



Rizzetta & Company

Gramercy Farms Community Development District

**Board of Supervisors
Meeting
April 17, 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 Joel Sanchez Rachelle Ragland Yomarie Medina Amanda Aleman	Chairperson Vice Chairman Assistant Secretary Assistant Secretary 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
Gramercy Farms Community
Development District**

April 10th, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **April 17th, 2026, at 9:00 a.m.** at the **Kindred Clubhouse located at 1450 Diamond Loop Dr, Kissimmee, Florida, 34744.** 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. Landscape Inspection Report Tab 1
 - B. Down to Earth Updates
 1. Consideration of Top Choice Application at Parks Tab 2
 2. Consideration of Entrance Monument Enhancement Option 1 Tab 3
 - C. HP Home Solutions Updates
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Meeting Minutes of the Board of Supervisors Meeting held on February 20th, 2026, Tab 4
 - B. Consideration of the Meeting Minutes of the Landscape Workshop held on March 20th, 2026, Tab 5
 - C. Ratification of Operation and Maintenance Expenditures for Month of January - March 2026 Tab 6
- 5. BUSINESS ITEMS**
 - A. Ratification of District Items Tab 7
 1. Down to Earth
 - a. Contract Extension Letter
 - b. Playground Mulching Proposal #142316
 - c. Shelburne Bush Hogging Proposal #142908
 - d. Pruning, Debris Removal And Disposal Proposal #143642
 - e. Roundabout Damage Option 1 #143639
 - B. Consideration of CDD Credit Card
 - C. Consideration of Fencing Proposals Tab 8
 1. Fence Outlet
 2. Fence Outlet Price Without Installation
 - D. Consideration of Resolution 2026-01, General Elections Tab 9
 - E. Consideration of Resolution 2026-02, Approving 26/27 Proposed Budget & Setting Public Hearing Tab 10
 - F. Consideration of Resolution 2026-03, Reappointing Assistant Treasurer Tab 11
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer

- C. District Manager
 - 1. Updates on Community Email Blast Notices
 - 2. Discussion of Field Services

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

GRAMERCY FARMS

Community Asset Management Report



March 31, 2026

Rizzetta & Company

Matthew Mironchik - Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- Cutbacks of damaged plant material has begun. Crews should be diligent in making sure all beds have been gone through and all dead plants have been removed.

The following are action items for **Down To Earth Landscaping** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff.

1. **Oak tree limbs, around the pavilion at the Gramercy Farms Blvd. Basketball Court area, are starting to touch the roof and should be elevated.(pic.1)**



3. Detail crew members should be instructed to remove Spanish Moss from Crape Myrtles within arms reach while detailing bed spaces.(pic.3)



2. Retaining wall at the front entrance monument sign has been cleaned.(pic.2)



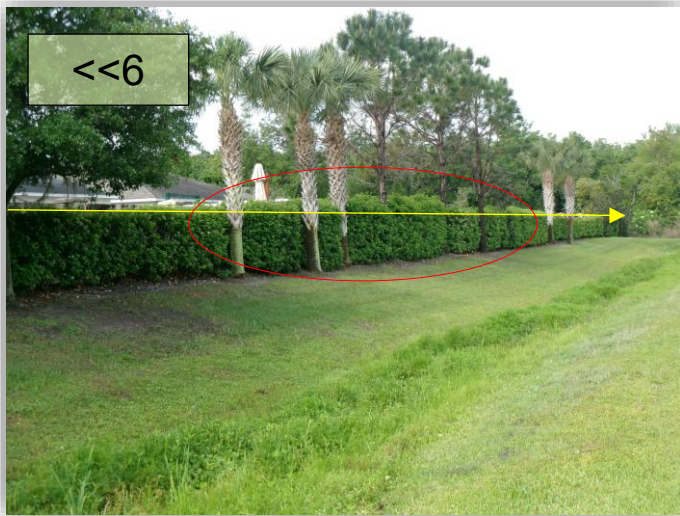
4. Detail crews should continue pruning out brown branches from Juniper beds as they are in the areas.
5. Along Old Hickory sidewalk, there is a small section of Viburnum that is starting to fail. It may be from drought. Is the irrigation active in this area?(pic.5>>)
6. Viburnum hedge along the North wall off of Old Hickory is starting to get very tall about halfway down. This hedge should be trimmed evenly all the way down the wall. Letting the hedge get too tall will require severe pruning in the future.(pic.6>>)



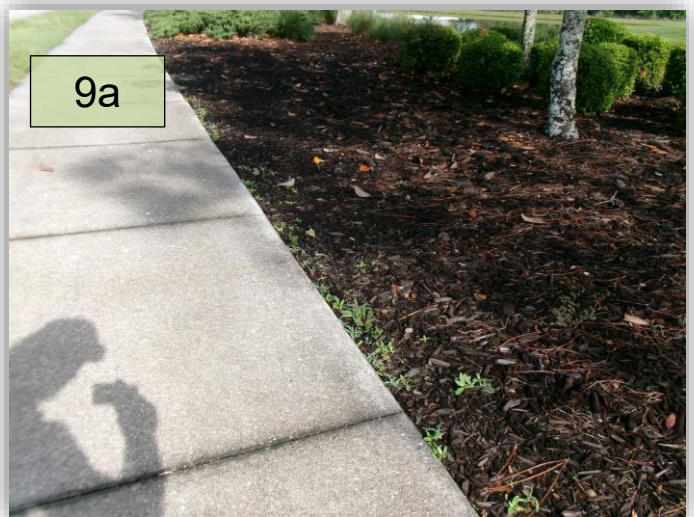
Gramercy Farms Blvd./Mosshire Cir.



8. In that same area, dead plant material needs to be removed and bed weeded.(pic.8)



6. Bed spaces along Gramercy Farms Blvd. need to be sprayed for weeds.(pic.9a,9b)



7. Roebelenii near the bench in the pocket park on Mosshire still has exposed roots.(pic.4)



Gramercy Farms Blvd./Shelburne Way

10. Just before the roundabout, there is an Oak branch that needs to be pruned from the sidewalk.(pic.10)



11. Center of roundabout has been cleared and cleaned from accident.(pic.11)



12. Crews should be instructed to spray crack weeds along sidewalks.(pic.12>)

13. Detail crews should be instructed to prune out deadwood from shrubs as well as remove any dead plant material as they are in bed spaces.(pic.13>)

14. In the CDD maintained area along the back of Shelburne, just as you turn the corner, there are tall weeds around the utility boxes that need to be line trimmed(pic.14>)



Ivy Stables Playground/Gramercy Farms Blvd./Packard Ave.

15. There is some weed breakthrough at the Ivy Stables playground that needs to be hand pulled.(pic.15)



16. Near the entrance to the same park, there is an open irrigation valve box that needs a lid ASAP.(pic.16)



17. Crews should continue to remove sucker growth from Magnolias along the outside perimeter of the same park.(pic.17>)

18. Along Gramercy Farms Blvd., just before Lakes Crest Ave., there is Crape Myrtle that should be removed.(pic.18>)

19. Weeds on the retaining wall along Packard need to be sprayed.(pic.19>)



Perimeter Behind Sweet Acres Pl.

20. The resident at 3204 Sweet Acres still has their trampoline on CDD property and it is impeding maintenance in that area.(pic.20)



21. In that same area, there is a washout that has been noted in past reports. This looks to have gotten worse. Mow crews should be instructed to line trim around this area before it gets lost.(pic.21a,21b>)



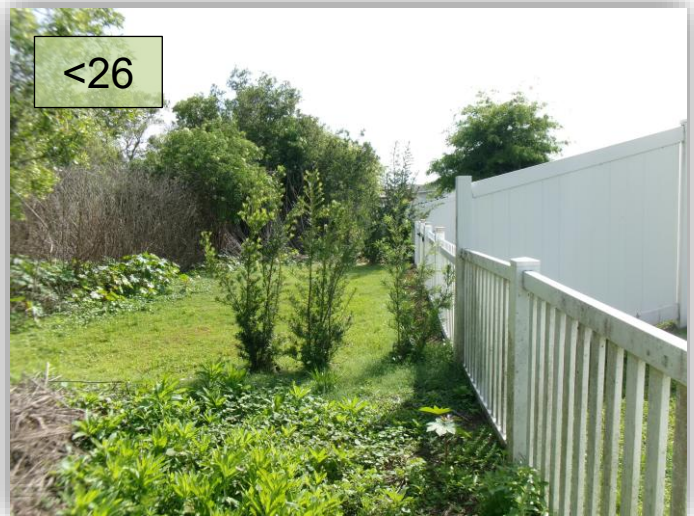
22. Resident at 3178 Sweet Acres has a pipe coming through there fence, possible from the pool, that is washing out the embankment on CDD property.(pic.22>)

23. Hedge along the backside of the retention pond on Sweet Acres needs to be trimmed. It is starting to get out of control. Getting ahead of it now will prevent hard pruning in the future.(pic.23>)



Perimeter Behind Glen Crest Loop

24. Resident at 4669 Glen Crest Loop, has cut an Oak and thrown the debris over onto CDD property.(pic.24a,24b)



25. The resident at 4641 Glen Crest Loop has planted two fruit trees on CDD property.(pic.25>)

26. The resident at 4629 Glen Crest loop has planted Podocarpus hedges on CDD property which inhibits maintenance crews from getting by.(pic.26>)

27. The resident at 4625 Glen Crest Loop has debris behind the patio on CDD property which again, inhibits maintenance crews from properly maintaining area.(pic.27>)

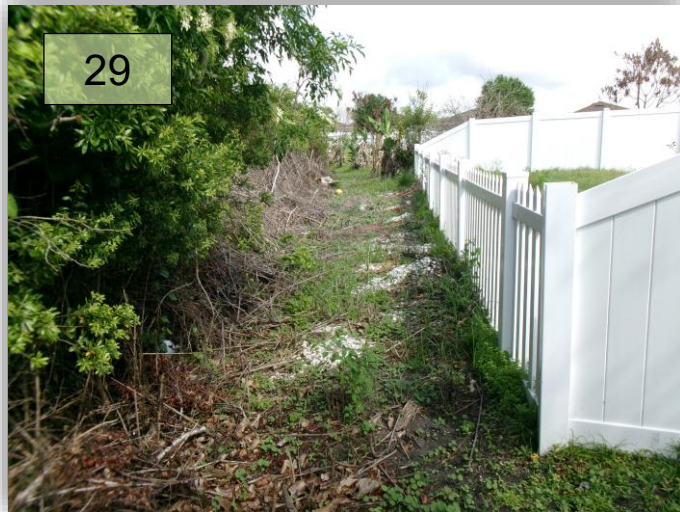


Perimeter Behind Lakes Crest Ave and Orchard Grove Rd.

28. Resident at 3048 Lakes Crest, that has been mentioned in previous reports for clearing into the conservation area, has a drainpipe that is emptying onto CDD property causing erosion.(pic.28)



29. Debris and plant material is still present, on CDD property, behind the residences at 3028 and 3024 Lakes Crest Ave.(pic.29)



30. The resident at 4544 Orchard Grove Rd. appears to have extended their privacy fence onto CDD property completely blocking are for mow crews to maintain.(pic.30>

31. The residents at 4548 and 4544 Orchard Grove have also extended their fence which looks to be on CDD property.(pic.31a>,31b>)



Perimeter Behind Orchard Grove Rd./Sweet Acres Pl. Playground

32. Much of the plant material and all of the debris behind the resident at 4542 Orchard Grove Rd has been removed. Some trees still remain though.(pic.32)



35. Weed breakthrough present in the Sweet Acres playground. These need to be hand pulled.(pic.35)

33. Between Orchard Grove Rd. and the farm, behind the resident at 4530, there is a large Brazilian Pepper tree that is impeding maintenance and should be trimmed for ease of maintenance.(pic.33)



33. Detail crews should be instructed to look for sucker growth on Crape Myrtles and Oak trees, especially this time of year, and prune them back as needed.

34. Fire Ant mounds still present in the Sweet Acres playground.(pic.34>)



TAB 2



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #145203

Customer Address

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa, Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Top Choice Application at Parks	April 27, 2026	Justin Baker	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Top Choice Application				\$520.00
Top Choice per lb	Pound	400	\$4.10	\$1,640.00
			Subtotal	\$2,160.00
			Estimated Tax	\$0.00
			Job Total	\$2,160.00

We're recommending a Top Choice application for the three park areas. It's a granular treatment that targets and eliminates fire ant colonies while preventing new ones from forming. The big advantage is that it provides up to a full year of control with just one application, and it's backed by a 1-year fire ant guarantee, which helps keep these high-use areas safe for residents.

183,000 Sq ft - 8 50lb Bags

Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Justin Baker
Down to Earth

04/08/2026
Date

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 3



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #143633

Customer Address

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa , Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Entrance Monument Enhancement Option 1	April 6, 2026	Justin Baker	

Estimate Details

<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
Tree/Plant Installation				
Pickup and Delivery Fee	Dollar	1	\$64.99	\$64.99
Cocoa Mulch Installed	Cubic Yard	5	\$64.00	\$320.00
Irrigation Adjustments	Each	6	\$85.00	\$510.00
Fountain Grass "Red" Installed	3 Gallon Plant	40	\$21.88	\$875.20
Japanese Privet Ligustrum "Jack Frost" Installed	3 Gallon Plant	132	\$24.95	\$3,293.40
Dwarf Ixora "Red" Installed	3 Gallon Plant	156	\$21.88	\$3,413.28
Dwarf Oyster Plant "Tricolor" Installed	1 Gallon Plant	120	\$10.38	\$1,245.60
Palm Pygmy Date Installed	30 Gallon Plant	2	\$364.89	\$729.78
Comand Soil installed	Cubic Yard	3	\$164.36	\$493.07
Subtotal				\$10,945.32
Estimated Tax				\$0.00
Job Total				\$10,945.32

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/>.

Refresh of both Entrance monuments of the community utilizing plant material that is Florida friendly and also has a higher cold tolerance than some of the previous species that died off.

Also replacing the 60 Ixora that were installed on back side of monuments that died in the freeze.

Irrigation coverage will be altered in order to cover the different plant material



TAB 4

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. <i>(Via Phone)</i>
Wes Haber	District Counsel, Kutak Rock, LLP <i>(Via Phone)</i>
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

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

50
51 Mr. Baker reported to the Board that the area of viburnum does not currently have irrigation
52 lines and will need a water source.

53
54 Mr. Baker stated to the Board that the most long-term cost-effective solution to have irrigation
55 ran to the area.

56
57 The Members of the Board discussed the responsibility to pay for irrigation to the area.

58
59 Mr. Borrero informed the Board that she has received a Statue stating the city will fine
60 residents for disposing of tree clippings and materials inappropriately.

61
62 The Members of the Board and District Staff discussed the total pricing for the viburnum
63 replacements and irrigation lines with meters.

64
65 Mr. Mironchik recommended to the Board not to have plants and shrubs trimmed up, to
66 insulate the plants from potential upcoming frost.

67
68 Mr. Mironchik stated to the Board that the Oak trees at Fieldwood Cir, need to be trimmed
69 due to the tree branches touching the top of the gazebo.

70
71 Mr. Mironchik stated to the Board that upon his field inspection that the ponds seemed to have
72 more algae than usual.

73
74 Mr. Mironchik stated to the Board that he has seen continuous dumping on CDD property.

75
76 The Members of the Board inquired about the palm tress that are in need of removal.

77
78 Mr. Baker stated that the proposals have been sent.

79
80 Mr. Mendes reviewed the proposal for Flush Cut and Dead Tree Removal - Sweet Acres &
81 Gramercy Farms Blvd with the Members of the Board.

82

<p>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.</p>

83

84 **B. Down to Earth Updates**

85

86 1. Discussion of Landscape RFP

87

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

90

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

93

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

96
97 Mr. Mendes stated the RFP will be more beneficial to the community needs, pricing and the
98 budget.

99
100 The Members of the Board instructed Members of the District Staff to begin the RFP process.

101
102 Mr. Mendes stated he will work with Mr. Haber to start the project manual for the RFP.

103
104 Ms. Borrero inquired about what Board Meeting will be conducted at 6:00 p.m.

105
106 Mr. Mendes confirmed that May 15th, 2026, will be conducted at 6:00 p.m. instead of 9:00 a.m.

107
108 The Members of the Board directed Mr. Baker to cut off the irrigation systems due to current
109 freezes.

110
111 The Members of the Board discussed the City's ongoing crosswalk repainting project.

112
113 Discussion ensued amongst the Members of the Board regarding vehicles from the school
114 that are parking on the shoulder of the road and potential safety issues this may cause.

115
116 Mr. Mendes inquired to Mr. Haber about having the District Engineer to investigate the area
117 and conduct a report to confirm if this is a safety hazard.

118
119 Mr. Haber responded to the inquiry.

120
121 Ms. Ragland inquired if Mr. Baker has reviewed the reported depression area by resident
122 mailboxes.

123
124 Mr. Baker stated he did not see a depression of any concern.

125
126 The Members of the Board set the next onsite landscape walkthrough for March 6th at 9:00
127 a.m.

128
129 Mr. Baker departed the meeting at 9:58 a.m.

130
131 **C. HP Home Solutions Updates**

- 132
133 1. Updates on Christmas Bow Décor
134 2. Updates on Monument Light Repairs
135

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

138
139 Mr. Mendes informed the Board that the holiday bows were paid for and labor was not paid,
140 the bows will be stored and installed 2026 holiday season.

141

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

144
145 Mr. Mendes stated he will confirm that the monument light repairs are being reviewed, as it
146 was reported after the repair was complete the lights were still nonfunctional.

147
148 Mr. Mendes stated he will contact Mr. Pastrana regarding a replacement net for basketball
149 courts.

150
151 The Members of the Board requested to but the nets in bulk to have replacements easily
152 available.

153
154 The Board inquired if there were more durable options for basketball backboards.

155
156 Mr. Mendes stated he will gather pricing for replacement basketball backboards & hoops.

157
158 The Members of the board and District Staff discussed a district credit card that would allow
159 online purchases such as opening an amazon account for purchases.

160
161 The Members of the Board inquired about a debit card instead of credit card, Mr. Mendes
162 stated he will investigate this inquiry.

163
164 Mr. Mendes informed the Board of the CDD credit card procedures and stated no expenses
165 are spent unless approved by the Board.

166
167 The Members of the Board requested the consideration of CDD credit card on the agenda for
168 March's Board Meeting.

169
170 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
171 **Supervisors Meeting Held on January 16,**
172 **2026**

173
174 Mr. Mendes presented and reviewed the meeting minutes from January 16th, 2026, with the
175 Members of the Board and asked if there were any questions or revisions. There were none.

176

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.

177
178 **FIFTH ORDER OF BUSINESS** **Ratification of Operations and**
179 **Maintenance Expenditures for December**
180 **2025**

181
182 Mr. Mendes reviewed the operation and maintenance expenditures with the Board of
183 Supervisors and asked if there were any questions.

184
185 Ms. Borrero inquired about a pressure-washing invoice from HP Home Solutions.

186

187 Mr. Mendes responded to the inquiry.

188
189 Mr. Mendes inquired the Members of the Board to ask if they could contact him regarding any
190 late Supervisor Pay Requests due to the change in billing companies.

191
192 Ms. Ragland inquired about direct deposit for Members' payments.

193
194 Mr. Mendes stated he will inquire with the new billing company about the process to opt in to
195 direct deposit instead of paper checks.

196

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.

197

SIXTH ORDER OF BUSINESS

Discussion Of Investment Funds

198

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

200

201
202 The Members of the Board declined to discuss the investment options any further at this time.

203

SEVENTH ORDER OF BUSINESS

**Consideration of Aquatic Maintenance
Amended Agreement (Under Separate
Cover)**

204

205

206

207

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

210

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

213

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

216

EIGHTH ORDER OF BUSINESS

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

217

218

219

220

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

222

NINTH ORDER OF BUSINESS

Staff Reports

223

A. District Counsel

224

225
226 No questions.

227

B. District Engineer

228

229 1. Reviews for Fieldwood Circle

230

231 2. Updates on Annual Backflow Report

232
233 Mr. Mendes read Mr. Woodcocks reports to the Members of the Board.
234
235 Mr. Mendes informed the Board it was reported that there is minor erosion at the pond pipe in
236 Fieldwood Cir and Mr. Woodcock will monitor the situation.
237
238 Mr. Mendes stated the annual backflow testing has been completed and has been submitted
239 to water authority for compliance.
240
241 Mr. Borrero requested that during the onsite walkthrough that the reported depression at the
242 Sweet Acres mailboxes is reviewed.
243

244 **C. District Manager**

- 245 1. Q4 Website Audit Review
246 2. Updates on Resident Notices
247

248 Mr. Mendes informed the Members of the Board that the 4th quarter website audit reported
249 the website is in compliance.
250

251 Mr. Mendes stated that notices have been sent to residents that were discussed in the
252 previous meeting.
253

254 **TENTH ORDER OF BUSINESS**

Supervisor & Audience Comments

255
256 No comments.
257

258 **ELEVENTH ORDER OF BUSINESS**

Adjournment

259

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.

260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276

[SIGNATURES ON FOLLOWING PAGE]

277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304

Assistant Secretary

Chairperson/Vice Chairman

DRAFT

TAB 5

49 **B. Down to Earth Updates**

- 50
51 1. Consideration of Contract Extension Letter
52 2. Consideration of Playground Mulching Proposal
53 3. Consideration of Shelburne Bush Hogging Proposal
54

55 The Members of the Board and District Staff reviewed the Down to Earth landscape proposals
56 for consideration.

57
58 The Members of the Board reviewed estimate #142316, and recommended approval.

59
60 The Members of the Board reviewed estimate #142908, and recommended approval.

61
62 The Members of the Board reviewed estimate #143639, and recommended approval.

63
64 The Members of the Board reviewed estimate #143633 and recommended to table this
65 proposal for the Board meeting on April 17th, 2026.

66
67 The Members of the Board reviewed estimate #143642, and recommended approval.

68
69 **C. HP Home Solutions Updates**

- 70
71 1. Updates Consideration of Dog Park Repairs
72

73 Mr. Pastrana reviewed recent repairs and pressure washing with the Members of the Board.

74
75 Mr. Mendes stated he will send notice to the City of St. Cloud regarding the lifted sidewalk at
76 the intersection of Moshire and Shelburne .

77
78 The Members of the Board discussed the upcoming monument enhancement project.

79
80 Mr. Pastrana stated he will send a proposal for water fountain removal.

81
82 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of
Supervisors Meeting Held on February
20, 2026**

83
84
85
86 The Members of the Board and District Staff reviewed the meeting minutes from February
87 20th, 2026, and recommended approval.

88
89 **FIFTH ORDER OF BUSINESS**

**Ratification of Operations and
Maintenance Expenditures for January
2026**

90
91
92
93 The Members of the Board and District Staff reviewed the operations and Maintenance
94 expenditures for January 2026, and recommended approval.

95
96

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Amended Agreement (Under Separate Cover)

The Members of the Board and District Staff reviewed the aquatic maintenance amended agreement, and recommended approval.

SEVENTH ORDER OF BUSINESS

Consideration of CDD Credit Card (Under Separate Cover)

The Members of the Board and District Staff reviewed the consideration of a CDD credit card and agreed to table this item for consideration until the next Board meeting on April 17th, 2026.

EIGHTH ORDER OF BUSINESS

Consideration of Fencing Proposals

1. Premier Solutions Group
2. Fence Outlet
3. Fence Outlet Without Installation
4. Fence Central
5. Fort Fence Masters

The Members of the Board and District Staff reviewed the fencing proposals for consideration.

Mr. Mendes stated he will review with code enforcement and Mr. Haber regarding the removal of vegetation and fence installation in specified area.

Mr. Mendes stated he will request proposals for bush hogging to clean up along Shelburne, prior to fence installation.

The Members of the Board tabled the consideration of fencing proposals until the Board meeting on April 17th, 2026.

Mr. Mendes stated he will contact Fence Outlet to request a price hold.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, General Elections

Mr. Mendes reviewed Resolution 2026-01, General Elections with the Members of the Board and reviewed upcoming election dates.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving 26/27 Proposed Budget & Setting Public Hearing

The Members of the Board and District Staff reviewed the proposed 26/27 budget in depth and itemized line items.

145 The Members of the Board recommended this item for consideration be discussed in the
146 Board meeting on April 17th, 2026.

147

ELEVENTH ORDER OF BUSINESS

Staff Reports

149

A. District Counsel

151

152 No questions.

153

B. District Engineer

155

156 No questions.

157

C. District Manager

158

1. Q4 Updates on community Email Blast Notifications

159

160

161 Mr. Mendes informed the Members of the Board that he sent an E-blast to the residents in
162 the community that morning.

163

164 The Members of the Board reviewed the onsite inspection criteria for next Friday's
165 inspection..

166

TEWLFTH ORDER OF BUSINESS

Supervisor & Audience Comments

167

168 No comments.

169

THIRTEENTH ORDER OF BUSINESS

Adjournment

171

172

<p>On a motion by Ms. Borrero, seconded by Ms. Aleman, with a 4-0 vote, the Board adjourned the Board of Supervisors' Meeting at 11:11 a.m. for Gramercy Farms Community Development District.</p>
--

173

174

175

176

177

178

179

180

181

182

[SIGNATURES ON FOLLOWING PAGE]

183

184

185

186

187

188

189

190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217

Assistant Secretary

Chairperson/Vice Chairman

DRAFT

TAB 6

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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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.	RET000000180 8	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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	<u>\$ 200.00</u>
Report Total				<u>\$ 28,744.51</u>

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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,113.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amanda Aleman	300169	AA022026	Board of Supervisors Meeting 02/20/2026	\$ 200.00
Backflows of Central Florida, Inc.	300164	16920	Backflow Test 01/26	\$ 180.00
Backflows of Central Florida, Inc.	300164	16921	Backflow Test 01/26	\$ 60.00
HP Home Maintenance Solutions, LLC	300165	2958	Property Maintenance 01/26	\$ 2,350.00
Maria V. Borrero	300170	MB022026	Board of Supervisors Meeting 02/20/2026	\$ 200.00
Orlando Sentinel Communications	300166	132225969000	Legal Advertising 01/26	\$ 193.17
Orlando Utilities Commission	20260204-1	0933934710-011226	Electric Services 12/25	\$ 18,497.42
Orlando Utilities Commission	20260204-2	9433056077-011226	4500 Block Odd Baler Trails Dr 12/25	\$ 34.39
Osceola County Property Appraiser	300167	2019048	2025 Tax Roll 02/26	\$ 775.46
Rachelle Ragland	300171	RR022026	Board of Supervisors Meeting 02/20/2026	\$ 200.00
Rizzetta & Company, Inc.	300163	INV0000106622	Accounting Services 02/26	\$ 5,091.16
SSS Down To Earth Opco, LLC	300168	165801	Landscape Maintenance 02/26	\$ 20,627.57

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260220-1	00039375-012826	3040 Old Hickory Tree Road # IRR 01/26	\$ 56.68
Toho Water Authority	20260213-6	00048909-012126	0 Gramercy Farms Boulevard Road 01/26	\$ 19.52
Toho Water Authority	20260213-3	00050195-012126	0 Gramercy Farms Boulevard Irr 01/26	\$ 31.62
Toho Water Authority	20260213-7	00050564-012126	4500 Block Odd Baler Trails Drive 01/26	\$ 31.62
Toho Water Authority	20260213-2	00052699-012126	4500 Block Even Orchard Grove Rd 01/26	\$ 31.62
Toho Water Authority	20260213-5	00053301-012126	4500 Block Even Gramercy Farms Blvd. 01/26	\$ 11.63
Toho Water Authority	20260213-1	00056930-012126	2800 Block Even Mosshire Circle 01/26	\$ 88.76
Toho Water Authority	20260220-2	00057874-012826	3100 Block Odd Sweet Acres Place 01/26	\$ 221.36
Toho Water Authority	20260213-4	00058972-012126	3000 Block Odd Lakes Crest Avenue 2 01/26	\$ 11.63
Yomarie Medina	300172	YM 022026	Board of Supervisors Meeting 02/20/2026	<u>\$ 200.00</u>
Report Total				<u>\$ 49,113.61</u>

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 March 2026 For Board Approval

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

The total items being presented: **\$84,455.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Management, Inc	300183	21126	Pond Maintenance 01/26	\$ 1,250.00
Aquatic Weed Management, Inc	300183	21239	Conservation Easement Exotics Maintenance 01/26	\$ 27,000.00
Aquatic Weed Management, Inc	300183	21351	Pond Maintenance 02/26	\$ 1,250.00
HP Home Maintenance Solutions, LLC	300175	2966	Property Maintenance 03/26	\$ 2,350.00
HP Home Maintenance Solutions, LLC	300179	3177	Pressure Wash Main Entrance Monuments 03/26	\$ 300.00
HP Home Maintenance Solutions, LLC	300178	3178	Repair Dog Park Gates 03/26	\$ 680.00
Kutak Rock, LLP	300173	3702812	General Counsel 11/25 and 12/25	\$ 1,167.50
Orlando Utilities Commission	20260304-2	0933934710-021126	Electric Services 01/26	\$ 18,485.95
Orlando Utilities Commission	20260304-1	9433056077-021126	4500 Block Odd Baler Trails Dr 01/26	\$ 27.87
Rizzetta & Company, Inc.	300174	INV0000107439	Accounting Services 03/26	\$ 5,091.16
School Now	300180	INV-SN-1318	School Now CDD ADA-PDF 03/26	\$ 384.38
SSS Down To Earth Opco, LLC	300181	168444	Landscape Maintenance 03/26	\$ 21,246.40
SSS Down To Earth Opco, LLC	300177	169012	Removal of Dead Trees 02/26	\$ 1,560.00

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SSS Down To Earth Opco, LLC	300177	169013	Clear Dead Landscaping 02/26	\$ 2,749.99
Stantec Consulting Services, Inc.	300176	2524904	Engineering Services 01/26	\$ 355.50
Toho Water Authority	20260323-1	00039375-022626	3040 Old Hickory Tree Road # IRR 02/26	\$ 56.68
Toho Water Authority	20260313-5	00048909-021826	300 Block Even Old Hickory Tree Road 02/26	\$ 14.54
Toho Water Authority	20260313-6	00050195-021826	0 Gramercy Farms Boulevard Irr 02/26	\$ 31.62
Toho Water Authority	20260313-4	00050564-021826	4500 Block Odd Baler Trails Drive 02/26	\$ 31.62
Toho Water Authority	20260313-3	00052699-021826	4500 Block Even Orchard Grove Rd 02/26	\$ 31.62
Toho Water Authority	20260313-2	00053301-021826	4500 Block Even Gramercy Farms Blvd 02/26	\$ 11.63
Toho Water Authority	20260313-1	00056930-021826	2800 Block Even Mosshire Circle 02/26	\$ 92.34
Toho Water Authority	20260323-2	00057874-022626	3100 Block Odd Sweet Acres Place 02/26	\$ 275.06
Toho Water Authority	20260313-7	00058972-021826	3000 Block Odd Lakes Crest Avenue 2 02/26	\$ <u>11.63</u>
Report Total				\$ <u>84,455.49</u>

TAB 7



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



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #142316

Customer Address

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa , Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
ADA Playground Mulching All Parks	April 1, 2026	Justin Baker	

<u>Estimate Details</u>				
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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

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

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa , Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Bush Hogging & Clearing Of Wet Areas	April 1, 2026	Justin Baker	

<u>Estimate Details</u>				
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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:

Agreed & Accepted By:

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: #143642

Customer Address

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa , Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

Job

Rejuve Prune Arboricola at Park
Parking area and Mosshire
Intersection

Estimated Job Start Date

April 6, 2026

Proposed By

Justin Baker

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Pruning, Debris Removal, & Disposal				\$1,040.00
			Subtotal	\$1,040.00
			Estimated Tax	\$0.00
			Job Total	\$1,040.00

We are seeing signs of life in these Arboricola and may be able to save them by performing a rejuvenation pruning on them that will help stimulate growth and re-flush the plants. It will also help them to avoid getting too long and leggy after the stress/damage and look more full as time progresses. They will be hand pruned down to 10-16", and all debris removed. We will also provide an additional extra fertilization treatment to help stimulate growth as we move into the spring

Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

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: #143639

Customer Address

Rizzetta & Company
Brian Mendes
3434 Colwell Ave Suite 200
Tampa, Florida 33614
BMendes@rizzetta.com
407-472.2471

Billing Address

CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address

Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Roundabout Damage Option 1	April 6, 2026	Justin Baker	

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$1,300.00
Debris Removal and Disposal Fee	Each	2	\$89.99	\$179.98
Pickup and Delivery Fee	Dollar	1	\$64.99	\$64.99
Cocoa Mulch Installed	Cubic Yard	5	\$64.00	\$320.00
Irrigation Adjutments	Each	6	\$85.00	\$510.00
Bahia Sod installed	Pallet	1	\$378.61	\$378.61
Dwarf Ixora Installed	3 Gallon Plant	40	\$21.88	\$875.20
Magnolia "Southern" installed	45 Gallon Plant	2	\$719.55	\$1,439.10
			Subtotal	\$5,067.88
			Estimated Tax	\$0.00
			Job Total	\$5,067.88

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/>.

Option 1 For Roundabout damage due to traffic Accident.

Remove all large magnolia tree debris, and dig out the remaining root balls.

Smooth & Grade the soil

Replace 40 Dwarf Ixoara

Install 2 new 45 Gal Magnolia Trees to replace the tree's hit by the vehicle. These will not be the same size as the existing tree.

Install 1 pallet of Bahia

TAB 8

Proposal / Contract

FENCE OUTLET

www.fenceoutletonline.com

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

- 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

PVC Feet <u>1179'</u> Color <u>White</u> Height <u>6'</u> Style <u>4x6</u> Gate <u>Size</u> Gate <u>Size</u> Flat Cap <input checked="" type="checkbox"/> Ball Cap <input type="checkbox"/> Gothic <input type="checkbox"/> New Eng. <input type="checkbox"/> Coachman <input type="checkbox"/> Tear Drop <input type="checkbox"/>	WOOD Wood Feet _____ PT Pine <input type="checkbox"/> Other <input type="checkbox"/> BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSB <input type="checkbox"/> Domed <input type="checkbox"/> Scalloped <input type="checkbox"/> Other Style _____ Height 6' <input type="checkbox"/> 8' <input type="checkbox"/> Picket: Other <input type="checkbox"/> Picket 5/8" x 4" <input type="checkbox"/> 5/8" x 5 1/2" <input type="checkbox"/> Runner 2" x 4" _____ Gate _____ Size _____ Gate _____ Size _____ Gothic Top <input type="checkbox"/> Traditional Top <input type="checkbox"/> Other <input type="checkbox"/>	ALUMINUM Aluminum Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Other _____ Post Size _____ Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____	CHAIN LINK Chain Link Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Other Height _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> LT Comm <input type="checkbox"/> Industrial <input type="checkbox"/> Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/> Green Vinyl <input type="checkbox"/> Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____
--	--	--	---

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 _____



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 1/2% 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:

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 Catkins
SALESPERSON

2-28-26
DATE

DATE STARTED _____ DATE COMPLETED _____

INSTALLER _____ LABORER _____ QUOTE VALID FOR 10 DAYS



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

QUOTE

MATQTE571167



3/4/2026

Page 1/1

Fence Outlet License Number C-10252 & C-10803

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.

TAB 9

RESOLUTION 2026-01

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:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
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 10

**RESOLUTION 2026-02
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 PROPOSED 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 17th DAY OF April, 2026.

ATTEST:

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

TAB 11

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-07; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF APRIL, 2026.

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY