

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, July 27, 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
Bob Bishop	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
David Jae	Board Supervisor, Assistant Secretary (<i>phone</i>)

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (<i>phone</i>)
Tonja Stewart	District Engineer, Stantec (<i>phone</i>)
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Audience	None

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.

Mr. Marvin inquired about who kept the official records for the District. Mr. Haber clarified that the District Manager was the Records Custodian for the District. The District is also required to have a local records office within the county in which the District is located in. Mr. Jeancola stated that the local records office is located in the Concorde Estates CDD with the management office. Discussion ensued.

- B. District Engineer
Ms. Stewart sent photos regarding a drainage complaint from Mr. Davis. Her professional opinion is that the system is operating as designed. Mr. Marvin asked that she forward the information to the participants at the on-site meeting. Mr. Bishop clarified that it should be sent to the City of Saint Cloud.

- C. District Manager
Mr. Jeancola commented on previous discussion regarding increased activity in vandalism within the community. The District is in contact with the local authorities so that they are aware.

He reminded the Board that the next meeting is scheduled for August 24, 2017 and would include a public hearing for the adoption of the fiscal year 2017-2018 budget.

- D. Field Manager
Mr. Green reviewed the July 7, 2017 field inspection report with the Board. He stated that mulch proposals are being received and will be reviewed in the next meeting. Mr. Marvin asked about the trees located in the Phase 3 median. He indicated that one of the trees is hanging over and another one is dead. These were originally planted by City Beautiful for KB. There are a few proposals to replace the trees. Discussion ensued.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the removal and replacement of the trees in the median in a not to exceed amount of \$2,500.00, for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held May 25, 2017**

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 Board of Supervisors' Regular Meeting May 25, 2017, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for February
2017 (revised and May 2017)**

Mr. Jeancola reviewed the expenditures for February 2017 (revised) and May 2017 with the Board of Supervisors. The operation and maintenance expenditures for February 2017 didn't previously include management invoicing and May 2017 included delayed billing from Baker Landscaping for earlier repairs.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2017 in the amount of \$11,621.99 and May 2017 in the amount of \$20,606.07, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Requisitions 357-362,
Special Assessment Refunding Bonds,
Series 2011**

The Board of Supervisors reviewed requisitions 357-362.

Requisition	Payee	Amount
357	Aerial Innovations of Florida	\$162.00
358	Hanson, Walter & Associates, Inc.	\$1,955.00
359	Aerial Innovations of Florida	\$81.00
360	Hanson, Walter & Associates, Inc.	\$653.00
361	Hopping Green & Sams	\$3,783.50
362	Celebration Landscape Design, Inc.	\$4,189.50

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified Requisitions 357-362, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.
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EIGHTH ORDER OF BUSINESS

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

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

NINTH ORDER OF BUSINESS

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

Mr. Jeancola requested a motion to accept the Arbitrage Rebate Calculation Series 2011 dated May 1, 2017. This report is required of the District on an annual basis. There is now an option to renew annually with two subsequent auto renewals. The cost to the district is \$500.00 per year. There was no finding of cumulative rebate liability.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted Arbitrage Rebate Calculation Series 2011 dated May 1, 2017, for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Palm Tree Trimming Proposals

Mr. Jeancola presented and reviewed the tree trimming proposals as follows:

1. Capital Land Management - \$4,816.00
2. Enviro Tree Service - \$5,160.00
3. Baker Commercial Landscaping - \$6,020.00

Discussion ensued.

Mr. Jeancola informed the Board that the District is under budget by \$9,000.00 year to date and \$38,832.00 overall.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved the proposal received from Capital Land management in the amount of \$4,816.00 for the tree trimming, for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of OUC Agreement – Phase IV

Mr. Jeancola stated that the Orlando Utilities Commission Agreement was reviewed by District Counsel and Chairman. The proposed fiscal year 2017-2018 street lighting budget line item will have to be increased by \$7,605.00. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved the Orlando Utilities Commission Agreement, for Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments at this time.

Mr. Marvin commented on KB and the landscaping done in the new phase of the development for the conveyance. He also stated that Phase IV pond will soon need to be added to lake maintenance along with landscape and pond treatment. Discussion ensued.

Mr. Blakley requested that monthly financials be added to the agenda.

General discussion ensued.

THIRTEENTH 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 11:33 a.m. for Gramercy Farms Community Development District.



Assistant Secretary



Chairman/Vice Chairman