

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, August 24, 2017, at 11:02 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>)
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 if the lake in the center track will be graded and sodded. Mr. Haber will research this matter and advise the Board based on engineering plans. Discussion ensued.

B. District Engineer
Not present.

C. District Manager
No Report.

- D. Field Manager
Mr. Green reviewed the August 2017 field inspection report with the Board.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held July 27, 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 July 27, 2017, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for June and
July 2017**

Mr. Jeancola reviewed the expenditures for June and July 2017 with the Board.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2017 in the amount of \$36,938.70 and July 2017 in the amount of \$18,182.86, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of June 2017 Financial
Statements**

The Board of Supervisors reviewed the unaudited financial statement for June 2017. Discussion ensued.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Setting the Meeting Schedule for Fiscal
Year 2017-2018**

Mr. Jeancola presented and reviewed Resolution 2017-07, Setting the Meeting Schedule for Fiscal Year 2017/2018. The Board determined that they would meet on the fourth Thursday of the month at the same location. The only exception would be in the month of November 2017 due to the Thanksgiving holiday.

On Motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board accepted the Resolution 2017-07, Setting the Meeting Schedule for Fiscal Year 2017/2018 for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017/2018
Final Budget**

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2017-2018 Final Budget for Gramercy Farms Community Development District.

Mr. Jeancola presented and reviewed Fiscal Year 2017/2018 Budget and Assessments. Discussion ensued. There weren't any members of the public present to provide public testimony or comment.

Mr. Haber indicated, for the record, that there are two public hearings being held. One is for the budget and the other is for the assessments. The SPE requires both mailed and published notices be sent to them due to levied assessments.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2017-2018 Final Budget for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Adopting Fiscal Year 2017/2018 Final
Budget**

Mr. Jeancola presented and reviewed Resolution 2017-08, Adopting Fiscal Year 2017/2018 Final Budget.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved Resolution 2017-08, Adopting Fiscal Year 2017/2018 Final Budget, for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2017-09, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved Resolution 2017-09, Imposing Special Assessments and Certifying an Assessment Roll, for the Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Funding Agreement
with Maxcy Development Group
Holdings – Gramercy Farms, Inc. for
Fiscal Year 17/18**

Mr. Jeancola presented and reviewed the Funding Agreement with Maxcy Development Group Holdings – Gramercy Farms, Inc. for Fiscal Year 17/18. The agreement has been reviewed by District Counsel. Mr. Haber did not have any comments.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the Funding Agreement with Maxcy Development Group Holdings – Gramercy Farms, Inc. for Fiscal Year 17/18, for the Gramercy Farms Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Designating Primary Administrative
Office**

Mr. Jeancola presented and reviewed Resolution 2017-10, Designating Primary Administrative Office. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved Resolution 2017-10, Designating Primary Administrative Office, for the Gramercy Farms Community Development District.

FOURTEENTH ORDER OF BUSINESS

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

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

FIFTEENTH ORDER OF BUSINESS

**Consideration of Mulch Replenishment
Proposals**

Mr. Jeancola presented and reviewed the mulch replenishment proposals as follows:

1. Baker Commercial Landscaping - \$2,365.00
2. Mulch for You - \$2,007.50

Mr. Green recommended that the District chose to retain services from Baker Commercial Landscaping as they do the bed preparation. Discussion ensued.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board approved the proposal received from Baker Commercial Landscaping in the amount of \$2,365.00 for the mulch replenishment for Gramercy Farms Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments at this time.


Mr. Marvin suggested purchasing a better phone for the meetings.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, September 28, 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 11:34 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman