

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, January 26, 2017, at 11:05 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 (phone)
Bob Bishop	Board Supervisor, Vice Chairman
Adam Lerner	Board Supervisor, Assistant Secretary (phone)

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Audience	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
No Report.
- B. District Engineer
Not Present.
- C. District Manager
Mr. Jeancola briefly discussed the Phase 3 KB conveyance and that Mr. Green has been monitoring it. If all goes well, this may be finalized at next month's meeting. Mr. Marvin inquired about the irrigation underneath the roadway. Brief discussion ensued.

FOURTH ORDER OF BUSINESS

**Operations Manager, Field
Inspection Reports**

Mr. Green reviewed the operations report for January 2017. Baker is taking responsibility for the mainline break found by the dog park. Baker will also be replacing the hedge line and repairing a drip line. Mr. Marvin would like them to act quickly. He confirmed that the landscapers will replace the hedge and that roses can be removed. There is a proposal to replace a crepe myrtle tree that was vandalized and pulled out of the ground. Mr. Jeancola suggested that residents continue to report any suspicious activities to the authorities like they have done in the past. There is also another proposal to make some enhancements to the landscaping. He stated that the turf should be improving and that a construction truck caused damage to a curb and has been documented. The beds will need to be re-mulched after the construction is completed. He discussed some minor issues that he stated will be improved. Mr. Marvin expressed some minor concerns regarding landscaping and the drip line not being deep enough. He suggested doing a plant bed each month in the Spring. City Beautiful will be responsible for standing the tree back up in the back.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of
Landowner Election Meeting held
November 10, 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 Landowner Election Meeting held on November 10, 2016, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held November 10, 2016**

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 November 10, 2016, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for
October and November 2016**

Mr. Jeancola reviewed the expenditures for October and November 2016 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 2016 in the amount of \$29,856.29 and November 2016 in the amount of \$22,101.17 for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Requisitions 330-339,
Special Assessment
Refunding Bonds, Series 2011**

The Board of Supervisors reviewed requisitions 330-339.

Requisition	Payee	Amount
330	Aerial Innovations of Florida, Inc.	\$162.00
331	Hanson, Walter and Associates, Inc.	\$1,068.75
332	Hopping Green & Sams	\$1,465.50
333	Aerial Innovations of Florida, Inc.	\$81.00
334	Hanson, Walter and Associates, Inc.	\$1,050.00
335	Hopping Green & Sams	\$1,081.00
336	Maxcy Development Group Holdings	\$3,900.00
337	Aerial Innovations of Florida, Inc.	\$81.00
338	Hanson, Walter and Associates, Inc.	\$837.50
339	Hopping Green & Sams	\$1271.00

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified Requisitions 330-339, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Calculation Series 2011**

Mr. Jeancola requested a motion to accept the Arbitrage Rebate Calculation Series 2011 dated September 13, 2016. There was no finding of cumulative rebate liability.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board accepted Arbitrage Rebate Calculation Series 2011 dated September 13, 2016, for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

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

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for December 2016. Mr. Jeancola noted that water levels are currently down compared to the Spring or Summer months.

ELEVENTH ORDER OF BUSINESS

**Ratification of Quit Claim Deed from CDD
to KB**

Mr. Haber reviewed the Quit Claim Deed from the CDD to KB with the Board. The documents needed to be redone as a result of a change in location. Discussion ensued. Mr. Jeancola noted that there was not an indicated execution date on the front page from the CDD to KB and wanted to determine if both deeds were executed on the same date. Mr. Haber stated it is not an issue as it was notarized on January 3, 2017.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified the Quit Claim Deed from the CDD to KB, the Quit Claim Deed from KB to the CDD and the Amendment to the Construction Easement, for Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Quit Claim Deed from KB to
CDD**

The Board agreed to ratify the Quit Claim Deed from the CDD to KB, the Quit Claim Deed from KB to the CDD and the Amendment to the Construction Easement as one motion under the eleventh order of business.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Amendment to
Construction Easement**

The Board agreed to ratify the Quit Claim Deed from the CDD to KB, the Quit Claim Deed from KB to the CDD and the Amendment to the Construction Easement as one motion under the eleventh order of business.

FOURTEENTH ORDER OF BUSINESS

**Ratification of Amendment to Agreement
with JR Davis**

Mr. Haber discussed the amendment to the agreement with JR Davis with the Board. The District entered into an agreement for the construction of the walkway. The City did not require a plat bond but wanted to be added to the payment performance bond that JR Davis provided to the CDD. Jr Davis wanted a change to the agreement to remove the District's right to terminate the agreement without cause.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Amendment to the Agreement with JR Davis, for Gramercy Farms Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Landscaping Proposals -
Baker**

Mr. Jeancola presented the 2 proposals received from Baker for landscaping as follows:

1. Landscaping Upgrades/Enhancements - \$491.50
2. Crape Myrtle Tree Replacement – \$507.50

A question was raised regarding landscaping insurance. Brief discussion ensued.

No action will be taken at this time regarding the proposal in the amount of \$491.50 to perform landscaping upgrades and enhancements.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the proposal from Baker in a not to exceed amount of \$507.50 for the Crape Myrtle Tree Replacement, for Gramercy Farms Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident commented on the irrigation at the entrance of park and there being several puddles. There is a lot of "undesirable" debris at the park as well. There is consistent traffic entering into the undeveloped tract by the park. The resident asked if we have community workers as she saw a man and a woman walking around the community a few times. She asked them if they resided there and they stated that they were community workers. Mr. Jeancola suggested that suspicious activity be reported to the authorities. The resident also stated that there was a utility trailer parked on a dead end street adjacent to the park.

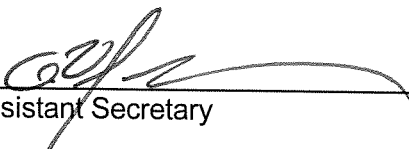
Mr. Marvin inquired whether KB will be installing light fixtures. Discussion ensued.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, February 23, 2017 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. Blakley, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:55 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman