

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, May 25, 2017, at 11:00 a.m.**, at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

John Blakley	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Vice Chairman
David Jae	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary (phone)

Also present were:

Anthony Jencola	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Tonja Stewart	District Engineer, Stantec (phone / in-progress)
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 stated that he was monitoring the legislative session and that there hasn't been much impact to the CDD. He will provide a thorough update after further review.
- B. District Engineer
Not present.
- C. District Manager
Mr. Jeancola stated that the registered voter count was 253 as of April 15, 2017. He mentioned that since the District is at least 6 years old and has at least 250 voters, the District will transition to the qualified elector process for 2018. Seats #4 and #5 will be up for the general election.

FOURTH ORDER OF BUSINESS

Operations Manager, Field Inspection Reports

On behalf of Mr. Green, Mr. Jeancola updated the Board on the annuals and that the front beds have been removed. The average cost is about \$2,400.00 per rotation. It was recommended to install gold mound and loretulum to reduce the annual count cost to \$2,000.00. The reoccurring cost would be \$700.00 for annuals at the entrance.

Mr. Jeancola reviewed the field inspection report for May, 2017.

Due to technical issues with the phone, Mr. Haber, Ms. Stewart and Mr. Lerner were asked to call back into the meeting.

FIFTH ORDER OF BUSINESS

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

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

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting March 23, 2017, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for March and April 2017

Mr. Jeancola reviewed the expenditures for March and April 2017 with the Board of Supervisors.

On a motion by Mr. Blakley, seconded by Mr. Jae, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2017 in the amount of \$27,679.73 and April 2017 in the amount of \$17,121.03, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Requisitions 342-356, Special Assessment Refunding Bonds, Series 2011

The Board of Supervisors reviewed requisitions 342-356.

Requisition	Payee	Amount
342	Hanson, Walter & Associates, Inc.	\$250.00
343	Jr. Davis Construction Co., Inc.	\$51,537.38
344	Jr. Davis Construction Co., Inc.	\$1,528.22
345	Hopping Green & Sams	\$1,567.00
346	Hopping Green & Sams	\$2,412.11
347	Jr. Davis Construction Co., Inc.	\$105,009.67
348	Jr. Davis Construction Co., Inc.	\$15,342.50

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

May 25, 2017 Minutes of Meeting

Page 3

349	Aerial Innovations, Inc.	\$81.00
350	Hopping Green & Sams	\$803.50
351	Jr. Davis Construction Co., Inc.	\$24,662.00
352	Jr. Davis Construction Co., Inc.	\$7,712.76
353	Hanson, Walter & Associates, Inc.	\$893.75
354	Hopping Green & Sams	\$1,093.50
355	Aerial Innovations of Florida	\$81.00
356	City of St. Cloud	\$9,244.70

On a motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board ratified Requisitions 342-356, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

**Acceptance of LLS Tax Solutions
Arbitrage Rebate Calculation**

Mr. Jeancola requested a motion to accept the Arbitrage Rebate Calculation Series 2007 A1, Series 2007 A2 and Series 2007 B dated March 15, 2017. There was no finding of cumulative rebate liability.

On a motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board accepted Arbitrage Rebate Calculation Series 2007 A1, Series 2007 A2 and Series 2007 B dated March 15, 2017, for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of Proposed Budget Fiscal
Year 2017/2018**

Mr. Jeancola presented and reviewed the proposed budget for fiscal year 2017/2018. It was proposed that the Board maintain the rate of assessment, utilize a balance forward from the prior year for expenditures at the beginning of the year, and maintain a level of assessments.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Accepting the Proposed Budget Fiscal
Year 2017/2018 and Setting the Public
Hearing**

Mr. Jeancola presented and reviewed Resolution 2017-06, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing.

On Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board of Supervisors' approved the Resolution 2017-06, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing (August 24, 2017 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769), for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

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

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for April 2017.

TWELFTH ORDER OF BUSINESS

**Consideration of Park Equipment
Pressure Washing – Blown Away**

Mr. Jeancola presented the proposal received from Blown Away in the amount of \$1,400.00 for the pressure washing of the park equipment. It may be necessary for this work to be performed every 24-30 months.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the proposal received from Blown Away in the amount of \$1,400.00 for the pressure washing of the park equipment, for Gramercy Farms Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Hurricane/Emergency
Cleanup Authorization – Baker
Commercial Landscaping**

Mr. Jeancola presented the authorization letter received from Baker Commercial Landscaping for the hurricane/emergency cleanup. This allows for a preapproved/capped amount. The Board authorized a \$2,500.00 cap and a not to exceed amount of \$5,000.00 with anything over \$2,500.00 being authorized by District Manager.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the Hurricane/Emergency Cleanup Authorization received from Baker, with a \$2,500.00 cap and a not to exceed amount of \$5,000.00 with anything over \$2,500.00 being authorized by District Manager, for Gramercy Farms Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Bishop stated that the Phase 7 park plans have been completed and will be submitted to the City next week. He will also provide a letter received from the City for the maintenance bond that was submitted.

There were no audience comments at this time.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, June 22, 2017 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

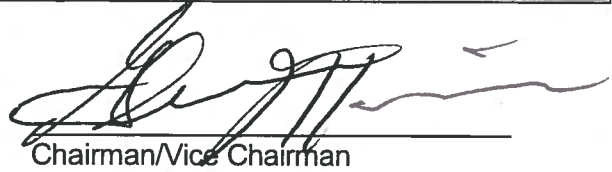
FIFTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Jae, seconded by Mr. Bishop, 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