

**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 27, 2012 at Hampton Inn, 19700 US Highway 441, Mount Dora, Florida.

Present and constituting a quorum were:

David Warden	Vice Chairman
Alma Graham	Assistant Secretary
Catherine Catusus	Assistant Secretary
Barbara Hensinger	Assistant Secretary

Also present were:

Gary L. Moyer	Manager - Moyer Management Group
Roy Van Wyk	Attorney: Hopping Green & Sams ( <i>by phone</i> )
Sam Bowyer	Engineer: Bowyer-Singleton
Brian Smith	Severn Trent Services

*The following is a summary of the minutes and actions taken at the February 27, 2012 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 stated that all Supervisors were present with the exception of Mr. Bolser.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the December 19, 2011 Meeting**

Mr. Moyer stated that each Board member received a copy of the minutes of the December 19, 2011 meeting and requested any corrections, additions or deletions.

- Ms. Catusus pointed out on the top of Page 3, the first bullet should be “Ms. Hensinger” and the second should be “Ms. Catusus”.

On MOTION by Ms. Graham seconded by Mr. Warden with all in favor, the minutes of the December 19, 2011 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS****Ratification of Additional Landscape Improvements**

- Mr. Moyer reported the Chairman gave approval to Pinnacle at the HOA Manager's request to install some additional landscaping.
- All documentation was provided to the Board via email.
- Ms. Catusus pointed out they already spent \$5,000 on the Phase 2 perimeter landscaping and questioned why there was a request from Pinnacle for an additional \$450 per month. Mr. Moyer explained the additional \$450 was for maintaining areas in the zone between the golf course and residential units within the project. Mr. Smith pointed out the additional \$450 also covered the natural areas such as the sand pits and bush hogging behind houses.
- Ms. Catusus questioned whether these areas would be marked and whether the HOA and the CDD were each paying \$450 or if the \$450 would be split. Mr. Smith pointed out this area was meant to be natural, but residents wanted to bush hog around the outside edge.
- Ms. Catusus questioned why the CDD was paying the entire amount since this was requested by the residents. Mr. Smith indicated this was CDD property, but offered to get a more defined scope to see what areas the \$450 covers.
- Mr. Warden questioned the request from Pinnacle to remove two trees at the intersection of Marbella Drive and Tarragona Drive in the amount of \$675 when there were dead trees at the intersection of Fortunado Drive and Marbella Drive.
- Ms. Catusus questioned whether this was CDD property and if the \$675 included the cost to obtain a permit. Mr. Smith did not believe they needed a permit. Ms. Catusus pointed out the CDD may be exempted from the permit, but they need to apply through the County to replace the trees.
- Ms. Hensinger pointed out Pinnacle has two requests; one for the internal maintenance and \$4,000 for the perimeter. Mr. Moyer explained additional landscaping of \$4,000 was authorized by the Chairman due to the urgency expressed by the HOA Manager who believed if they waited until April; the prices would be higher as these were cold tolerant plantings.
- Ms. Catusus pointed out if the trees were on CDD property and were dead, Pinnacle should replace them.

- Further discussion ensued regarding the location of the trees. It was noted the trees were on Tract F by the gate on 437 at the intersection of Marbella Drive and Tarragona Drive, which was golf course property.
- Mr. Moyer pointed out it would be communicated to the golf course and HOA these areas were their responsibility.
- *These requests will be tabled until the Board has further information. Mr. Smith will work with Pinnacle regarding the landscaping on CDD property.*
- Mr. Moyer requested a motion on the ratification of the authorization given to Pinnacle at the HOA Manager's request to install additional landscaping in the amount of \$4,000.

On MOTION by Ms. Hensinger seconded by Mr. Warden with all in favor, the authorization given to Pinnacle at the HOA Manager's request to install additional landscaping in the amount of \$4,000 was ratified.

- Ms. Catusus pointed out the bottom of the estimate said this work would normally run in the \$15,000 to \$20,000 range rather than \$5,000 and questioned whether the Board saved \$9,000. Mr. Moyer confirmed this was the case and was the justification for doing the work early.

**FOURTH ORDER OF BUSINESS**

**District Managers Report**

**A. Financial Statements**

Mr. Moyer reviewed the financial statements through January 31, 2012, which were included in the agenda package and reported the following:

- The administrative and field expenditures were under budget.
- The District collected 82% of their non-ad valorem assessments, compared to 80% last year. This was in line with what was expected for this time of year given the history of the District.
- The District was \$9,000 under budget for field and \$5,000 under budget for administrative.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the financials for January 31, 2012 were approved.

**B. Check Register**

Mr. Moyer reviewed the check register, which was included in the agenda package.

There being no questions or comments,

On MOTION by Ms. Hensinger seconded by Ms. Graham with all in favor the Check Register for the period December 1, 2011 through January 31, 2012 in the amount of \$54,557.08 were approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

- Mr. Van Wyk reported last month, the District was named as a defendant regarding the property next to the Pharmacy, which was subject to foreclosure by a bank.
- In response, he contacted the property owner's Attorney to explain to them the District's lien was superior to the bank's lien and through foreclosure, the District could not be named as a party.
- As a result, the District was dismissed from the lawsuit. A copy of the dismissal was provided to the District Manager for the record.
- Mr. Moyer explained the District has to go through this exercise to protect the lien and any future non-ad valorem assessments.

**B. Engineer**

- Mr. Malavé reported receiving a call from a property owner, Ms. Judy Robinson, who claims to own property across the street. According to the original District boundary maps, this property was right-of-way and the County only exerted a certain amount of right-of-way, which did not cover the entire right-of-way.
- Ultimately, the property was owned by the owners on the east side of the roadway.
- When the owner of the property was originally developing this property, they purchased this tract to ensure they had access to the right-of-way.
- Ms. Robinson owns a 20 foot wide portion between the right-of-way and the District's property line. She requested no mowing of this property.
- Mr. Moyer pointed out either the CDD or the HOA was currently maintaining this tract and Ms. Robinson wanted this to cease and for authorization to re-install No Trespassing signage.

- Mr. Smith questioned whether this property was within the County right-of-way. Mr. Malavé confirmed the right-of-way does not go all the way to the property. Mr. Smith believes they maintain this tract as it was at the end of their decorative fence.
- Ms. Catusus questioned whether Ms. Robinson's neighbors would cause problems. Mr. Malavé did not believe there would be any complaints as this was a small tract.
- Ms. Catusus questioned whether Ms. Robinson was trying to get the CDD to purchase this tract. Mr. Malavé believes this is the case.
- Ms. Catusus questioned what precipitated this request. Mr. Moyer indicated the removal of her signage precipitated this.
- Mr. Malavé recommended staking the corners of this tract.
- Ms. Catusus pointed out the surveying and staking of this tract should be the responsibility of Ms. Robinson.
- Mr. Smith believes the County will require maintenance of this tract.
- *Mr. Malavé will contact Ms. Robinson.*
- Ms. Hensinger pointed out part of the agreement with the solar farm included installation of a buffer prior to any work being completed, which has not been completed. They did not even have an approved site plan.
- Mr. Malavé indicated he has not been involved in this project, but understood many parties were owed money, which was currently being resolved. Once all parties were paid, they would be re-processing their approval with the County for the land use and construction plans.
- Ms. Graham pointed out at the last HOA meeting; there was discussion about the buffer being part of the HOA settlement and the County not promoting it.

### **C. Field Operations**

#### **i. Field Maintenance Report**

#### **ii. Landscaping Report**

#### **iii. Aquatic Weed Control Report**

Mr. Smith reviewed the Field Highlight, Maintenance and Aquatic Weed Control Reports, which were included in the agenda package and available in the District Office for public review during normal business hours. A copy of the monthly highlight report from Pinnacle was provided to the Board. Future reports will only include CDD issues.

**iv. Fence Estimates**

- Estimates were provided to the Board for various types of fences at a cost per foot. There was 1,770 feet of fence line in front of their property. The fence was needed to keep people from accessing the open field.
- A four rail white PVC fence would cost \$24,000. A tan vinyl fence would cost \$29,000. A chain link fence would cost \$10,000. A cattle fence would cost \$7,000.
- Ms. Catusus recalled the Board wanting to have a temporary fence until the property was developed since this was primarily HOA property. The CDD only owned 300 feet.
- Mr. Warden expressed concern the CDD fence would have to be a continuation of the existing fence. Mr. Smith did not believe this was an issue as they would be transitioning to a more secure fence.
- Mr. Warden also expressed concern regarding long-term maintenance of the fence and complaints from the homeowners.
- Ms. Catusus suggested the HOA decide on the type of fence and have the CDD pay for their portion.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the Community Association Manager, Mr. Kent Taylor on behalf of the HOA and Mr. Moyer on behalf of the CDD will coordinate on the fencing, with the CDD paying for a portion of the fencing as decided by the HOA.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

- Ms. Hensinger pointed out the floral arrangements in other developments were more colorful than theirs. Pinnacle needs to add more color.
- Ms. Catusus likes snap dragons.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

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Gary L. Moyer  
Secretary

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David Warden  
Vice Chairman