

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, September 25, 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 (<i>via phone</i>)

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Director of District Services, Rizzetta & Company, Inc. (<i>via phone</i>)
Brianne Beirl	Financial Analyst, Rizzetta & Company, Inc. (<i>via phone</i>)
Brooke Devito	Financial Analyst, Rizzetta & Company, Inc. (<i>via phone</i>)
Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (<i>via phone</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 a neighboring property owner has a run down trailer parked on its property and his firm sent a letter to the neighbor regarding removing the trailer.

Mr. Haber stated that a letter (dated September 15, 2014) was sent to Rizzetta & Co. Inc., from Osceola County regarding a Bert J. Harris claim by the Davis family. Mr.

Haber stated that all properties adjacent to the parcels making a Bert J. Harris claim must be notified of the claim, hence the letter was sent to Gramercy Farms CDD care of Rizzetta & Co. Inc.

- B. District Engineer
No report.
- C. District Manager
No report.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held August 14, 2014

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

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 14, 2014 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for July and August 2014

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

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for July (\$14,951.76) and August 2014 (\$11,816.08) for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of District Insurance Proposals, Stahl and Egis

The Board of Supervisors reviewed the policies from Stahl and Egis. Further discussion ensued.

On a motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board accepted the proposal from Egis for insurance for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of American Ecosystems Aquatic Management Agreement

The Board of Supervisors reviewed the agreement from American Ecosystems (dated September 5, 2014) for treatments as needed for the control of nuisance aquatic vegetation at a \$140 monthly fee.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted the proposal from American Ecosystems for Aquatic Management for Gramercy Farms Community Development District.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board authorized the Chairman to negotiate and approve a proposal from American Ecosystems to remove vegetation in the drainage ditch for Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Requisitions, Special Assessment Refunding Bonds #244 – 247, Series 2011

The Board of Supervisors reviewed requisitions #244 – 247.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions, Special Assessment Refunding Bonds #244 – 247, Series 2011 for Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

Review of Gramercy Farms Supplemental Engineers Report

The Board of Supervisors reviewed the supplemental engineers report provided by Stantec and prepared by Ms. Stewart, dated September 11, 2014. The report supplements the Engineering Report for Gramercy Farms Community Development District prepared by Stantec, dated March 17, 2011 and the Supplemental Report of the District Engineer, prepared by Stantec Consulting Services Inc. dated March 6, 2014. The report is meant to expand the scope of the original 2011 Project by including the design and installation of landscaping, irrigation, and hardscaping along the second phase of the community's collector road.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board accepted Gramercy Farms Supplemental Engineers Report for Gramercy Farms Community Development District.

TENTH ORDER OF BUSINESS

Review of Second Supplemental Special Assessment Allocation Report, Special Assessment Refunding Bonds, Series 2011

The Board of Supervisors reviewed the Second Supplemental Special Assessment Allocation Report. Ms. Beirl went over the report in detail. The report included information on a revised development plan, financing information, revised cost allocation, fixed assessment schedules, principal reduction and a final assessment roll for Gramercy Farms Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-10,
Declaring Assessments**

Mr. Haber discussed Resolution 2014-10, a resolution of the Board of Supervisors of the Gramercy Farms Community Development District declaring and reallocating special assessments; indicating the location, nature and estimated cost of those infrastructure improvements whose cost is to be defrayed by the special assessments; providing portion of the estimated cost of the improvements to be defrayed by the special assessments; providing the manner in which such special assessments shall be made; providing when such special assessments shall be made; designating lands upon which the special assessments shall be levied and reallocated; providing for an assessment plat; adopting a preliminary assessment roll; and providing for a publication of the resolution.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2014-10, Declaring Assessments for Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2014-11,
Setting a Public Hearing on Special
Assessments**

The Board of Supervisors set the public hearing for the purpose of hearing public comment on imposing a special assessment on certain property with the Gramercy Farms Community Development District to occur on Thursday, November 20, 2014 at 11:00 a.m. at the Anthem Park Clubhouse located at 2090 Continental Street, St. Cloud, Florida 34769.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board adopted Resolution 2014-11, Setting a Public Hearing on Special Assessments for Gramercy Farms Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Review of Documents between Gramercy
Farms and KB Home Orlando, LLC
(Acquisition Agreement and Assignment of
Plans and Permits, Special Warranty
Deed, Temporary Drainage and Access
Easement, Temporary Construction and
Access Easement)**

Mr. Haber discussed the documents between KB Home Orlando, LLC and Gramercy Farms Community Development District in detail. Further discussion ensued.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized the Vice Chairman, Mr. Bishop to execute the said documents between Gramercy Farms and KB Home Orlando, LLC for Gramercy Farms Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Agreement with Seminole Masonry, Inc for Wall Installation

The Board of Supervisors reviewed the agreement with Seminole Masonry, Inc dated October 2, 2014 for provisions of a privacy wall installation.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board authorized the Vice Chairman, Mr. Bishop to execute the agreement with Seminole Masonry for Gramercy Farms Community Development District.

The Board discussed additional landscaping issues once the wall was installed.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized the Vice Chairman, Mr. Bishop to execute a proposal for additional landscaping for Gramercy Farms Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

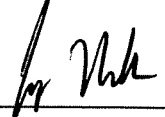
There were no audience comments or Supervisor requests.


Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, October 23, 2014 at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

SIXTEENTH 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 12:07 p.m. for Gramercy Farms Community Development District.


Assistant Secretary


Chairman/Vice Chairman