

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, March 23, 2017, at 11:01 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
Bob Bishop	Board Supervisor, Vice Chairman
David Jae	Board Supervisor, Assistant Secretary (phone)

Also present were:

Grant Phillips	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Tonja Stewart	District Engineer, Stantec (phone / in-progress)
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Mr. Phillips 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 regarding the drainage issue on Mr. Davis's lot as well as the neighboring property. He stated that he has worked along with Mr. Davis, Mr. Davis's neighbor, Mr. Bishop and the City and has held multiple meetings since the last one. The system is being maintained properly and is functioning as designed. It was noted that Ms. Stewart performed a maintenance report that was provided to the City. Discussion ensued.
- B. District Engineer
Mr. Haber informed Ms. Stewart that he just updated the Board on the drainage issue on Mr. Davis's lot.

Ms. Stewart reviewed Mr. Haber's report and outlined the next step. The report will be given to the City prior to the next scheduled meeting. It was stated that April 13, 2017 is the next City counsel meeting. Mr. Marvin followed up with Ms. Stewart on her review of the site during the wet season. She stated that she planned on notifying the City after doing so.

C. District Manager

Mr. Phillips confirmed that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, April 27, 2017 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

He requested that a Certificate of Incumbency be signed.

FOURTH ORDER OF BUSINESS

**Operations Manager, Field
Inspection Reports**

Mr. Green reviewed the operations report for March 2017. The bush hogging is completed.

Mr. Marvin inquired about the dry grass conditions in the park. He requested that Mr. Jeancola look into getting the sign replaced. Discussion ensued regarding the new phase community park and the talks with KB Home.

Mr. Bishop will work with Mr. Green to get the park bench fixed.

A mulching proposal for the front to the roundabout will be presented in the next agenda.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized the Chair to execute a mulch proposal prior to the next scheduled meeting, contingent upon the budgeted funds, for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held February 23, 2017**

Mr. Phillips 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 February 23, 2017, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for
January and February 2017**

Mr. Phillips reviewed the expenditures for January and February 2017 with the Board of Supervisors. He noted that there was error on the cover page of the February 2017 expenditures and that it will be corrected and approved at the next scheduled meeting.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2017 in the amount of \$27,845.56, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of American Ecosystems, Inc.
Aquatic Inspection and Maintenance
Report, February 2017**

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for February 2017. General discussion ensued regarding Pond 3.

EIGHTH ORDER OF BUSINESS

**Consideration of Addendum to Baker
Landscaping Contract – Phase 3**

Mr. Green reviewed the addendum to the landscaping contract from Baker Landscaping with the Board. Discussion ensued.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved the addendum to the landscaping contract from Baker Landscaping, for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A supervisor comment was made regarding KB Home putting up a perimeter wall causing the landscaping to encroach. Mr. Green will take another look after the meeting and will make another attempt to contact KB Home. Discussion ensued.

There were no audience comments at this time.

TENTH 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 11:32 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman