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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, May 26, 2016, 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>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
David Jae	<b>Board Supervisor, Assistant Secretary</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Bob Bishop	<b>Board Supervisor, Vice Chairman (phone)</b>
Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A. (phone)</b>
Tonja Stewart	<b>District Engineer, Stantec (phone)</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  
No report.
- B. District Engineer  
No Report.
- C. District Manager  
Mr. Jeancola presented Proposal #21547 for landscape upgrades from Baker Commercial Landscaping.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved Proposal # 21547 for Baker Commercial Landscaping for Gramercy Farms Community Development District.

**FOURTH ORDER OF BUSINESS**

**Operations Manager, Field Inspection Report,  
May 2016 (under separate cover)**

Mr. Green reviewed the report, touching on the palm trees issues and a brief discussion ensued.

It was requested that the District Engineer inspect the lot transition to district tracts. Mr. Bishop stated that he would look at the KB plans. Mr. Jeancola also had some concerns regarding lots and tracts. Mr. Green stated that there isn't much development with the homes in Phase 3 regarding the acceptance of tracts.

Concern was expressed regarding the areas between the sidewalks and the streets that are not being mowed. It was stated that the property was mowed around the wall and not to the street and that this should be included in the proposal for FY 2016-2017.

Questions were raised regarding if the irrigation was working in Phase 3 and if the landscape maintenance was being contracted through an outside source.

A request was also made for the conveyance proposal regarding the playground mulch be discussed at the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit  
Committee Meeting held March 24, 2016**

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 Audit Committee Meeting held on March 24, 2016, for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
March 24, 2016**

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' Meeting held on March 24, 2016, for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of the Operation and Maintenance Expenditures for March 2016 through April 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 March 2016 in the amount of \$24,183.19 and April 2016 in the amount of \$22,774.33 for Gramercy Farms Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Requisitions CR 312-316, Special Assessment Refunding Bonds, Series 2011**

Requisition	Payee	Amount
312	Aerial Innovations of Florida, Inc.	\$81.00
313	HANSON Walter & Associates	\$1,125.00
314	Hopping Green & Sams	\$235.00
315	Aerial Innovations of Florida, Inc.	\$81.00
316	Concepts in Greenery	\$4,802.00

On a motion by Mr. Jae, seconded by Mr. Lerner, with all in favor, the Board ratified Requisitions CR 312-316, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Matters Relating to Landowners' Election**

**Follow this format;**

Mr. Jeancola announced that there were 134 registered voters residing within the District and that Seats 1, 2 and 3 were up for election in November 10<sup>th</sup>, 2016.

The Board of Supervisors reviewed and accepted Resolution 2016-02, Designating a Date and Location for a Landowners' Meeting to Elect Supervisors.

On a motion by Mr. Blakley, seconded by Mr. Lerner, with all in favor, the Board accepted the Resolution 2016-02, Designating a Date and Location for a Landowners' Meeting to Elect Supervisors (November 10<sup>th</sup>, 2016 at 11:00 a.m. at the 3151 Georgian Bay Lane, Kissimmee, Florida 34746) for Gramercy Farms Community Development District.

**TENTH ORDER OF BUSINESS**

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

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

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-03,  
Approving Fiscal Year 2016-2017  
Proposed Budget and Setting the Public  
Hearing on the Final Budget**

Mr. Jeancola presented and reviewed Resolution 2016-03, Approving Fiscal Year 2016-2017 Proposed Budget and Setting the Public Hearing on the Final Budget for August 25, 2016 at 11:00 a.m.

On Motion by Mr. Marvin, seconded by Mr. Lerner, with all in favor, the Board accepted the Resolution 2016-03, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Public Hearing on the Final Budget (August 25, 2016 at 11:00 a.m. at Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769) for Gramercy Farms Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**


A comment was made requesting that an e-mail be sent to the City updating the punch list items for release of maintenance bonds.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, June 23, 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. Lerner, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:41 a.m. for Gramercy Farms Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman