

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

The regular meeting of the Country Greens Community Development District was held at 5:00 P.M. on Monday, February 24, 2014 at 5:00 p.m. at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

Kenneth Bolser	Chairman
David Warden	Vice Chairman
Catherine Catusus	Assistant Secretary
Alma Graham	Assistant Secretary

Also present were:

Gary L. Moyer	Manager-Moyer Management
Thomas Philpot	District Counsel (by telephone)
Rey Malave	District Engineer
Brian Smith	Severn Trent Services

*The following is a summary of the minutes and actions taken at the February 24, 2014 Country Greens Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order at 5:00 P.M. and noted, with the exception of Ms. Graham and Ms. Hensinger, all Supervisors are present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- The record will reflect there are no audience members present.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
December 16, 2013 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the December 16, 2013 meeting and requested any corrections, additions or deletions.

- At the fifth bullet on page 3, the word ‘lead’ should be ‘lien’.
- The last bullet on page 3, where it says, ‘District Attorney’ should be ‘District’s Attorney’.

- These corrections will be incorporated into the minutes.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor the minutes of the December 16, 2013 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Action Items**

There not being any, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Audit for the Fiscal Year Ended September 30, 2013**

- This item was tabled to the next Board meeting.

**SIXTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements**

- On Revenues we levied in total \$509,973 and collected \$476,668 against the assessment levy which represents 94%.
- On the expenditure side we are \$7,600 under our Administrative budget and 10% on our Field budget.

**B. Check Register**

- The check register was reviewed.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor the Financial Statements for the period ending January 31, 2014 were accepted and the check register for the period ending January 31, 2014 were approved.

**C. Qualifying Information for the General Election**

- The qualifying procedures to run for election were reviewed and it was noted this information will be provided to the website.
- One way to qualify is by obtaining 25 signatures on a petition. The deadline to submit petitions is noon on May 19, 2014.
- Another way is to pay a qualifying fee of \$25 at the Office of the Supervisor of Elections between noon on June 16, 2014 and noon on June 20, 2014.

**D. Consideration of Resolution 2014-03 confirming the District's Use of Lake County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election**

- There being no questions or comments,

On MOTION by Mr. Bolser seconded by Ms. Catusus with all in favor Resolution 2014-03 confirming the District's use of the Lake County Supervisor of Elections to continue conducting the District's election of Supervisors in conjunction with the General Election was adopted.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- Mr. Philpot updated the Board on the petition to the County to vacate Phase I and Phase II roadways.
- The County has identified a resolution adopted in 2003 when the County had already undertaken the vacation of those roadways.
- There is no further action for the Board to take in order and there will be no petition.
- The golf course bankruptcy case was discussed at the last meeting.
- The bankruptcy court continued the original confirmation hearing to give the bank and the debtor a chance to mediate their issues.
- Unfortunately, the mediation was unsuccessful and the bank has submitted a proposed plan which competes with the debtor's plan.
- The bank's plan provides for the assessments due on the parcel to be brought current and for the lien for the assessments on an ongoing basis to remain in place.
- Currently, the court is anticipating a preliminary confirmation on the debtor's plan / the bank's plan will be set for May of this year.
- District Counsel recommends the Board support the bank's plan which would bring the assessments current and would keep the lien in place on the parcel.

On MOTION by Mr. Bolser seconded by Ms. Catusus with all in favor the Board accepted the District Attorney's recommendation to support the bank's plan and give them the authorization on the District's behalf.

- Mr. Philpot noted the Board received a memorandum from Mr. Van Wyk regarding MS4 Permitting. The memorandum outlines some requirements pertaining to MS4 systems and how the District's infrastructure could potentially be implicated in the permitting process.
- He asked the Board to request the District Engineer review the memorandum and the requirements as outlined and analyze them against the District's current infrastructure to determine whether there are any permitting requirements the District needs to comply with under the MS4 permitting system to ensure the District is in compliance with current law related to the storm sewer systems.
- The Board did not receive the memorandum and requested it be sent.

**B. Engineer**

- There not being any, the next item followed.

**C. Field Operations -**

**i. Field Management Report**

- Mr. Smith noted they are working on the light circuits.

**ii. Landscape Report**

- Mr. Smith noted the entire storm system was reviewed.
- He reviewed activities performed by Pinnacle Landscape.

*Let the record reflect, Ms. Graham joined the meeting at this time.*

- Mr. Smith expects to receive an estimate to trim all the trees at the State Road 44 entrance area from the HOA for review and approval.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

- There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

- The Supervisors requested Board meetings begin at 5:30 p.m.

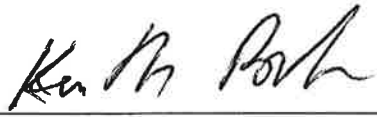
**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Gary L. Moyer  
Secretary

  
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Kenneth Bolser  
Chairman