

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, February 22, 2018, 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
Bob Bishop	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
David Jae	Board Supervisor, Assistant Secretary <i>(phone)</i>
Adam Lerner	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.
David Huebsch	Operations Manager, Baker Landscaping
Erich Short	Irrigation Manager, Baker Landscaping
Jon Wynn	Account Manager, Baker Landscaping
John Lackey	Sales Manager, Baker Landscaping
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 members present at this time.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.

Mr. Marvin asked Mr. Haber if he had a chance to review the vendor contracts. Mr. Haber sent a form of the agreement to Mr. Bishop. They were provided to the contractors for their review. Mr. Bishop received one executed agreement.

- B. District Engineer
Not present.

Mr. Marvin asked Mr. Bishop when the District would get their temporary access easement back. Mr. Bishop indicated it would be after Phase 9.

- C. District Manager
Mr. Jeancola updated the Board regarding various landscaping items that have been addressed since the last meeting. He stated that the magnolia tree was installed and that the irrigation issue in one of the medians was resolved. Consumer Electric has installed the entry lights. It was noted that the irrigation has been cut back incrementally.

Mr. Marvin observed potential mole cricket activity. Baker will confirm if there are any active areas.

- D. Field Manager
Mr. Green reviewed the February 9th, 2018 field inspection report with the Board. He stated that playground mulch has been installed and that Baker removed the moss from the dog park fence. The condition of the gold mound at the entrance is too wet during the summer months. An alternative would be to propose plant material. Discussion ensued.

In regards to photo number 7 in the report, Mr. Green recommends installing hardscape in the bed in lieu of landscaping.

There's plant material that has been affected by frost.

Mr. Jeancola will contact KB Homes regarding the palm tree behind 4520 Orchard Grove that needs to be reset.

Mr. Green reviewed a few more housekeeping items from the report.

Mr. Marvin inquired about the hedge material adjacent to community being built next to the park. Baker indicated that the recent construction has disturbed a lot of the vegetation. Discussion ensued.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
January 25, 2018**

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

<p>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 January 25, 2018, for Gramercy Farms Community Development District.</p>

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for December
2017**

Mr. Jeancola reviewed the expenditures for December 2017 with the Board. Discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2017 in the amount of \$21,121.21, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Review of December 2017 Financial
Statements**

Mr. Jeancola reviewed the December 2017 financials with the Board.

SEVENTH ORDER OF BUSINESS

**Ratification of Requisitions 370-371,
Special Assessment Refunding Bonds,
Series 2011**

The Board of Supervisors reviewed requisitions 370-371.

Requisition	Payee	Amount
370	Aerial Innovations of Florida	\$81.00
371	Bliss Products and Services, Inc.	\$36,659.72

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified Requisitions 370-371, Special Assessment Refunding Bonds, Series 2011 for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Updated Rate
Structures – OUC Phase V Lighting
Agreement**

Mr. Jeancola stated the lighting agreement with OUC was approved at the last meeting in the amount of \$1,479.26 monthly. The updated agreement includes the new rate structure implemented by OUC and will now cost \$1,563.18 monthly.

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.

NINTH ORDER OF BUSINESS

**Review of American Ecosystems, Inc.
Aquatic Inspection and Maintenance
Report, January 2018**

The Board reviewed the American Ecosystems Aquatic Inspection and Maintenance Report for January 2018.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Wynn thanked the Board for allowing them to work with the community and is impressed with its growth. General discussion ensued.


ELEVENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:42 a.m. for Gramercy Farms Community Development District.



Assistant Secretary



Chairman/Vice Chairman