

**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, March 26, 2015, at 11:09 a.m.**, at the **Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.**

Present and constituting a quorum:

Glenn Marvin	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
David Jae	<b>Board Supervisor, Assistant Secretary (<i>phone</i>)</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Porter	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A. (<i>phone</i>)</b>
Tonja Stewart	<b>District Engineer, Stantec/WilsonMiller, Inc (<i>phone</i>)</b>
Audience Members	<b>Not Present</b>

**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.

B. District Engineer  
Ms. Stewart stated that she distributed the draft Public Facilities report to Mr. Haber for comments. She noted that she would like to have the Public Facilities Report on the next agenda.

Mr. Marvin stated that regarding the KB development lots he would like to know if the easement areas need to be sodded. He also inquired about the large storm drainage pipe that goes into the lake and whether or not KB Homes was required to install a head wall or miter section.

Mr. Marvin also asked if Ms. Stewart could inquire with the City regarding the Maintenance Bond provided by Junior Davis on the behalf of the CDD.

C. District Manager

Mr. Jeancola stated that the proposed budget would be presented at the meeting in May. He stated that Rizzetta and Company was preparing a funding request for the Special Purpose Entity for the operations and maintenance expenditures for the next three months. Additionally, there was an inquiry regarding tires discarded within the CDD that would require disposal.

D. Operations Manager

Mr. Porter discussed the Field Inspection report for March 2015. There were some concerns over the quality of material used in the landscaping of Phase II. Brief discussion took place regarding treatment of the weeds.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular meetings held February 26, 2015**

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 held on February 26, 2015 for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for February 2015**

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

On a motion by Mr. Bishop, seconded by Mr. Lerner, with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2015 (\$12,250.09) for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisitions # 279 – 283,  
Special Assessment Refunding Bonds  
Series 2011**

The Board of Supervisors reviewed the requisitions.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions # 279 – 283, Special Assessment Refunding Bonds Series 2011 for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Rizzetta Technology  
Services Web Page Proposal and Contract**

The Board of Supervisors reviewed the proposal and the contract for webpage services.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board accepted the Rizzetta Technology Services Webpage Proposal and Contract, with email services, for Gramercy Farms Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Concepts in Greenery  
Proposal, Mulch Phase I**

The Board of Supervisors reviewed the proposal for mulch in Phase I.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted the Concepts in Greenery Proposal for Mulch for Phase I, dated February 9, 2015, at a total cost of \$10,340, for Gramercy Farms Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Concepts in Greenery  
Sod and Seed Proposals**

The Board of Supervisors reviewed the proposals for sod and also for seeds from Concepts in Greenery.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted the proposal from Concepts in Greenery, dated March 9, 2015, to spray existing weeds and add Bahia Sod at a cost of \$2,940 for Gramercy Farms Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Supplement to the Second Amended Disclosure of Public Finance and Maintenance of Improvements to Real Property Undertaken by Gramercy Farms CDD**

The Board of Supervisors reviewed the Second Amended Disclosure of Public Finance. Mr. Haber explained that the CDD is required by Statute to prepare a document that gives background regarding the improvements that the District is financing and the assessments that will be levied to secure the Bonds and financing. Mr. Haber stated that this was previously done and recorded but due to the recent amending of assessments to add a single family home the document was in need up being updated.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted the Supplement to the Second Amended Disclosure of Public Finance and Maintenance of Improvements to Real Property Undertaken by Gramercy Farms CDD for Gramercy Farms Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion on Public Facilities Report**

This business item was tabled for discussion at the next regular Board meeting

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no audience comments.

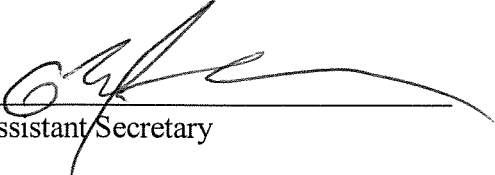
Mr. Bishop discussed a change order that he signed from Seminole Masonry regarding a linear wall.


Mr. Jeancola stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, April 23, 2015 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. Lerner, 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