

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, November 10, 2016, at 11:09 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
David Jae	Board Supervisor, Assistant Secretary (phone)
Bob Bishop	Board Supervisor, Vice Chairman

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Scott Green	Field Services Manager, Rizzetta & Company, Inc.

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

Mr. Haber requested the Board to amend the agenda to include the consideration of the District's real property interest and the sale to KB Homes under Business Items.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved amending the agenda to include the consideration of the District's real property interest and the sale to KB Homes, for Gramercy Farms Community Development District.

Mr. Haber also reviewed the amended engineering report prepared by the District Engineer and dated November 8, 2016. Said report includes the applicable changes to the additional roadway entry in phase 3.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the amended engineering report dated November 8, 2016, for Gramercy Farms Community Development District.

B. District Engineer
Not present.

C. District Manager
Nothing to report.

D. Field Manager
Mr. Scott Green provided general community update pertaining to the community's landscaping and irrigation to the Board of Supervisors. Mr. Green has provided his observations to Baker Landscaping for follow up and to prepare applicable proposals for any necessary repairs. November's field operations report will be distributed electronically to the Board upon completion.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held October 27,2016**

Mr. Jeancola presented the minutes to the Board of Supervisors.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved Minutes of the Board of Supervisors' Regular Meeting held on October 27, 2016, for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for
September 2016**

Mr. Jeancola reviewed the expenditures with the Board of Supervisors.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2016 in the amount of \$28,975.88 for the Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-03, Canvassing and Certifying Results of the Landowners Election

Mr. Jeancola reviewed the resolution with the Board. Said resolution confirms the results of the previously held Landowners Election in which Mr. John Blakely received 129 votes, Mr. Robert Bishop received 129 votes, and Mr. Adam Lerner received 128 votes. Mr. Jeancola further stated that Mr. John Blakely and Mr. Robert Bishop received the highest number of votes each received a 4 year term from 2016 through 2020. Mr. Adam Lerner received the least amount of votes and received a 2 year term from 2016-2018.

On a motion by Mr. Marvin, seconded by Mr. Blakely, with all in favor, the Board approved Resolution 2017-03, Canvassing and Certifying Results of the Landowners Election, for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-04, Re-Designation of Officers

Upon discussion with the Board of Supervisors, the following officer designations were determined: Mr. Glenn Marvin as Chairman, Mr. Robert Bishop as Vice Chairman, Mr. Adam Lerner as Assistant Secretary, Mr. John Blakely as Assistant Secretary, Mr. David Jae as Assistant Secretary, Mr. Anthony Jeancola as Assistant Secretary, and Mrs. Melissa Dobbins as Assistant Secretary.

On a motion by Mr. Blakely, seconded by Mr. Bishop, with all in favor, the Board approved Resolution 2017-04, Re-Designation of Officers, for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of District's Real Property Interests and KB Homes sale

Mr. Haber indicated the SPE has a purchase and sale agreement pending with KB Homes. The District owns some of the property to be conveyed in which a quit claim deed will need to be prepared and it will also need to grant a temporary construction easement for KB Homes to build associated infrastructure. Once the improvements have been completed, said temporary construction easement would be terminated.

On a motion by Mr. Marvin, seconded by Mr. Blakely, with all in favor, the Board approved the authorization of a temporary construction easement to KB Homes for the purpose of constructing improvements and authorized Mr. Robert Bishop to review and execute any necessary documentation related to the temporary construction easement, for Gramercy Farms Community Development District.

On a motion by Mr. Marvin, seconded by Mr. Blakely, with all in favor, the Board approved authorizing the deed between the District and Maxcy Development Group Holdings – Gramercy Farms, Inc. to facilitate the purchase and sale agreement between the SPE and KB Homes and authorize Mr. Robert Bishop to review and execute applicable documentation, for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

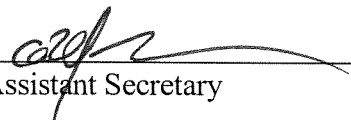
There were no audience comments.

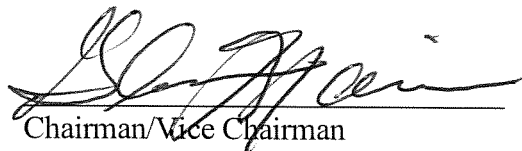
Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, December 22, 2016 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

TENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Blakely, seconded by Mr. Marvin, 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