

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 24, 2014, at 11:30 a.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

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

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. <i>(speakerphone)</i>
Tonja Stewart	District Engineer, Stantec/WilsonMiller, Inc <i>(speakerphone)</i>
Audience Members	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Needham 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 stated that he worked with Mr. Bishop and Orlando Utilities Commission (OUC) representatives with respect to amending the service agreement to change the legal description so that it covers only the right-of-way where the poles are located instead of the entire community. He stated that in recent correspondence his firm received, OUC was reviewing the documents and would follow up with an update. Mr. Haber stated that he would update the Board when he received information from OUC.

Mr. Marvin asked if the right-of-way had been recorded on the second phase of the Boulevard. Mr. Haber replied "Yes." Mr. Marvin asked if that meant that the improvements were accepted. Mr. Haber stated that it was sufficient to show acceptance of the improvement.

Mr. Haber stated that his firm researched the public records and found that the City of St. Cloud recorded both the easements and the deed for the improvements that were conveyed to them.

Mr. Haber stated that he received a proposal from Mr. Scott Campbell, with Lerner Reporting Services, LLC, to provide services as the District Dissemination Agent. Mr. Haber stated that the Dissemination Agent is an entity that records Bond related information on the necessary websites and also provides notice to Bond Holders for various issues. Mr. Haber stated that at the next Board meeting he would address this proposal from Lerner Reporting Services, LLC.

B. District Engineer

Mr. Marvin stated that Mr. Bishop was in contact with Hanson Walter & Associates, Inc. regarding flood plane matters. He stated that the City was reviewing documents in regards to the flood plane and that they were not able to submit anything to FEMA until the City responded. Mr. Marvin stated that the City requested that the flood way be identified on the FEMA maps. He stated that Hanson Walter & Associates were in the process of completing that task. Mr. Marvin was hoping to submit the requirements to FEMA in a week or two.

Mr. Marvin asked that Hanson Walter & Associates review the inventory structure on site. He stated that there were some sanitary and storm drain structures that were being moved around at a cost. Mr. Marvin stated that it didn't appear that anyone wanted to use them and was inquiring with Hanson Walter & Associates to see if the inventory structures could be removed.

C. District Manager

Mr. Needham discussed a proposal from Concepts in Greenery for additional plant material at a total of \$4,084.80. He also stated that he sent a Field Inspection Report to Concepts in Greenery and they responded saying they would address the issues. Brief discussion ensued regarding plants and landscaping.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted the Concepts in Greenery proposal for landscape improvements, for \$4,084.80 as a Change Order to Concepts in Greenery's existing contract for Gramercy Farms Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held March 27, 2014

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

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on March 27, 2014 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2014

Mr. Needham reviewed the expenditures with the Board of Supervisors. Mr. Marvin requested that Mr. Jae discuss the Dissemination Agent fee with Rizzetta & Company, Inc.

On a motion by Mr. Jae, seconded by Mr. Marvin, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2014, pending negotiations on the annual Dissemination Agent fee with Rizzetta & Company, Inc (\$14,987.13) for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Requisitions #219-223, Series 2011

The Board of Supervisors reviewed the requisitions. There were no concerns.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified Requisitions #219-223, Series 2011 for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments or Supervisor requests.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, May 22, 2014 at 11:30 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

EIGHTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:05 p.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman