

**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, February 23, 2015 at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

| | |
|-------------------|---------------------|
| Kennth Bolser | Chairman |
| David Warden | Vice Chairman |
| Catherine Catusus | Assistant Secretary |
| Barbara Hensinger | Assistant Secretary |
| Alma Graham | Assistant Secretary |

Also present were:

| | |
|---------------|----------------------------------|
| Gary L. Moyer | Manager-Moyer Management |
| Roy Van Wyk | District Counsel (via telephone) |
| Brian Smith | Severn Trent Services |

The following is a summary of the minutes and actions taken at the February 23, 2015 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

Mr. Moyer, being a Notary of the State of Florida, administered the Oaths of Office to Mr. Bolser and Ms. Catusus, which will be sent to the State of Florida, Division of Elections, in Tallahassee. Their \$10 commission fee had already been sent to the Division of Elections.

B. Election of Officers – Resolution 2015-01

The Board wanted to retain the current slate of officers.

On MOTION by Ms. Hensinger seconded by Ms. Graham with all in favor Resolution 2015-01 designating Mr. Kenneth Bolser as Chairman, Mr. David Warden as Vice Chairman, Mr. Gary L. Moyer as Secretary, Mr. Robert Koncar as Treasurer, Mr. Stephen Bloom as Assistant Treasurer, Ms. Catherine Catusus, Ms. Barbara Hensinger and Ms. Alma Graham as Assistant Secretaries, was adopted.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Greg Ebart of the CCC Committee, commented on the Publix Supermarket plans.
- Mr. Malave noted he has seen the plans.
- In response to an audience member’s question, Mr. Moyer gave a brief explanation of what a Community Development District is, how the CDD was created, who is responsible for certain activities, financial responsibilities, what is the HOA, the golf course, what the bonds were for, the land, the roads, storm water system and more.
- Mr. Moyer encouraged audience members to visit the District’s website to see adopted budgets, audits, minutes, Chapter 190, maps and more.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2014 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the December 15, 2014 meeting and requested any corrections, additions or deletions.

On MOTION by Ms. Hensinger seconded by Ms. Catusus with all in favor the minutes of the December 15, 2014 meeting were approved.

FIFTH ORDER OF BUSINESS

District Manager’s Report

A. Financial Statements

- On Revenues, the General Fund, \$297,290 was levied and through the end of January 2015, we collected \$276,000 which represents 95%.
- On the Expenditure side, if Administrative, Field and Operations is combined, the District is under budget by \$15,649.

B. Check Register

- There being no questions or comments,

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

- C. Consideration of Arbitrage Rebate Report Series 2003**
- The Arbitrage Rebate Report for the Series 2003 bonds prepared by Grau & Associates was discussed.
 - Mr. Moyer noted when bonds are issued, the District signs a certificate with the Federal Government stating if we invest our money and make more money than what we are paying to the bondholders it is referred to as positive arbitrage.
 - If the District has bond proceeds from investments and make more on the investment than what the District was paying on the bonds, this amount has to be rebated to the Federal Treasury.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

- Mr. Malave gave an overview of the Publix project.
- He distributed site plans and drawings showing where the Publix Supermarket will be located, drainage sites, parking lots will be built.
- Lake County has already approved the plans.
- Using the site plans and drawings, Mr. Maleve described where roads, landscaping, outparcels and other areas will be located.
- Mr. Malave noted there are several townhomes Tuscany Avenue. One thing required for the approval process with Lake County was a noise study. One conclusion from the study was substantial noise was generated by trucks making deliveries. The construction of a 10 foot high acoustic block fence and construction of an 8 foot wooden fence with an acoustic block is required.
- An audience member had questions about golf cart access.
- The Board considered asking the property owner/developer to construct a sidewalk to accommodate golf carts.

- The District, together with the HOA, will send a letter to the developer regarding golf cart access.
- This will be discussed at the HOA meeting being held this evening.

C. Field Manager

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

- Mr. Smith noted the Board received his Field Management Report.
- He discussed pressure washing the PVC fence; however, this method degrades the fence over time.
- He had a proposal from a vendor to spray the fence.

On MOTION by Ms. Graham seconded by Mr. Bolser with all in favor the Board approved the proposal to spray the PVC fence.

- Mr. Smith discussed landscaping and turf.
- He noted the fountain went down. There was a problem with the filters.
- He contacted a large sign company in the area for the signs at the three entrances to the community. There is power available at all three entrances. The approximate cost is \$6,900 for each sign.
- The Board thought that was too high and asked for proposals for the next meeting.
- Mr. Moyer noted he had one non-agenda item to discuss, which is the acceptance of the Audit for Fiscal Year 2014. He asked for acceptance at this meeting because it is due by the end of March. It authorizes staff to file with the State.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the Audit for Fiscal Year 2014 was accepted.

- Next year auditing services will be bid out.

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

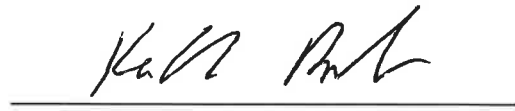
Adjournment

There being no further business,

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



Gary L. Moyer
Secretary



Kenneth Bolser
Chairman