
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, April 26, 2018, 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 (phone)

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Brianne Parker	Financial Analyst, Rizzetta & Company, Inc. (phone)
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (phone)
Tonja Stewart	District Engineer, Stantec (phone)
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
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

Mr. Jeancola requested that the Presentation of Preliminary Supplemental Series 2011 Special Assessment Allocation Report be discussed at the beginning of the meeting.

Ms. Parker reviewed the allocation report with the Board. She stated that this addressed the potential changes to the development plan in order to add in the townhome units. Previously, there were 801 units planned. There are now 838 including the townhomes. This report is to establish an EAU at a .80 for the townhome units. The annual installment will be \$452.75.

Mr. Haber requested that Board consider Resolution 2018-02, Declaring Reallocation of Assessments and Resolution 2018-03, Setting Assessment Reallocation Public Hearing, at this time.

Mr. Haber presented and reviewed Resolution 2018-02, Declaring Reallocation of Assessments and Resolution 2018-03, Setting Assessment Reallocation Public Hearing with the Board.

Resolution 2018-02 approves the levy of assessments to secure the project. The estimated cost of improvements from the engineer's report is \$36,105,181.00. The total amount of assessments and the accreted value of the bonds is \$117,910,000.00.

Mr. Bishop asked if there would be an issue if the 148 townhome units were not actually built.

Mr. Haber stated in the event the total number of units were not built, there may be an obligation to make a payment for the principal amount of debt allocated to those units. Discussion ensued.

Mr. Jae added that the buyer is contractually obligated to make a true-up payment in the event that they do not reach 148 units.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2018-02, Declaring Reallocation of Assessments, as supplemented with the information given by District Counsel to fill in the blanks, for Gramercy Farms Community Development District.

Mr. Jeancola stated that a minimum of 30 days is needed in order to schedule a public hearing. The next regular meeting that would meet the said requirements is scheduled for June 28, 2018, otherwise a special meeting would have to be considered. The Board agreed on setting a public hearing for June 28, 2018.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved Resolution 2018-03, Setting Assessment Reallocation Public Hearing, (June 28, 2018 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769) for Gramercy Farms Community Development District.

- A. District Counsel
No Report.
- B. District Engineer
No report.
- C. District Manager
Mr. Jeancola stated that the registered voter count was 354 as of April 15, 2018. He mentioned that since the District is at least 6 years old and has over 250 voters, the District will begin the general election process.
- D. Field Manager
Mr. Green reviewed the April 9th, 2018 field inspection report with the Board. He feels that Baker should replace the hedge rows at their expense due to the ongoing irrigation issues. There was dry and dead juniper removed from the park. Areas along the boulevard have been very dry and irrigation repairs have been completed. The ditch area has been trimmed. Areas along the medians have been dry due to irrigation issues. This has been repaired as well. The hedge row by the pump station is dry and dead and will be addressed. Discussion ensued.

Mr. Huebsch commented on homeowner lot lines stating that they believe the perimeter hedge material belongs to them because it is within the homeowners' lot lines. He stated that Baker has taken responsibility for the shrub line along the playground wall. He indicated that there was an issue with the shrub line around the playground. The main irrigation line was shut off by another contractor and never turned back on. There was a silt line that was also affected and caused damaged.

Mr. Marvin is disappointed with Baker's overall performance and services.

Baker stated that there were unapproved proposals from January through April. They believe that this resulted in everything drying up. Since they were approved, they completed repairs between April 13th through the 20th. Discussion ensued.

Mr. Marvin commented on potential mole-cricket damage at the entrance to the park. He believes that the sod will need to be replaced in the near future. He stated that he watched an individual on a mower mow right over paper.

Mr. Green expressed concern regarding Baker's statement about proposals from January through April not being executed in a timely manner. Discussion ensued amongst Baker and the Board on how to rectify the situation.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held February 22, 2018

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 February 22, 2018, for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January through March 2018

Mr. Jeancola reviewed the expenditures for January through March 2018 with the Board. The February 2018 O&M includes the magnolia replacement.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2018 in the amount of \$26,426.04, February 2018 in the amount of \$28,405.69 and March 2018 in the amount of \$25,424.52, for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Review of March 2018 Financial Statements

Mr. Jeancola reviewed the March 2018 financials with the Board.

SEVENTH ORDER OF BUSINESS

Ratification of Requisitions 372-378, Special Assessment Refunding Bonds, Series 2011

The Board of Supervisors reviewed requisitions 372-378.

Requisition	Payee	Amount
372	Aerial Innovations of Florida	\$163.00
373	Celebration Landscape Design	\$613.50
374	Danielle Fence	\$8,050.00
375	Maxcy Development Group Holdings	\$2,844.00
376	McKenzie Contracting LLC	\$29,400.00
377	Bliss Products and Services, Inc.	\$500.00
378	McKenzie Contracting LLC	\$60,611.75

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board ratified Requisitions 372-378, 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, March 2018

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

NINTH ORDER OF BUSINESS

Presentation of Preliminary Supplemental Series 2011 Special Assessment Allocation Report (*under separate cover*)

This agenda item was taken out of order

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Declaring Reallocation of Assessments

This agenda item was taken out of order

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Setting Assessment Reallocation Public Hearing

This agenda item was taken out of order

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments.

Mr. Marvin stated that Mr. Bishop has been working on a new park and will advise on a new park bench. He requested that the new park be included in the District's maintenance.

Mr. Marvin expressed his concerns regarding incomplete sod and non-irrigated areas between the sidewalk and the street.

Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, May 24, 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 11:50 a.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman