

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, October 22, 2015, at 11:02 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 (phone)
Adam Lerner	Board Supervisor, Assistant Secretary (phone)

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. (phone)
Tonja Stewart	District Engineer, Stantec (phone)
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**

An audience member discussed some concerns regarding the height of the hedges in the back of his home in the first phase of the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber stated that he spoke with Mr. Bishop regarding the Orlando Utilities Commission (OUC) service lighting agreement. Mr. Haber stated that OUC and Gramercy Farms Community Development District have been negotiating an agreement for streetlights.

He stated that the form of the agreement is a form that was previously used but contained applicable changes. Mr. Haber stated that the legal description within by the agreement contained all right-of-ways, from utilities, sidewalks and utility easements within Phase III, all of which OUC, without a grant from the CDD, has access to for purposes of installing the streetlights.

He noted that based on this his firm inquired with OUC to see if they were willing to revise the language of the agreement to remove any reference to the fact that the District is granting the right to access the property. Mr. Haber stated that OUC denied his request and wanted to keep the language pertaining to the CDD granting the right to access the property within the agreement. Mr. Haber stated that regardless of leaving the verbiage within the agreement he didn't feel the risk was very high. Mr. Bishop confirmed that OUC would not agree to remove the said language.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted the Service Agreement with Orlando Utilities Commission for Lighting Service in Phase III for Gramercy Farms Community Development District.

B. District Engineer
No report.

C. District Manager
Mr. Jeancola discussed aspects of the new and upcoming webpage and email addresses.

D. Field Operations Manager
Mr. Porter stated that he is working with Concepts in Greenery regarding the turf at the basketball court. Mr. Marvin suggested waiting until spring to address the turf. He stated that Concepts in Greenery would replace a dead tree at the playground behind the basketball court at no charge. Mr. Porter then discussed the need for bush hogging at the bank area of ditches within the community. Brief discussion took place regarding bush hogging. Mr. Porter discussed other various updates within the community.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized Mr. Porter to seek out a proposal for bush hogging the ditches at the bank areas within the District, not to exceed \$2,500 for Gramercy Farms Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held August 27, 2015

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 Board of Supervisors' Regular Meeting held on August 27, 2015 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August and September 2015

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

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2015 (\$17,634.58) and September 2015 (\$34,498.65) for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Requisitions #300 – 305, Special Assessment Refunding Bonds Series 2011

The Board of Supervisors reviewed the requisitions. Some discussion took place regarding requisition #302 and whether it is a final payment or if it is a payment for a change order. Mr. Bishop confirmed that payment #302 was for a change order.

Requisition	Payee	Amount
300	Aerial Innovations of Florida, Inc.	\$82.00
301	Hopping Green & Sams	\$94.00
302	Seminole Masonry, LLC	\$12,375.00
303	Stantec Consulting Services Inc.	\$266.04
304	Aerial Innovations of Florida, Inc.	\$162.00
305	Hopping Green & Sams	\$940.00

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions #300 through #305, 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(s)**

The Board of Supervisors reviewed the reports from American Ecosystems. There were no concerns.

EIGHTH ORDER OF BUSINESS

**Review of Amended Budget, Fiscal Year
2015/2016**

The Board of Supervisors reviewed the amended budget for Fiscal Year 2015/2016. Mr. Jeancola stated that there was a clerical error on the County Line Item improperly budgeted at \$8,000. He noted that the amount of \$8,000 was amended to the increased amount of \$10,300, which is the same rate as the year prior and is offset with a balance forward so there is no increase to the assessments.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Adopting Amended Budget Fiscal Year
2015/2016**

The Board of Supervisors reviewed Resolution 2016-01, a resolution that will adopt an amended general fund budget for Fiscal Year 2015/2016 and provide for appropriations, addressing conflicts and severability and providing for an effective date.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2016-01, Adopting Amended Budget Fiscal Year 2015/2016 for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of District Insurance Renewal
FY 15-16**

The Board of Supervisors reviewed the executed insurance proposal from Egis.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the acceptance by the Chairman of the renewal of Egis for District Insurance for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion on Phase 3 Conveyance

Mr. Haber stated that his firm reached out to KB Homes regarding the field inspection and noted that KB Homes still has not conducted maintenance to bring areas into acceptable condition. Mr. Haber stated that his firm would continue to contact KB Homes to let them know that they were required to repair the defect and until the District does not want to agree to accept them.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments.. It was noted that Mr. Bishop would bring forth a civil engineering proposal for the point of connection to the new elementary school.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Monday, November 16, 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. Bishop, seconded by Mr. Marvin, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:45 a.m. for Gramercy Farms Community Development District.

Assistant Secretary

Chairman/Vice Chairman

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