

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 **Monday, December 14, 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

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Patricia Rowe	District Coordinator, 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 Consulting Services, Inc (phone)
Audience Members	Not 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 the landscaping to be conveyed by KB Homes is still pending. He stated that Mr. Dan Edwards, who is with KB Homes, has been made aware of the outstanding issues.
- B. District Engineer
No report.

Mr. Haber noted that it was his understanding that the SPE would be undertaking the work and cost for rezoning and the redesign for Phase 7.

Discussion took place regarding the redesign of the offsite connection through the existing KB site. It was noted that the latest Engineer Report will need to be updated to reflect said work.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board authorized the amendment to the Engineers Report to include a design phase for a connecting road to the existing KB Homes neighborhood to a new community located offsite from Gramercy Farms CDD for Gramercy Farms Community Development District.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved a work authorization for Hanson Walters & Associates to allow design for roadway connection between the existing KB Homes and the offsite new neighborhood for Gramercy Farms Community Development District.

C. District Manager

Mr. Jeancola stated that Gary's Grading bush hogged the ditches in Phase 1 and Phase 3.

D. Field Operations Manager

Mr. Porter discussed the November 2015 report and stated that it appeared that the irrigation had not been running. He noted that the timers were adjusted and the turf is now green again. Mr. Porter noted that some perennials at the entrance and the round-a-bout would be replaced. He stated that the pond in Phase 3 was mowed. Some discussion took place regarding mowing on a regular basis.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held October 22, 2015

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

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 22, 2015 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for October
2015**

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 October 2015 (\$30,891.20) for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Special Assessment
Refunding Bonds, Series 2011
Requisitions for Payment #306 and #307**

The Board of Supervisors reviewed the construction requisition #306 and #307.

Requisition	Payee	Amount
306	Concepts In Greenery	\$4,485.00
307	Hopping Green & Sams	\$775.50

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified Special Assessment Refunding Bonds, Series 2011 Requisitions for Payment #306 and #307 for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of American Ecosystems, Inc
Aquatic Inspection and Maintenance
Report, November 2015**

The Board of Supervisors reviewed the report from American Ecosystems. Brief discussion ensued.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Trash Removal
Services**

Mr. Jeancola stated that in January 2014 the Board entered into an agreement with S&S Prestige Worldwide to perform trash removal services twice a week. Mr. Jeancola further stated that this expense is currently not in the best interest of the District as the Developer is responsible for construction trash and any trash in the common area would be removed by the landscape maintenance vendor.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board authorized termination of trash removal services with S&S Prestige Worldwide for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments.

Mr. Marvin inquired regarding the new neighborhood near KB Homes and whether there were sufficient streetlights installed. Mr. Bishop noted that the streetlight agreement and accompanying documents had been delivered to OUC (Orlando Utilities Commission) who would be installing the streetlights around January 2016.

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

TENTH 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 11:29 a.m. for Gramercy Farms Community Development District.

Assistant Secretary

Chairman/Vice Chairman