

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, January 25, 2018, 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
David Jae	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary <i>(phone)</i>
Adam Lerner	Board Supervisor, Assistant Secretary <i>(in-progress) (phone)</i>

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Justin Croom	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A.
Tonja Stewart	District Engineer, Stantec <i>(in-progress) (phone)</i>
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
David Huebsch	Operations Manager, Baker Landscaping
Erich Short	Irrigation Manager, Baker Landscaping
John Wynn	Account Manager, Baker Landscaping
Audience	Present

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 comments regarding the agenda.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Not present.

C. District Manager
Mr. Jeancola stated that Consumer Electric indicated that the entry lights arrived from the supplier and are tentatively scheduled to be installed on Friday.

D. Field Manager
Mr. Green reviewed the January 11th, 2018 field inspection report with the Board.

The annuals at the front will be replaced in February. The moss will be removed from the fence in the dog park. The turf outside the dog park will be addressed in the Spring. Discussion ensued.

A magnolia tree was removed by the roundabout. Replacing it with a similar tree will cost \$2,961.00. Discussion ensued.

Mr. Green continued with his report regarding housekeeping items.

Mr. Marvin inquired about a second picnic table at the pavilion. Mr. Jeancola confirmed that it will be installed once the equipment for the new park is received. Mr. Marvin observed a potential irrigation leak on the boulevard. A representative from Baker confirmed that an irrigation maintenance inspection was already scheduled for the following day and that the area in question is more likely to be attributable to poor percolation of the soil. Mr. Marvin commented on the trash at the end of the Boulevard. Mr. Jeancola suggested contacting S&S Prestige.

A representative from Baker Landscaping spoke to the Board regarding bush hogging and recommended reassessing the areas. Discussion ensued.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
October 26, 2017**

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

On a motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting October 26, 2017, for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for September
through November 2017**

Mr. Jeancola reviewed the expenditures for September through November 2017 with the Board.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2017 in the amount of \$23,457.42, October 2017 in the amount of \$51,502.95 and November 2017 in the amount of \$32,200.18 for Gramercy Farms Community Development District.
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SIXTH ORDER OF BUSINESS

Review of November 2017 Financial Statements

Mr. Jeancola reviewed the financial figures from the December 2017 financials in lieu of the November 2017 financials as they were distributed after the compilation of the final meeting agenda. Discussion ensued.

SEVENTH ORDER OF BUSINESS

**Ratification of Requisitions 368-369,
Special Assessment Refunding Bonds,
Series 2011**

The Board of Supervisors reviewed requisitions 368-369.

Requisition	Payee	Amount
368	Aerial Innovations of Florida	\$162.00
369	Hanson, Walter & Associates, Inc.	\$435.40

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions 368-369, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

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

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

NINTH ORDER OF BUSINESS

**Consideration of Phase V Lighting
Service Agreement - OUC**

Mr. Jeancola stated that Mr. Bishop provided a copy of the Phase V Lighting Service Agreement – OUC to Mr. Haber for his review. This will cost the District an additional \$1,479.26 per month. This is for the cost for capital improvement and maintenance costs. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board approved the Phase V Lighting Service Agreement with OUC, in substantial form, providing Mr. Bishop authorization to execute on the Board's behalf, for the Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Landscape Related Proposals

Mr. Jeancola presented and reviewed the landscape maintenance addendum with the Board. This addendum proposes landscaping maintenance of the smaller pond area south of phase IV at an additional cost of \$5,580.00 annually for regular maintenance. The additional cost for maintaining the larger pond located on the east side of phase IV is \$5,600.00 annually for quarterly bush hogging. Discussion ensued.

This will become effective as of March 1st, 2018.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the amended landscape maintenance agreement, effective March 1st, 2018, for the Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

Review of Arbitrage Rebate Calculation Series 2011 Dated September 13, 2017

Mr. Jeancola requested a motion to accept the Arbitrage Rebate Calculation Series 2011 dated September 13, 2017. There was no finding of cumulative rebate liability.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board accepted the Arbitrage Rebate Calculation Series 2011 dated September 13, 2017, for the Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

(District Engineer joined the meeting in-progress via speakerphone)

Ms. Stewart indicated that she signed off on the playground equipment requisitions. The certifications were received for the District's records.

A resident commented on KB Homes construction quality. Mr. Jeancola recommended contacting customer care. Discussion ensued.

Mr. Bishop requested a copy of the meeting minutes be sent to him as soon as possible for the approval of the OUC Phase V Lighting Service Agreement. He also requested authorization to execute bids to begin Phase 7 work. This work includes, but is not limited to the sidewalks, landscaping, and installation of a new bench and 4'0" picket fence. Discussion ensued.


On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized Mr. Bishop execute applicable Phase 7 bids, for the Gramercy Farms Community Development District.


Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, February 22, 2018 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

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 12:18 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman