

**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, February 23, 2017, at 11:18 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>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
David Jae	<b>Board Supervisor, Assistant Secretary (phone)</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  
No Report.
- B. District Engineer  
Not Report.

Mr. Marvin asked if the 5 year wetland mitigation maintenance requirement was completed. Ms. Stewart will research and provide a report to the Board.

- C. District Manager  
Mr. Jeancola informed the Board that he is unavailable for the next scheduled meeting to be held on March 23, 2017. He suggested rescheduling if required business needs to be handled. The next meeting is scheduled for April 27, 2017. Mr. Marvin asked if another District Manager could fill in on March 20, 2017.

**FOURTH ORDER OF BUSINESS**

**Operations Manager, Field  
Inspection Reports**

Mr. Green reviewed the operations report for February 2017.

Mr. Marvin would like the District to assume maintenance on Phase 3. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board authorized the acceptance of the landscape improvements, for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held January 26, 2017**

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 January 26, 2017, for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for  
December 2016**

Mr. Jeancola reviewed the expenditures for December 2016 with the Board of Supervisors.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2016 in the amount of \$21,415.46 for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Requisitions 340-  
341, Special Assessment  
Refunding Bonds, Series 2011**

The Board of Supervisors reviewed requisitions 340-341.

<b>Requisition</b>	<b>Payee</b>	<b>Amount</b>
340	Aerial Innovations of Florida, Inc.	\$81.00
341	Hopping Green & Sams	\$3,028.00

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions 340-341, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

**EIGHTH ORDER OF BUSINESS**

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

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for January 2016. It was noted that all of the ponds were in good health. The shoreline torpedo grasses and invasives continue to be treated.

**NINTH ORDER OF BUSINESS**

**Consideration of Sabal Palm Tree  
Installation – Baker**

The Board reviewed the proposal received from Baker to install sabal palm trees in the amount of \$1,720.00. The Board directed that the trees be removed and not replaced which would instead cost \$500.00.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05, Re-  
Designating Treasurer**

Mr. Jeancola presented Resolution 2017-05, Re-designating Treasurer of the District.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved Resolution 2017-05, Re-Designating Treasurer (Scott Brizendine) for the Gramercy Farms Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Amendment to  
Agreement with St. Cloud RE: Impact  
Fee Credits**

Mr. Jeancola reviewed the amendment to the agreement with St. Cloud regarding impact fee credits and the reduction in lots. Due to reduction, a sewer impact fee credit is due to the District. Mr. Bishop indicated that the City is trying to catch up on impact fee credits due to reduction. Mr. Haber reviewed the amendment and is in agreement as long as the numbers match. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved the amendment to the agreement with St. Cloud regarding impact fee credits, for Gramercy Farms Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no audience comments.

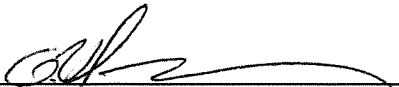
Mr. Bishop would like to speak with Kevin from the City of Saint Cloud Department of Public Works concerning the drainage issue causing flooding on Mr. Davis's lot. Mr. Marvin would like Ms. Stewart to assist and send the previous report to the City of Saint Cloud.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, March 23, 2017 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:42 a.m. for Gramercy Farms Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman