that have declined and two that were removed and would need to be replaced. He inquired if anyone had knowledge as far as a warranty with Concepts in Greenery regarding said palm trees. Mr. Bishop stated that he would research the Concepts in Greenery contract and report back to the Board.

Mr. Jeancola distributed the Phase III Landscape Turnover Assessment Report with KB Homes. He stated that he met with Mr. Toborg and a representative with KB Homes on property and discussed some of the deficiencies. He noted that the deficiencies would need to be improved prior to CDD takeover.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held February 25, 2016**

Mr. Jeancola stated that the minutes were reviewed by District Counsel. There was a correction to the attendance record.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on February 25, 2016, as amended, for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and Maintenance Expenditures for February 2016**

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

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2016 in the amount of \$13,862.21 for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisitions CR 310-311,  
Special Assessment Refunding Bonds,  
Series 2011**

The Board of Supervisors reviewed requisitions CR 310 with Aerial Innovations of Florida, Inc in the amount of \$162 and CR 311 with Stantec Consulting Services, Inc. in the amount of \$12,000.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified Requisitions CR 310-311, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Review of American Ecosystems, Inc.  
Aquatic Inspection and Maintenance  
Report, February 2016**

The Board of Supervisors reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for February 2016.

**EIGHTH ORDER OF BUSINESS**

**Review of Audit Memo, McDirmit Davis**

Mr. Jeancola stated that this memo was for reference and noted the scope of the current auditor McDirmit Davis. The Board of Supervisors reviewed the memo.

**NINTH ORDER OF BUSINESS**

**Consideration of Recommendation from  
Audit Review Committee**

Mr. Jeancola stated that the Audit Review Committee opted to include price and keep all criteria at 20 points each, with a recommended due date for proposals of June 23, 2016 and recommended that the ranking meeting occur on July 28, 2016. Mr. Jeancola further stated that the Audit Review Committee Members preferred to allow Rizzetta & Company Inc. to solicit proposals via email with Audit firms they have previously done business with in addition to placing an advertisement in the newspaper.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board accepted the recommendations from the Audit Review Committee for Gramercy Farms Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no audience comments or Supervisor requests.

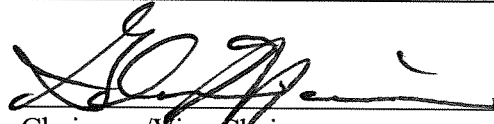
Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, April 28, 2016 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:35 a.m. for Gramercy Farms Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman