

**MINUTES OF MEETING  
COUNTRY GREENS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Country Greens Community Development District was held at 5:30 p.m. on Monday, January 9, 2017 at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

David Warden	Chairperson
Catherine Catusus	Vice Chairperson
Crystal Jones	Assistant Secretary
Anna Heintzelman	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Brian Smith	Field Manager
Alyssa Willson (via telephone)	District Attorney
Anthony Mannis	Pinnacle Landscaping

*The following is a summary of the minutes and actions taken at the January 9, 2017 Country Greens Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisor**

- Mr. Warden qualified and ran unopposed. He was elected to his Seat 5.
- Mr. Moyer, being a Notary Public, administered the Oath of Office to Mr. Warden. Ms. Alma Graham will be sworn in at the next Board meeting.
- Mr. Moyer noted no one qualified for Seat 4.

On MOTION by Catusus seconded by Ms. Jones with all in favor the Board declared Seat 4 vacant.
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**B. Declaration of Vacancies for Qualified Elector Seats**

- Ms. Heintzelman stated she was interested in serving on the Country Greens Board of Supervisors.

- Mr. Moyer reviewed what a community development district does.
- Ms. Heintzelman was nominated to fill the Seat 4 vacancy.

On MOTION by Catusus seconded by Mr. Warden with all in favor Ms. Heintzelman was nominated to Seat 4.

**C. Oath of Office of Newly Elected Supervisor**

- Mr. Moyer, being a Notary Public, administered the Oath of Office to Ms. Heintzelman.

**D. Consideration of Resolution 2017-01 Election of Officers**

- The Board decided to keep the same Board structure with the addition of Ms. Heintzelman as an Assistant Secretary.

On MOTION by Catusus seconded by Ms. Jones with all in favor Resolution 2017-01 designating the Officers of the Country Greens Community Development District with Mr. Warden as Chairperson, Ms. Catusus as Vice Chairperson, Gary Moyer as Secretary, Robert Koncar as Treasurer, Stephen Bloom as Assistant Treasurer, and Ms. Graham, Ms. Jones and Ms. Heintzelman as Assistant Secretaries, was adopted.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 24, 2016 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the October 24, 2016 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Catusus seconded by Ms. Jones with all in favor the minutes of the October 24, 2016 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements and Check Register**

- Mr. Moyer presented the financial statements through November 30, 2016.

On MOTION by Catusus seconded by Ms. Jones with all in favor the financial statements were accepted and the check register was approved.

**B. Termination of Dissemination Agreement with Prager & Co.**

**C. Consideration of Dissemination Agreement with Severn Trent Environmental Services**

- Mr. Moyer noted a letter from Prager & Co. was received and included in the agenda package. Prager & Co. at one time was associated with the company that sold the bonds we sold for the infrastructure. When our bonds were refinanced, Mr. Brett Sealy from MBS Capital did that, but his prior firm was Prager & Co.
- Prager & Co. is no longer in that business.
- Mr. Moyer explained the Termination of Dissemination Agreement with Prager & Co. and the Dissemination Agent Services Agreement with Severn Trent Environmental Services, noting the price will not change.

Ms. Catusus MOVED to approve the Severn Trent Environmental Services Dissemination Agent Services Agreement.

- Ms. Wilson asked whether Mr. Moyer received the comments on the Severn Trent Environmental Services Dissemination Agent Agreement.
- Mr. Moyer noted he received the comments today. He will ask Ms. Catusus to amend her motion to approve in substantial form.

On MOTION by Ms. Catusus seconded by Ms. Jones with all in favor the prior motion was amended to include the recommended changes and approve the Severn Trent Environmental Services Dissemination Agent Services Agreement in substantial form.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- Ms. Wilson had nothing to report, but offered to answer any questions from the new Supervisor or other members of the Board.

**B. Engineer**

There being no report, the next item followed.

- C. Field Manager**
  - i. Field Management Report**
  - ii. Action Items List**
  - iii. Residential Call Log**
  - iv. Landscape Report**

- o Mr. Smith introduced Anthony Mannis of Pinnacle Landscaping.
- o He noted in 2015, we pressure washed the fence and since then only touch ups and clean ups around the front entrance were done. Now both sides of the fence needs to be done. A proposal was received from Pinnacle Landscaping at \$41,900.
- o In response to the Board’s request, Mr. Smith will go out for more quotes.
- o Mr. Mannis discussed his company and landscaping within the District.
- o Mr. Smith spoke about the concerns with Christmas annuals. They will decorate differently next year.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**


There not being any, the next item followed.


**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Catusus seconded by Ms. Jones with all in favor the meeting was adjourned.

  
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 Gary L. Moyer  
 Secretary

  
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 David Warden  
 Chairman