

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, November 21, 2013, 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>speakerphone</i>)

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (<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

There were no audience members present for comment.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber gave an update on the Maintenance Bond issues that he discussed at the October 2013 meeting. He stated that he spoke with a representative name Steve Schumacher from a company called Prosure Group regarding Maintenance Bonds for the City and County for improvements that the District would be conveying. Mr. Haber stated that after numerous discussions with Prosure Group he stated that they were unwilling to provide a Maintenance Bond unless the District paid 50 percent cash in hand to them for security or obtain a letter of credit, both of which would require the District to tie up the funds it currently has in the Construction Account. Mr. Haber stated that he felt the District could work with the City because the City Bond amount was low. He stated that regarding the County Bond, because they couldn't obtain the Maintenance Bond, the District could open discussion again with the Contractor. Mr. Marvin stated that the Board could possibly work on

getting the cash for the Maintenance Bond for the park area. Mr. Marvin asked if Mr. Haber could meet with someone from the City to pursue the Maintenance Bond for the park area. Mr. Haber stated that for the Bond for the park area it would cost about \$56,870 and the City would require a ten percent (\$5,687) payment. Mr. Marvin stated that he would reach out to Jr. Davis regarding the Bond situation. Brief discussion ensued.

B. District Engineer

Ms. Stewart stated that her company did receive a request from Jr. Davis' Surety to update the status of completion of their Bond. She stated that she was also working with the City of St. Cloud regarding Maintenance, to avoid drainage problems, on a ditch that has water and wetland vegetation in it. Mr. Marvin stated that he would like a contractor to maintain the ditch. Ms. Stewart stated that she would inquire with Lake Management Company regarding adding management of the ditch to their contract.

Ms. Stewart stated that she would discuss flood planes with the Engineers in Kissimmee and that she would get a status report to Mr. Marvin.

C. District Manager

No report.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held October 24, 2013

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

On a motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 24, 2013 for Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for October 2013

Mr. Needham reviewed the expenditures for October 2013.

On a motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2013 (\$10,403.37) for Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Construction Requisitions
#181-192 Series 2011**

The Board of Supervisors reviewed the requisitions.

On a motion by Mr. Marvin, seconded by Mr. Jae, with all in favor, the Board ratified Construction Requisitions #181-192 Series 2011 for Gramercy Farms Community Development District.

Mr. Needham discussed trash pickup and stated that Mr. Bishop obtained a proposal from the landscaper, Concepts in Greenery, for trash pickup once a week. Brief discussion ensued. The Board of Supervisors discussed a Change Order for the current agreement with Concepts in Greenery to include trash pickup for a cost of \$7,380.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board authorized a Change Order for the current agreement with Concepts in Greenery to include trash pickup for a cost of \$7,380 for Gramercy Farms Community Development District.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

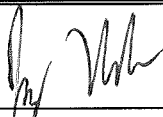
There were no audience comments or Supervisor requests. Some discussion regarding mowing of lots took place.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, December 19, 2013 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 11:54 a.m. for Gramercy Farms Community Development District.



Assistant Secretary



Chairman/Vice Chairman