Rizzetta & Company

# Gramercy Farms
# Community Development District

## Board of Supervisors
## Meeting
## March 20, 2026

**District Office:**
**8529 South Park Circle, Suite 330**
**Orlando, Florida 32819**
**407.472.2471**

**www.gramercyfarmscdd.org**

# GRAMERCY FARMS
# COMMUNITY DEVELOPMENT DISTRICT

www.gramercyfarmscdd.org

| | | |
|---|---|---|
| **Board of Supervisors** | Maria Borrero | Chairperson |
| | Joel Sanchez | Vice Chairman |
| | Rachelle Ragland | Assistant Secretary |
| | Yomarie Medina | Assistant Secretary |
| | Amanda Aleman | Assistant Secretary |
| **District Manager** | Brian Mendes | Rizzetta & Company, Inc. |
| **District Counsel** | Wes Haber | Kutak Rock |
| **District Engineer** | Greg Woodcock | Stantec |

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# GRAMERCY FARMS DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.gramercyfarmscdd.org

**Board of Supervisors** **March 13th, 2026**
**Gramercy Farms Community**
**Development District**

**FINAL AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **March 20th, 2026, at 9:00 a.m.** at the **Anthem Park Clubhouse** located at **2090 Continental Street, St. Cloud, Florida 34769**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
   - A. Field Inspection Updates
     1. Consideration of Landscape Amended Agreement (Under Separate Cover)
   - B. Down to Earth Updates ..... Tab 1
     1. Consideration of Contract Extension Letter
     2. Consideration of Playground Mulching Proposal
     3. Consideration of Shelburne Bush Hogging Proposal
   - C. HP Home Solutions Updates
     1. Consideration of Dog Park Bench Repairs ..... Tab 2
4. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors Meeting held on February 20th, 2026, ..... Tab 3
   - B. Ratification of Operation and Maintenance Expenditures for Month of January 2026 ..... Tab 4
5. **BUSINESS ITEMS**
   - A. Consideration of Aquatic Maintenance Amended Agreement (Under Separate Cover)
   - B. Consideration of CDD Credit Card (Under Separate Cover)
   - C. Consideration of Fencing Proposals ..... Tab 5
     1. Perimeter Solutions Group
     2. Fence Outlet
     3. Fence Outlet Price Without Installation
     4. Fence Central
     5. Fort Fence Masters
   - D. Consideration of Resolution 2026-01, General Elections ..... Tab 6
   - E. Consideration of Resolution 2026-02, Approving 26/27 Proposed Budget & Setting Public Hearing ..... Tab 7
6. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
     1. Updates on Community Email Blast Notices
7. **SUPERVISOR REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

*Brian Mendes*

Brian Mendes

# TAB 1

March 3rd, 2026

Gramercy Farms Community Development District
Board of Supervisors
c/o Rizzetta & Company, Inc.
8529 South Park Circle Suite 330 Orlando, FL 32819

Re: Contract Extension Proposal – Gramercy Farms

Dear Members of the Board,

Thank you for meeting with us last week to discuss the future of our partnership at Gramercy Farms. We sincerely appreciate the time, and thoughtful conversation regarding the contract extension option outlined in our current agreement.

As referenced in the contract, the Board holds the discretion to extend the agreement for an additional two (2) years. We are grateful for the opportunity to continue serving the community and would like to formally propose the following terms for the extension period:

**Proposed Contract Extension Terms**

- **March 23, 2026 – March 22, 2027**
  Annual Contract: **$247,531**
  (Holding current pricing with no increase)
- **March 23, 2027 – March 22, 2028**
  Annual Contract: **$254,956**
  (Reflecting a 3% increase for the second year of the extension)

This structure allows the District to maintain budget consistency for the first year of the extension while planning for a reasonable and predictable adjustment in year two.

Additionally, we are fully open to aligning the contract end date with the District's fiscal year and budgeting cycle if that would better support your financial planning process. We are happy to accommodate that adjustment as needed.

We value our partnership and remain committed to delivering consistent, high-quality service to the Gramercy Farms community. Please let us know if there are any questions or if further discussion is needed as the Board considers exercising the extension option.

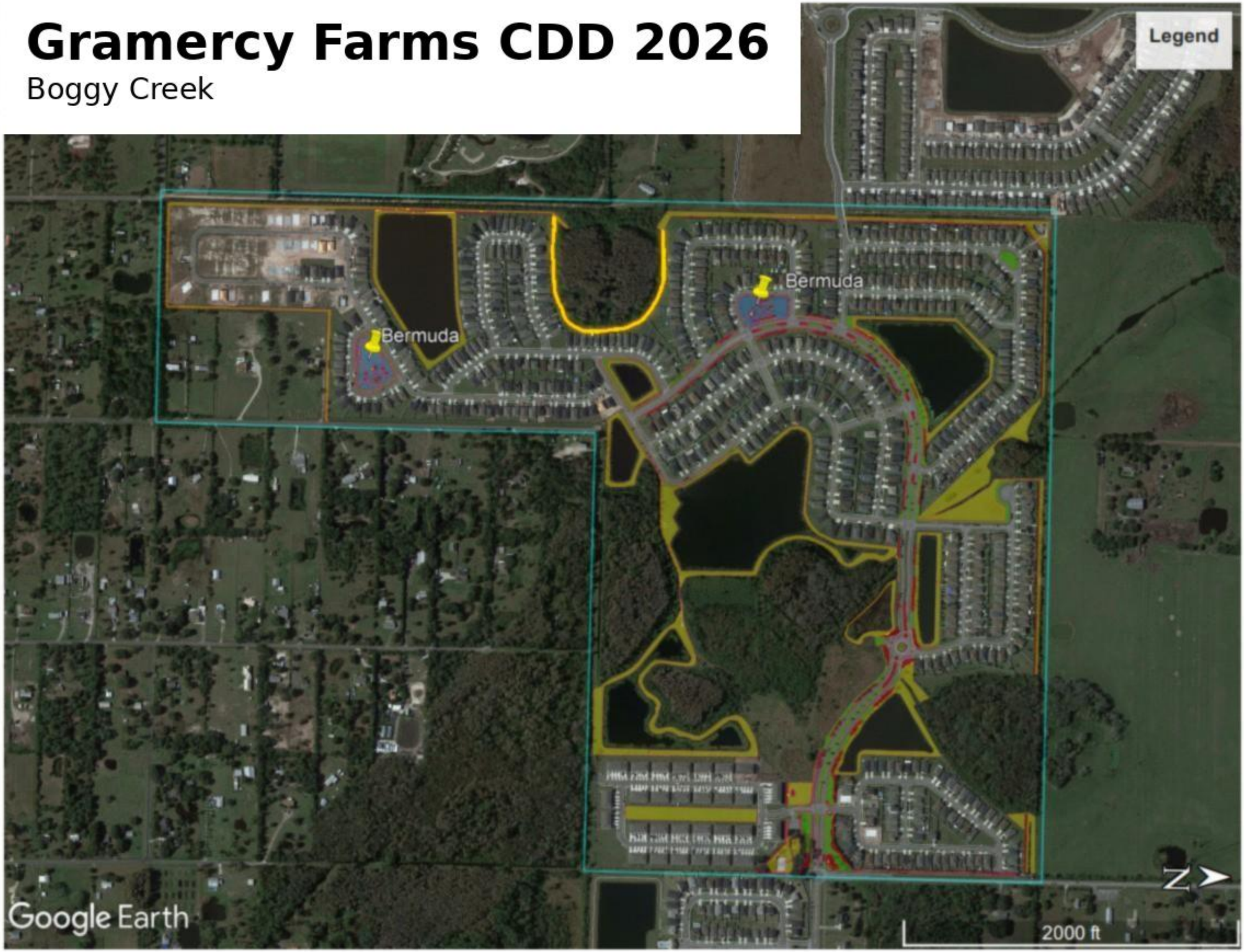
Thank you again for your continued trust and collaboration.

Respectfully,

Kayla Lujan
Vice President | Down to Earth Landscape

# Gramercy Farms CDD 2026

Boggy Creek



**Down to Earth Landscape & Irrigation**
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

# Estimate: #142316

| Customer Address | Billing Address | Physical Job Address |
|---|---|---|
| Rizzetta & Company<br>Brian Mendes<br>3434 Colwell Ave Suite 200<br>Tampa , Florida 33614<br>BMendes@rizzetta.com<br>407-472.2471 | CDD Invoice<br>Rizzetta & Company<br>3434 Colwell Avenue, Suite 200<br>Tampa, FL 33614 | Gramercy Farms CDD<br>4599 Calumet Drive<br>St. Cloud, FL 34772 |

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| Sweet Acres & Plainview ADA Playground Mulching | April 1, 2026 | Justin Baker | |

## Estimate Details

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Site Prep, Pickup, & Disposal | | | | $325.00 |
| ADA Approved Playground Mulch Installed | Cubic Yard | 30 | $91.71 | $2,751.37 |
| | | | **Subtotal** | **$3,076.37** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$3,076.37** |

This proposal is to refresh the mulch at 3 playgrounds by installing 10 yards of ADA Approved Playground Mulch at each park listed, for a total of 30 yards

Proposed By:

**Justin Baker**
Down to Earth

03/11/2026
Date

Agreed & Accepted By:

Rizzetta & Company

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by “No Cuts”, if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

**Down to Earth Landscape & Irrigation**
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

# Estimate: #142908

| Customer Address | Billing Address | Physical Job Address |
|---|---|---|
| Rizzetta & Company<br>Brian Mendes<br>3434 Colwell Ave Suite 200<br>Tampa , Florida 33614<br>BMendes@rizzetta.com<br>407-472.2471 | CDD Invoice<br>Rizzetta & Company<br>3434 Colwell Avenue, Suite 200<br>Tampa, FL 33614 | Gramercy Farms CDD<br>4599 Calumet Drive<br>St. Cloud, FL 34772 |

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| Bush Hogging & Clearing Of Wet Areas | April 1, 2026 | Justin Baker | |

## Estimate Details

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Bush Hogging & Clearing of Areas too wet for Tractor | | | | $3,900.00 |
| | | | **Subtotal** | **$3,900.00** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$3,900.00** |

This proposal is to perform a Bush Hogging of all marked areas before entering the growing season in order to keep invasive overgrowth at a minimum. In addition to Bush Hogging we will be bring additional equipment in order to clear any areas that the ground is too wet for the bush Hogging Tractor to be used, and we will clear these areas with machinery .

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Justin Baker**
Down to Earth

03/11/2026
Date

Agreed & Accepted By:

Rizzetta & Company

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

**TAB 2**

Dear Brian,

Thank you for your follow-up.

Regarding the repairs at the Gramercy Farms dog park, the total cost to repair both gates is $680.00. This price is inclusive of all required materials, labor, and painting for the side angulars and hinges.

If this proposal is approved, we are available to complete the repairs as early as this Friday. Please let me know if you would like us to proceed.

Best regards

Hector Pastrana

hphomemaintenancesolutions@gmail.com

(407)412-3731

# TAB 3

# 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 meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **February 20th, 2026,** at **9:01 a.m.** at the Anthem Park Clubhouse located at **2090 Continental Street, St Cloud, Florida 34769**.

Present and constituting a quorum:

| | |
|---|---|
| Maria Borrero | **Board Supervisor, Chairman** |
| Amanda Aleman | **Board Supervisor, Assistant Secretary** |
| Rachelle Ragland | **Board Supervisor, Assistant Secretary** |
| Yomarie Medina | **Board Supervisor, Assistant Secretary** |

Also present were:

| | |
|---|---|
| Brian Mendes | **District Manager, Rizzetta & Co., Inc.** |
| Matt Mironchik | **Field Services, Rizzetta & Co., Inc.** *(Via Phone)* |
| Wes Haber | **District Counsel, Kutak Rock, LLP** *(Via Phone)* |
| Justin Baker | **Down to Earth, Landscaping** |
| Audience | **Not Present** |

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Mendes called the meeting to order at 9:01 a.m. and confirmed quorum.

**SECOND ORDER OF BUSINESS** **Public Comment**

Not present.

**THIRD ORDER OF BUSINESS** **Community Updates**

**A.** Field Inspection Updates

1. February 6th Compliance Inspection Updates

The Members of the Board discussed the February 6th Compliance Inspection meeting.

The Members of the Board discussed the nine houses that have removed the viburnum plants

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behind resident houses, that will now need to be replaced.

Mr. Baker reported to the Board that the area of viburnum does not currently have irrigation lines and will need a water source.

Mr. Baker stated to the Board that the most long-term cost-effective solution to have irrigation ran to the area.

The Members of the Board discussed the responsibility to pay for irrigation to the area.

Mr. Borrero informed the Board that she has received a Statue stating the city will fine residents for disposing of tree clippings and materials inappropriately.

The Members of the Board and District Staff discussed the total pricing for the viburnum replacements and irrigation lines with meters.

Mr. Mironchik recommended to the Board not to have plants and shrubs trimmed up, to insulate the plants from potential upcoming frost.

Mr. Mironchik stated to the Board that the Oak trees at Fieldwood Cir, need to be trimmed due to the tree branches touching the top of the gazebo.

Mr. Mironchik stated to the Board that upon his field inspection that the ponds seemed to have more algae than usual.

Mr. Mironchik stated to the Board that he has seen continuous dumping on CDD property.

The Members of the Board inquired about the palm tress that are in need of removal.

Mr. Baker stated that the proposals have been sent.

Mr. Mendes reviewed the proposal for Flush Cut and Dead Tree Removal - Sweet Acres & Gramercy Farms Blvd with the Members of the Board.

> On a motion by Ms. Borrero, seconded by Ms. Medina, with a 4-0 vote, the Board approved Down to Earths Flush Cut and Dead Tree Removal - Sweet Acres & Gramercy Farms Blvd, for the Gramercy Farms Community Development District.

**B.** Down to Earth Updates

1. Discussion of Landscape RFP

Mr. Mendes stated Mr. Baker and his team are preparing the scope of services for the landscape RFP.

Mr. Mendes reminded the Board that the current landscape agreement is set to end September 30th, 2026, and stated he will start preparing ads for the RPF.

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Mr. Borrero inquired if the RFP is needed and inquired about an extension to the current contract.

Mr. Mendes stated the RFP will be more beneficial to the community needs, pricing and the budget.

The Members of the Board instructed Members of the District Staff to begin the RFP process.

Mr. Mendes stated he will work with Mr. Haber to start the project manual for the RFP.

Ms. Borrero inquired about what Board Meeting will be conducted at 6:00 p.m.

Mr. Mendes confirmed that May 15th, 2026, will be conducted at 6:00 p.m. instead of 9:00 a.m.

The Members of the Board directed Mr. Baker to cut off the irrigation systems due to current freezes.

The Members of the Board discussed the City's ongoing crosswalk repainting project.

Discussion ensued amongst the Members of the Board regarding vehicles from the school that are parking on the shoulder of the road and potential safety issues this may cause.

Mr. Mendes inquired to Mr. Haber about having the District Engineer to investigate the area and conduct a report to confirm if this is a safety hazard.

Mr. Haber responded to the inquiry.

Ms. Ragland inquired if Mr. Baker has reviewed the reported depression area by resident mailboxes.

Mr. Baker stated he did not see a depression of any concern.

The Members of the Board set the next onsite landscape walkthrough for March 6th at 9:00 a.m.

Mr. Baker departed the meeting at 9:58 a.m.

**C.** <u>HP Home Solutions Updates</u>

1. <u>Updates on Christmas Bow Décor</u>
2. <u>Updates on Monument Light Repairs</u>

The Members of the board discussed issues with the mailboxes and USPS involvement in replacing numbers on mailboxes.

Mr. Mendes informed the Board that the holiday bows were paid for and labor was not paid, the bows will be stored and installed 2026 holiday season.

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The Members of the Board requested Mr. Mendes to gather the invoice for the holiday bows and picture confirmation of the bows.

Mr. Mendes stated he will confirm that the monument light repairs are being reviewed, as it was reported after the repair was complete the lights were still nonfunctional.

Mr. Mendes stated he will contact Mr. Pastrana regarding a replacement net for basketball courts.

The Members of the Board requested to but the nets in bulk to have replacements easily available.

The Board inquired if there were more durable options for basketball backboards.

Mr. Mendes stated he will gather pricing for replacement basketball backboards & hoops.

The Members of the board and District Staff discussed a district credit card that would allow online purchases such as opening an amazon account for purchases.

The Members of the Board inquired about a debit card instead of credit card, Mr. Mendes stated he will investigate this inquiry.

Mr. Mendes informed the Board of the CDD credit card procedures and stated no expenses are spent unless approved by the Board.

The Members of the Board requested the consideration of CDD credit card on the agenda for March's Board Meeting.

**FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of Supervisors Meeting Held on January 16, 2026**

Mr. Mendes presented and reviewed the meeting minutes from January 16th, 2026, with the Members of the Board and asked if there were any questions or revisions. There were none.

> On a motion by Ms. Aleman, seconded by Ms. Borrero, with a 4-0 vote, the Board approved the Board approved the Minutes of the Board of Supervisors' Meeting held on January 16th, 2026, for the Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS** **Ratification of Operations and Maintenance Expenditures for December 2025**

Mr. Mendes reviewed the operation and maintenance expenditures with the Board of Supervisors and asked if there were any questions.

Ms. Borrero inquired about a pressure-washing invoice from HP Home Solutions.

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Mr. Mendes responded to the inquiry.

Mr. Mendes inquired the Members of the Board to ask if they could contact him regarding any late Supervisor Pay Requests due to the change in billing companies.

Ms. Ragland inquired about direct deposit for Members' payments.

Mr. Mendes stated he will inquire with the new billing company about the process to opt in to direct deposit instead of paper checks.

> On a motion by Mr. Borrero, seconded by Ms. Aleman, with a 4-0 vote, the Board ratified the operations and maintenance expenditures for December 2025 ($134,066.64), for the Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS** **Discussion Of Investment Funds**

Mr. Mendes informed the Board the potential investment options and rates.

The Members of the Board declined to discuss the investment options any further at this time.

**SEVENTH ORDER OF BUSINESS** **Consideration of Aquatic Maintenance Amended Agreement (Under Separate Cover)**

Mr. Mendes informed the Board that he will be meeting the aquatics team onsite to go over pricing and to see if there may be any cost savings if the services are changed to quarterly.

Mr. Mendes stated he anticipated to have the amended aquatics agreement for Marchs Board Meeting.

Discussion ensued amongst the Members of the Board regarding the proposed budget meetings.

**EIGHTH ORDER OF BUSINESS** **Consideration of Down-to-Earth Flush Cut and Dead Tree Removal – Sweet Acres & Gramercy Farms Blvd**

This agenda item was discussed and approved in the third item of business.

**NINTH ORDER OF BUSINESS** **Staff Reports**

**A.** District Counsel

No questions.

**B.** District Engineer
1. Reviews for Fieldwood Circle
2. Updates on Annual Backflow Report

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Mr. Mendes read Mr. Woodcocks reports to the Members of the Board.

Mr. Mendes informed the Board it was reported that there is minor erosion at the pond pipe in Fieldwood Cir and Mr. Woodcock will monitor the situation.

Mr. Mendes stated the annual backflow testing has been completed and has been submitted to water authority for compliance.

Mr. Borrero requested that during the onsite walkthrough that the reported depression at the Sweet Acres mailboxes is reviewed.

**C.** District Manager
1. Q4 Website Audit Review
2. Updates on Resident Notices

Mr. Mendes informed the Members of the Board that the 4th quarter website audit reported the website is in compliance.

Mr. Mendes stated that notices have been sent to residents that were discussed in the previous meeting.

**TENTH ORDER OF BUSINESS** **Supervisor & Audience Comments**

No comments.

**ELEVENTH ORDER OF BUSINESS** **Adjournment**

On a motion by Ms. Borrero, seconded by Ms. Aleman, with a 4-0 vote, the Board adjourned the Board of Supervisors' Meeting at 10:33 a.m. for Gramercy Farms Community Development District.

*[SINGATURES ON FOLLOWING PAGE]*

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_____ _____

Assistant Secretary Chairperson/Vice Chairman

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**TAB 4**

# GRAMERCY FARMS
# COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.GRAMERCYFARMSCDD.ORG

**Operation and Maintenance Expenditures**
**January 2026**
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$28,744.51**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Gramercy Farms Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Amanda Aleman | 300158 | AA011626 | Board of Supervisors Meeting 01/16/26 | $ 200.00 |
| HP Home Maintenance Solutions, LLC | 300154 | 2856 | Replacement of GFI 12/25 | $ 120.00 |
| HP Home Maintenance Solutions, LLC | 300154 | 2857 | Basketball court concrete repair 12/25 | $ 150.00 |
| Maria V. Borrero | 300159 | MB011626 | Board of Supervisors Meeting 01/16/26 | $ 200.00 |
| Orlando Sentinel Communications | 300156 | 130154594000 | Legal Advertising 12/25 | $ 136.92 |
| Rachelle Ragland | 300160 | RR011626 | Board of Supervisors Meeting 01/16/26 | $ 200.00 |
| Rizzetta & Company, Inc. | 300153 | INV0000106200 | Accounting Services 01/26 | $ 5,091.16 |
| Rizzetta & Company, Inc. | RET0000001808 | RET0000001808 Credit | Landscaping Consulting Serices was Over charged 06/25 | $ 900.00 |
| School Now | 300155 | INV-SN-1198 | School Now CDD ADA-PDF 12/25 | $ 384.38 |
| SSS Down To Earth Opco, LLC | 300157 | 163715 | Landscape Maintenance 01/26 | $ 20,627.57 |
| Toho Water Authority | 20260123-2 | 00039375-123025 | 3040 Old Hickory Tree Road # IRR 12/25 | $ 56.68 |
| Toho Water Authority | 20260114-2 | 00048909-122225 | 300 Block Even Old Hickory Tree Rd 12/25 | $ 24.50 |
| Toho Water Authority | 20260114-6 | 00050195-122225 | 0 Gramercy Farms Boulevard Irr 12/25 | $ 31.62 |

**Gramercy Farms Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Toho Water Authority | 20260114-1 | 00050564-122225 | 4500 Block Odd Baler Trails Dr 12/25 | $ 31.62 |
| Toho Water Authority | 20260114-7 | 00052699-122225 | 4500 Block Even Orchard Grove Rd 12/25 | $ 31.62 |
| Toho Water Authority | 20260114-5 | 00053301-122225 | 4500 Block Even Gramercy Farms Blvd 12/25 | $ 11.63 |
| Toho Water Authority | 20260114-3 | 00056930-122225 | 2800 Block Even Mosshire Circle 12/25 | $ 70.86 |
| Toho Water Authority | 20260123-1 | 00057874-123025 | 3100 Block Odd Sweet Acres Place 12/25 | $ 264.32 |
| Toho Water Authority | 20260114-4 | 00058972-122225 | 3000 Block Odd Lakes Crest Avenue 2 12/25 | $ 11.63 |
| Yomarie Medina | 300161 | YM011626 | Board of Supervisors Meeting 01/16/26 | $ 200.00 |
| **Report Total** | | | | **$ 28,744.51** |

# TAB 5

Perimeter Solutions Group
Integrated Fencing Systems

**Perimeter Solutions Group**
**6500 E Broadway Ave**
**Tampa, FL 33619**

**Please remit payment to our lockbox address:**
**Dept 6938**
**PO BOX 413026, Naples, FL 34101**

# Proposal

ID: SQ2026-10068
Date: 3/5/2026

GRAMERCY FARMS

| | | | |
|---|---|---|---|
| Client | Rizzetta & Company<br>8529 Southpark Circle<br>Orlando, FL 32819 | Estimator | John Paul Link |
| Jobsite Address | Shelburne Way<br>St. Cloud, FL 34772 | | |

Proposal

| # | Item | Unit | Price / Rate | Qty / Hrs | Total |
|---|---|---|---|---|---|
| 1 | 1180' OF 6' TALL WHITE VINYL PRIVACY FENCE | Each | 37,891.23 | 1 | 37,891.23 |
| 2 | NO PERMITTING INCLUDED | | 0.00 | 1 | 0.00 |
| 3 | NO CLEARING OF FENCE LINE INCLUDED | | 0.00 | 1 | 0.00 |
| | | | | | 37,891.23 |

Signatures

Signature | Print Name & Title | Date

Summary

| | |
|---|---|
| Subtotal | 37,891.23 |
| Tax | 0.00 |
| **Total** | **37,891.23** |

Exclusions

1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING.
2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING.
3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILTITIES BEYOND SCOPE OF 811.
4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES.
5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

# Proposal / Contract

# FENCE OUTLET

www.fenceoutletonline.com

- [x] 9671 S. Orange Blossom Trail • Orlando, FL 32837 Tel (407) 851-6660
- [ ] 1724 West Broadway St., Suite 100 • Oviedo, FL 32765 Tel (407) 359-9092
- [ ] 201 S. Falkenburg Road • Tampa, FL 33619 Tel (813) 651-3623
- [ ] 11507 US Hwy 19 • Port Richey, FL 34668 Tel (727) 857-7590
- [ ] 12984 Tamiami Trail S. • North Port, FL 34287 Tel (941) 346-6800
- [ ] 25 S. Wickham Road • Melbourne, FL 32904 Tel (321) 802-6480
- [ ] 1725 South Nova Rd., Unit N • South Daytona, FL 32119 Tel (386) 267-6760

CUSTOMER NAME Gramercy Farms CDD

ADDRESS Shelburne Way St Cloud FL

PHONE: HOME # _____ MOBILE _____

OWN PROPERTY? YES ☐ NO ☐ OWNERS NAME Brian

E-MAIL BMendes@rizzetta.com DATE 2-28-26

| PVC | WOOD | ALUMINUM | | CHAIN LINK |
|---|---|---|---|---|
| Feet 1179' | Wood Feet | Aluminum Feet | ☐ 3 Rail Flat Top | Chain Link Feet |
| Color White | PT Pine ☐ Other ☐ | Height 4' ☐ 5' ☐ 6' ☐ | | Height 4' ☐ 5' ☐ 6' ☐ |
| Height 6 | BOB ☐ STKD ☐ VSB ☐ | Residential ☐ Commercial ☐ | ☐ 3 Rail Box Spear | Other Height |
| Style ~~Tab~~ | Domed ☐ Scalloped ☐ | Municipal ☐ Industrial ☐ | | Residential ☐ Commercial ☐ |
| Feet | Other Style | Black ☐ White ☐ Other | ☐ 3 Rail Spear Top | LT Comm ☐ Industrial ☐ |
| Color | Height 6' ☐ 8' ☐ | Post Size | | Galvanized ☐ Black Vinyl ☐ |
| Height | Picket : Other ☐ | Gate Size | ☐ 2 Rail Pool Code | Green Vinyl ☐ |
| Style | Picket 5/8" x 4" ☐ 5/8" x 5½" ☐ | Gate Size | | Gate Size |
| Gate Size | Runner 2" x 4" | Gate Size | | Gate Size |
| Gate Size | Gate Size | Gate Size | | Gate Size |
| Flat Cap ☑ Ball Cap ☐ | Gate Size | Gate Size | | |
| Gothic ☐ New Eng. ☐ | Gothic Top ☐ Traditional Top ☐ | | | |
| Coachman ☐ Tear Drop ☐ | Other ☐ | | | |

Good Side In ☐ Out ☐

Remove existing Fence _____ Ft. No ☑

Fence Line to be Cleared by Fence Outlet ☐

Fence Line to be Cleared by Owner ☑

Corner Lot Yes ☐ No ☑

Permit Needed Yes ☑ No ☐

Jurisdiction _____

☐ Level top with slope ☑ Follow contour of ground ☐ Level top with rolling terrain

Install 1179' of 6' Tall White PVC Fence

* NO Gates
* NO Removal

Special Instructions:

6x6 white

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract you give us permission to send text messages to the mobile number above.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects.** Payment is due at the time of completion of work, and a finance charge of 1 ½% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of sum equal to 50% of entire contract price, plus costs of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

**Customer assumes full responsibility for obtaining homeowners association approval for the type of fence and location if fence.**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR OWN CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS. THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

***NOTICE TO PURCHASERS OF WOOD FENCES:***

Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: X

CONTRACT AMOUNT: $ 21,922.00

DOWN PAYMENT: $ 10,961.00

BALANCE DUE UPON COMPLETION $ 10,961.00 + permit fee

APPROVED AND ACCEPTED FOR CUSTOMER

X

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

ACCEPTED FOR FENCE OUTLET

Fred Calkins 2-28-26

SALESPERSON _____ DATE _____

DATE STARTED _____ DATE COMPLETED _____

INSTALLER _____ LABOR _____

QUOTE VALID FOR 10 DAYS

Fence Outlet Inc
9671 S Orange Blossom Trail
Orlando, FL 32837
PH: (407) 851-6660
FX: (407) 438-3181

Fence Outlet License Number C-10252 & C-10803

**QUOTE**

**MATQTE571167**

3/4/2026



**BILL TO:**
Rizzetta & Company

Rizzetta & Company
n/a
Orlando, FL 32837
P: +1 407-472-2471

**SHIP TO:**
Rizzetta & Company

Rizzetta & Company
n/a
Orlando, FL 32837
P: +1 407-472-2471

| Purchase Order # | Customer ID | Shipping Method | Payment Terms | Rep | Order |
|---|---|---|---|---|---|
| | 00262931 | PICKUP | CREDIT CARDS | YRODRIGUEZ | |

| Quantity | UOM | Item Number | Description | Price | Extended Price |
|---|---|---|---|---|---|
| 394 | EA | 401060030094600037 | 1 3/4 x 5 1/2 x 70 Pocket Rail-WHT | $8.38 | $3,301.72 |
| 394 | EA | 401080030013700000 | 59.5" U Channel-WHT | $1.55 | $610.70 |
| 2167 | EA | 401070030054001003 | 7/8 x 6 x 61.5 T&G-WHT | $3.85 | $8,342.95 |
| 196 | EA | 403015030130406029 | 5" X 5" X 108" T&G PRIVACY LINE POST FOR 6 HIGH-WHT | $22.12 | $4,335.52 |
| 2 | EA | 403015030130406030 | 5" X 5" X 108" T&G PRIVACY END POST FOR 6 HIGH-WHT | $22.12 | $44.24 |
| 198 | EA | 401040030010808000 | 5" External Flat Cap-WHT | $1.12 | $221.76 |
| 198 | EA | 901050020010000000 | 60LB. Concrete Mix | $5.29 | $1,047.42 |

ESTIMATE ONLY

**Fence Outlet is not responsible for load securement or damage to vehicles in the process of loading.**

| | |
|---|---|
| Subtotal | $17,904.31 |
| Discount | $1,790.43 |
| Tax | $991.83 |
| Total | $17,105.71 |
| Payments | $0.00 |
| Balance Remaining | $17,105.71 |

All returns must be within 30 days of purchase, in the same condition and accompanied by a receipt. No returns on special order or custom made items. See Return Policy posted in store for further information.
FIN: 59-3233090

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from $0.01-$50.00 = $25.00 fee; Checks from $50.01-$300.00 = $30.00 fee; Checks for $300.01 & over = the greater of $40.00 or 5% of the face amount of the check.

# [EXTERNAL]Re: Request for Proposal: Gramercy Farms CDD

Branden Colton <branden@fencecentralfl.com>
To Giovanni Massimino; Brian Mendes

Reply | Reply All | Forward

Wed 3/4/2026 3:44 PM

**NOTICE: This email originated from outside of the organization.**
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

With out seeing it in person to see how the ground is or if there are trees and such in the way you're look at about $25,600

If that sounds good I'm happy to set up a time to come out and take a look and get you a formal number

Best Regards,
Branden Colton
Commercial Sales Specialist
Fence Central
Cell: 863-604-9329
Office: 863-353-2633
www.fencecentralfl.com

Fort Fence Masters is pleased to submit a proposal for the supply and installation of approximately 1,180 linear feet of 6 ft white vinyl fencing along the area indicated at Shelburne Way, St. Cloud, FL – Gramercy Farms CDD.

This proposal includes both materials and professional installation as requested.

Site Preparation Requirements
For installation to proceed as proposed, the installation area must have a minimum of two (2) feet of clear working space along the fence line. The work area must be free of any obstructions including, but not limited to, existing fencing, trees, shrubs, bushes, roots, debris, or other structures that may interfere with installation.

Removal of existing fencing, vegetation, debris, grading, or any site preparation required to clear the installation path is not included in this proposal and may be performed at an additional cost if required.

Please feel free to contact us if you have any questions or if further details are needed.

We appreciate the opportunity to work with Gramercy Farms CDD.

**Customer**
Giovanni Massimino
GMassimino@rizzetta.com

**Estimate #000278**
March 11, 2026

**Attachments**
**Screenshot 2026-02-26 at 11.58.56 AM.png**

Hide full details

## 6 ft White Vinyl Fence Installation – Approx. 1,180 Linear Feet

| | |
|---|---|
| **6 ft White Vinyl Fence Installation – Approx. 1,180 Linear Feet**<br>*6 ft x 6 ft white vinyl fence installation using Barrette materials. All posts set in concrete.* | $30,680.00 |
| **Subtotal** | $30,680.00 |

# TAB 6

**RESOLUTION 2026-___**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Gramercy Farms Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated Osceola County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Osceola County Supervisor of Elections (**"Supervisor"**) to conduct the District's elections by the qualified electors of the District at the 2026 general election (**"General Election"**).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT:**

1. **CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:**

| Seat Number | Supervisor | Term Expiration Date |
|---|---|---|
| 1 | Joel Sanchez | November 2026 |
| 2 | Amanda Aleman | November 2028 |
| 3 | Maria Borrero | November 2028 |
| 4 | Rachelle Ragland | November 2026 |
| 5 | Yomarie Medina | November 2026 |

2. **GENERAL ELECTION SEATS.** Seat 1 currently held by Joel Sanchez**,** Seat 4 currently held by Rachelle Ragland, and Seat 5 currently held by Yomarie Medina are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is

registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this __ day of February 2026.

ATTEST**:**

**GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

**EXHIBIT A**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Gramercy Farms Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E Irlo Bronson Memorial Highway, Kissimmee, Florida 34744, Phone (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes.* A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Gramercy Farms Community Development District has three (3) seats up for election, specifically Seats 1, 4, and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

[**NOTE TO DISTRICT MANAGER**: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

**TAB 7**

**RESOLUTION 2026-__**
**FY 2027 BUDGET APPROVAL RESOLUTION**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET(S) FOR FISCAL YEAR 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Gramercy Farms Community Development District (**"District"**) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (**"Proposed Budget"**); and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time and location, and District staff is direct to provide notice of the same in accordance with Florida law:

DATE: _____, 2026

TIME: _____

LOCATION: _____
_____
_____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately

upon adoption.

**PASSED AND ADOPTED THIS ___ DAY OF _____, 2026.**

ATTEST:

**GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget