

**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, January 23, 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	<b>Board Supervisor, Chairman (<i>speakerphone</i>)</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
David Jae	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

**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 discussed the Warranty Deed and Easements to the City of St. Cloud. The Board of Supervisors reviewed the real property documents, the Easement and Deed to the City of St. Cloud.

On a motion by Mr. Bishop, seconded by Mr. Jae, with all in favor, the Board approved and ratified the execution by the Chairman of the real property conveyance documents, both Easement and Deed, to the City of St. Cloud for Gramercy Farms Community Development District.

Mr. Marvin asked regarding the status of getting the Cash Bond to the City. Mr. Haber stated that an email was sent to the City with all the necessary information they required. He stated that once all necessary documents were received by the City that they would send Hopping Green & Sams a completed Bond and Hopping Green & Sams could then send a cash Bond to the City. Mr. Haber stated that his firm was still waiting to receive the completed Bond from the City. Mr. Marvin stated that Mr. Haber should confirm that the City's list of documents referred to the "right of way" specifically. Brief discussion ensued.

B. District Engineer

Ms. Stewart gave an update on the Supplemental Engineers Report. She stated that the original 2011 report referenced Phase IV differently, and that in the Supplemental Engineers Report Phase IV would be referenced as it was in the 2011 report. Brief discussion ensued.

Mr. Marvin asked where the proceeds go for lot sales. Mr. Jae stated that they go back into the Special Purpose Entity (SPE) Operating Account and are used to redeem Bonds.

Ms. Stewart stated that Jr. Davis was moving to close out their contract and had a final Change Order. She stated that final inspection will be completed thereafter.

Ms. Stewart asked that the landscaper be asked about products available to reduce the amount of deer that are eating the Hawthorn Plants. It was stated that the Hawthorn Plants would need to be replaced.

C. District Manager

Mr. Needham discussed the proposal from S&S Prestige Worldwide for trash pickup. The Board of Supervisors reviewed the proposal. Brief discussion ensued.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board accepted the proposal from S&S Prestige Worldwide for trash pickup two times a week at a cost of \$100 per week for Gramercy Farms Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
December 19, 2013**

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

On a motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on December 19, 2013 for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for December 2013**

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

On a motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2013 (\$23,213.39) for Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02, Approving Conveyance to Osceola County**

The Board of Supervisors reviewed Resolution 2014-02, brief discussion ensued.

On a motion by Mr. Bishop, seconded by Mr. Jae, with all in favor, the Board adopted Resolution 2014-02, Approving Conveyance to Osceola County for Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Construction Requisitions #193-203 Series 2011**

The Board of Supervisors reviewed the Construction Requisitions #193-203 Series 2011.

On a motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board ratified Construction Requisitions #193-203 Series 2011 for Gramercy Farms Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

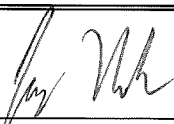
There were no audience comments or Supervisor requests.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, February 27, 2014 at 11:30 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:52 a.m. for Gramercy Farms Community Development District.



Assistant Secretary



Chairman/Vice Chairman