

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 25, 2016, at 11:10 a.m.**, at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

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

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Grant Phillips	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Tonja Stewart	District Engineer, Stantec (phone)

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 updated the Board on the tri - party agreement among the District, KB Home and the SPE related to second entrance. Mr. Haber described the terms and conditions as well as the responsibility of each party involved.

KB Home owns lot # 119. It is necessary for KB Home to convey the lot to the District in order to construct the second entrance. The lot needs to be re-platted and the plat will be referred to as Phase 3A. KB Home is obligated to convey the lot to the District and is obligated to approve and sign the plat showing the new entrance as well as provide an easement in order to access additional property that may be necessary to construct the second entrance.

The District is obligated to accept the conveyance and to construct the roadway. The cost for the roadway will be covered from existing funds in the construction account.

The SPE is obligated to pay all assessments and taxes related to lot # 119. Additionally, the SPE has an outstanding agreement with KB Home related to certain payments be made by KB Home to the SPE upon the sale of lots. The SPE agrees to waive any of those obligations under those agreements as a result of KB Home conveying the lot to the District.

B. District Engineer

A motion was made authorizing Supervisor Jae to review the tri-party agreement with District Counsel and provided authorization per Supervisor Jae to execute accordingly.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized Supervisor Jae to review and execute the tri-party agreement accordingly for Gramercy Farms Community Development District.

C. District Manager

Mr. Jeancola motioned for the authorization for the Chair to review and approve the insurance renewal proposal.

On a motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board approved the Chair to review and approve the insurance renewal proposal, for Gramercy Farms Community Development District.

FOURTH ORDER OF BUSINESS

**Operations Manager, Field
Inspection Reports**

Mr. Green reviewed the operations report for August 2016. Discussion ensued regarding the Phase 3 update.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held July 28, 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' Regular Meeting held on July, 2016, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for June 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 June 2016 in the amount of \$22,654.94 for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Recommendation from
Audit Committee for Auditing Services**

Mr. Jeancola read the audit committee rankings as determined at the preceding audit committee meeting. The ranking was as follows:

1. Berger, Toombs, Elam, Gaines & Frank with 298 points
2. McDirmit Davis with 291 points
3. Grau & Associates with 283 points
4. Carr, Riggs & Ingram with 279 points

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ranked the audit proposals as follows: #1 – Berger, Toombs, Elam, Gaines & Frank, #2 - McDirmit Davis, #3 – Grau & Associates, and #4 - Carr, Riggs & Ingram, and authorized staff to enter into an agreement for auditing services with Berger, Toombs, Elam, Gaines & Frank for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Proposals**

Item 5D of the agenda was taken out of order. Proposals from JMC Landscape Services, Down to Earth Lawn Care II, Brightview and Competitive Edge Landscaping were reviewed. Upon successful review, the Board opted to remain with the current landscaping vendor, Baker Landscaping.

On a motion by Mr. Blakley, seconded by Mr. Jae, with all in favor, the Board agreed to remain with the current vendor, Baker Landscaping, as the current landscaping vendor for the Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016-2017
Final Budget**

On a motion by Mr. Blakley, seconded by Mr. Jae, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2016-2017 Final Budget for the Gramercy Farms Community Development District.

Mr. Jeancola presented and reviewed the Fiscal Year 2016/2017 Budget and Assessments. Discussion ensued with the Board of Supervisors. No members of the public were present to provide public testimony or comment.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2016-2017 Final Budget for the Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Adopting Fiscal Year 2016/2017 Final
Budget**

Mr. Jeancola presented and reviewed Resolution 2016-05, Adopting Fiscal Year 2016/2017 Final Budget.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved Resolution 2016-05, Adopting Fiscal Year 2016/2017 Final Budget for the Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2016-06, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved Resolution 2016-06, Imposing Special Assessments and Certifying an Assessment Roll for the Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07, Re-
designating Treasurer, Assistant
Treasurer and Secretary of the District**

Mr. Jeancola presented Resolution 2016-07, Re-designating Treasurer, Assistant Treasurer and Secretary of the District.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board of Supervisors' approved Resolution 2016-07, Re-designating Treasurer (Joe Kennedy), Assistant Treasurer (Shawn Wildermuth) and Secretary (Eric Dailey) for the Gramercy Farms Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments.

Mr. Jae discussed drafting a new resolution for the new funding agreement between the District and the SPE for operation and maintenance expenses.

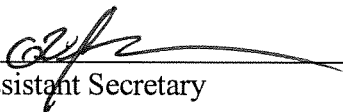
Mr. Marvin discussed the cash posted to the City for the Phase 2 road improvements. Mr. Bishop is working with the City.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, September 22, 2016 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FOURTEENTH 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 11:44 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman