

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, August 27, 2015, at 11:07 a.m.**, at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.**

Present and constituting a quorum:

Glenn Marvin	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
David Jae	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
David Porter	Field Services, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (<i>phone</i>)
Audience Members	Present

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 that regarding the landscape and irrigation improvements the Board had directed his firm to send a letter to KB Homes with respect to the conveyance of those improvements and provide certain documents for KB Homes to execute and provide to the District. He went on to say that the documents included a Bill of Sale and Assignment of Warranties from the contractor that installed the improvements and an Engineers Certification. Mr. Haber stated that he received executed copies of the Bill of Sale and the Assignment of Warranty and was informed that the Engineers Certification is in the process of being executed. Mr. Haber stated that he was informed that any defects to the improvements have either been made or are in the process of being made. Mr. Haber stated that in his letter to KB Homes he informed them that upon receipt of the executed documents he would

confirm with the District to see if the improvements are in a condition that is acceptable for conveyance. He stated that if the improvements were acceptable to the District he would provide notification to KB Homes of the District's acceptance for ownership, operation and maintenance. Mr. Haber stated that he would continue to work with Mr. Bishop regarding the improvements and the notification to KB Homes. Brief discussion ensued.

B. District Engineer
Not present.

C. District Manager
Mr. Jeancola discussed the need for District insurance renewal.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board authorized the Chairman or Vice Chairman to select insurance for District renewal for Gramercy Farms Community Development District.

D. Field Operations Manager
Mr. Porter discussed the July and August 2015 report and gave the Board updates regarding landscaping items within the District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular meeting held July 23, 2015

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

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 July 23, 2015 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for July 2015

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

On a motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2015 in the amount of \$27,397.67 for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Review of American Ecosystems, Inc

Aquatic Inspection and Maintenance Report

The Board of Supervisors reviewed the report from American Ecosystems.

SEVENTH ORDER OF BUSINESS

Ratification of Requisitions #296 – 299, Special Assessment Refunding Bonds Series 2011

The Board of Supervisors reviewed the requisitions.

Requisition	Payee	Amount
296	Aerial Innovations of Florida, Inc.	\$81.00
297	Hanson, Walter & Associates, Inc.	\$750.00
298	Aerial Innovations of Florida, Inc.	\$81.00
299	Hopping Green & Sams	\$775.50

On a motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board ratified Requisitions #296 – 299, Special Assessment Refunding Bonds Series 2011 for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2015/2016 Final Budget and Operation and Maintenance Assessments

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board opened the Public Hearing on Fiscal Year 2015/2016 Final Budget for Gramercy Farms Community Development District.

An opportunity for public testimony on both the budget and operation and maintenance assessments was provided. The Board discussed the proposed final budget. It was noted there may be additional street lighting, which would increase the proposed budgeted expenditure for said line item. The Board discussed increasing the streetlight expense by \$16,200 in anticipation of additional lighting in Phase 3 and increasing landscaping by \$2,500. The Special Purpose Entity would fund the remaining balance of their funding obligation for the current Fiscal Year so a balance forward equal to the aforementioned increases could be applied to Fiscal Year 2015/2016 to offset the addition of said expenditures. Brief discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board closed the Public Hearing on Fiscal Year 2015/2016 Final Budget for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Adopting Final Budget Fiscal Year
2015/2016**

The Board of Supervisors reviewed Resolution 2015-06, Adopting the Final Budget for Fiscal Year 2015/2016.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board adopted Resolution 2015-06, Adopting Budget FY 2015/2016 for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Imposing Annual Assessments for Fiscal
Year 2015/2016**

The Board of Supervisors reviewed Resolution 2015-07, Imposing Annual Assessments for Fiscal Year 2015/2016.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2015-07, Imposing Assessments for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Gramercy Farms and
SPE Funding Agreement**

The Board of Supervisors reviewed the Funding Agreement between Gramercy Farms CDD and the Special Purpose Entity, Maxcy Development Group Holdings. Brief discussion ensued.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board accepted the Gramercy Farms and SPE Funding Agreement for Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**


An audience member made a comment on the debris in the creek from KB construction. There were no Supervisor requests.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, September 24, 2015 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

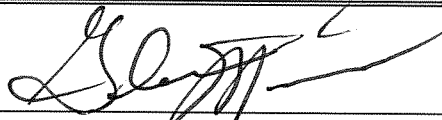
THIRTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:59 a.m. for Gramercy Farms Community Development District.



Assistant Secretary



Chairman/Vice Chairman