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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, October 27, 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 (phone)</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary (phone)</b>

Also present were:

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>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Audience	<b>Present</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  
Mr. Marvin informed the Board that the CDD owns 2 sets of engineering plans (1 set belonging to KB Home and 1 set belonging to the buyer of 60' lots). There is no CDD action required as per part of the terms in the contract.

Mr. Bishop stated that the SPE paid for Phase 7 plans.

B. District Engineer  
No Report.

C. District Manager

Mr. Jeancola reminded the Board of the Landowner Election Meeting / Regular meeting being held on Thursday, November 10, 2016 at 11:00 a.m..

**FOURTH ORDER OF BUSINESS**

**Operations Manager, Field  
Inspection Reports**

Mr. Green reviewed the operations report for October 2016. Discussion ensued regarding Baker making improvements and the Phase 3 items continuing to be addressed by KB Home for the conveyance.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of  
Audit Committee Meeting held  
August 25, 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 August 25, 2016, for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held August 25, 2016**

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

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 25, 2016, for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for  
July & August 2016**

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

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 in the amount of \$22,351.59 and August 2016 in the amount of \$18,771.11 for Gramercy Farms Community Development District.

*Prior to Mr. Green leaving the meeting, a resident reported irrigation concerns at the park and sidewalks cracking. Brief discussion ensued.*

*(Mr. Green left the meeting at 11:17 a.m.)*

**EIGHTH ORDER OF BUSINESS**

**Ratification of Requisitions 324-329,  
Special Assessment Refunding Bonds,  
Series 2011**

<b>Requisition</b>	<b>Payee</b>	<b>Amount</b>
324	Aerial Innovations of Florida, Inc.	\$81.00
325	Hanson, Walter and Associates, Inc.	\$2,250.00
326	Hanson, Walter and Associates, Inc.	\$1,256.25
327	Hopping Green & Sams	\$141.00
328	Jr. Davis Construction Co., Inc.	\$5,879.47
329	Stantec Consulting Services, Inc.	\$377.08

On a motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board ratified Requisitions 324-329, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Tri-Party Agreement**

Mr. Haber reviewed the document with the Board as it relates to the potential installation of additional roadways. The agreement should be finalized shortly. The District will receive direction letters from the bond holders prior to execution. So far one of the four direction letters has been received. It was then stated that it could take 30-45 days before executing the agreement. Discussion ensued.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-01,  
Prompt Payment Policies and Procedures**

Mr. Jeancola stated that Resolution 2017-01, Prompt Payment Policies and Procedures mirrors what is already stated in the statutes.

Mr. Haber reviewed the document with the Board and said that in the event of a contractor dispute, the resolution will be addressed in accordance with the policies adopted by the CDD.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board agreed to approve Resolution 2017-01, Prompt Payment Policies and Procedures for the Gramercy Farms Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02, Re-Designating Treasurer of the District**

Mr. Jeancola presented Resolution 2017-02, Re-designating Treasurer of the District.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2017-02, Consideration of Resolution 2017-02, Re-Designating Treasurer (Bill Rizzetta) for the Gramercy Farms Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of SPE Funding Agreement**

Mr. Jeancola discussed the SPE Funding Agreement for Fiscal Year 2016-2017.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board of Supervisors' approved the SPE Funding Agreement for Fiscal year 2016-2017 for the Gramercy Farms Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Agreements with Jr. Davis Construction Co.**

Mr. Bishop reviewed the roadway construction agreement with the Board and explained that Article 7 – Performance Bond wasn't in their bid. However, they will provide it. Mr. Marvin stated that he would prefer a bond.

The Board reviewed the pipe removal agreement. This agreement does not include a bond and would begin mid November.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board of Supervisors' provided authorization to the Vice Chair to review and execute the agreements in substantial form, contingent upon bond holder consent, for the Gramercy Farms Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Services, Special Assessment Refunding Bonds, Series 2011**

Mr. Jeancola requested a motion to accept the Arbitrage Services for Series 2011 Special Assessment Refunding Bonds.

On a motion by Ms. Marvin, seconded by Mr. Blakley, with all in favor, the Board of Supervisors accepted the Arbitrage Services for Series 2011 Special Assessment Refunding Bonds for the Gramercy Farms Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

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

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for September 2016. There were no concerns.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

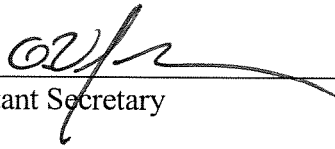
There were no audience comments.

Mr. Jeancola stated that the next meeting of the Board of Supervisors and the Landowner Election has been scheduled to be held on Thursday, November 10, 2016 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:51 a.m. for Gramercy Farms Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman