

**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, April 22, 2013 at Hampton Inn, 19700 US Highway 441, Mount Dora, Florida.

Present and constituting a quorum were:

Kenneth Bolser	Chairman
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
Jere Earlywine	Hopping Green (<i>By Phone</i>)
Rey Malavé	Engineer: Bowyer-Singleton
Brian Smith	Severn Trent Services

The following is a summary of the minutes and actions taken at the April 22, 2013 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 all Supervisors were present.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the February 25, 2013 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the February 25, 2013 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Bolser seconded by Ms. Graham with all in favor, the minutes of the February 25, 2013 meeting were approved.

THIRD ORDER OF BUSINESS

Presentation of Fiscal Year 2014 Budget

A. Discussion of Fiscal Year 2014 Proposed Budget

Mr. Moyer presented the Fiscal Year 2014 proposed budget, which starts on October 1, 2013 and runs through September 30, 2014. This is in accordance with the requirements of Chapter 190.

The budget was amended to add \$75 per month or \$900 per year to *Maintenance* for additional maintenance of the area under the fence line as requested by Mr. Kent Taylor. There was also a slight increase in *Insurance*. Since the District has a strong *Fund Balance* of \$720,000, \$18,039 was moved into *Assessments* to keep the assessment amount the same as last year.

B. Consideration of Resolution 2013-06 Approving the FY 2014 Proposed Budget and Setting a Public Hearing

Mr. Moyer indicated Resolution 2013-06 approves the budget for the purpose of sending the Budget to Lake County for their review and comment and setting a public hearing for June 24, 2013 at 5:00 P.M. at this location. If there are significant changes in the budget and the Board does not wish to approve it on June 24, a meeting could be scheduled for July or August. However, the budget must be certified by the end of August.

There being no questions or comments,

On MOTION by Ms. Hensinger seconded by Mr. Bolser with all in favor, Resolution 2013-06 Approving the Proposed Budget for Fiscal Year 2014 and Setting a Public Hearing for June 24, 2013 at 5:00 p.m. at the Hampton Inn, 19700 US Highway 441, Mount Dora, Florida was adopted.

Ms. Catasus expressed concern about the Board not being told about the additional \$75 per month maintenance under the two rail fence when the fence was approved by the Board.

After further discussion, the consensus of the Board was to deny this request and Mr. Moyer was directed to send a letter to Mr. Kent informing him the HOA should pay for the maintenance work since the CDD paid for the fence.

FOURTH ORDER OF BUSINESS

Action Items

Mr. Smith reported he contacted the State about the declining tree in the right-of-way on S.R. 44 and they approved staff cutting the tree down without a permit.

FIFTH ORDER OF BUSINESS

District Manager’s Report

A. Financial Statements

Mr. Moyer reviewed the financial statements through March 31, 2013, which were included in the agenda package.

Through March 31, the District collected \$80,000 in non ad-valorem assessments. This does not include any distribution received in April from the payment of taxes in late March. After March 31, taxes become delinquent and are subject to tax certificate sale.

In regards to expenditures, \$33,000 was paid out of Capital Outlay.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the financials through March 31, 2013 were approved.

B. Check Register

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

On MOTION by Ms. Catusus seconded by Ms. Hensinger with all in favor the Check Register for the period February 1, 2013 through March 31, 2013 in the amount of \$75,443.73 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

Mr. Malavé addressed a concern raised by the Board at the last meeting regarding the entrance pavers off of County Road 437. The road was deeded from the County to the HOA. However, he needs to look at the plat to see who owns the strip of land outside of the fence. According to the agreement with the County, any special features have to be maintained by the entity owning and operating the roadway; which in this case is the HOA.

Mr. Smith recalled no funds being allocated in the budget for road repairs as the CDD does not own any roads. Small potholes along the main entrance also need to be addressed.

C. Field Operations - Field Maintenance Report

Mr. Smith noted he previously submitted his Field and Landscaping Reports to the Board.

The Sorrento Springs fountain is working. It just needed to be reset. Pinnacle knows how to reset the fountain in case it stops working again. If this occurs, it will cost \$3,000 for a

new pump. Chemicals were applied to the pond to kill the weeds. A blue dye was added to kill algae. They will paint the monument letters.

Mr. Bolser inquired about whether the cost for the pump repair was included in the budget. Mr. Smith responded there was money in the budget for this expenditure.

The lights are working on the side entrance. Everything else is going well.

Fertilization has been completed and with the recent rainfall, everything should grow back.

Ms. Hensinger inquired about the request from a homeowner for the CDD to fertilize and control weeds on the lift station tract on Terragona Drive. Mr. Smith responded additional work was being completed around the lift station to appease the homeowner.

Ms. Catasus inquired whether the pine straw recently installed was re-used pine straw. Mr. Smith responded a bale of pine straw was purchased to fill in areas of the community.

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 Mr. Bolser seconded by Ms. Graham with all in favor, the meeting was adjourned.

Gary L. Moyer
Secretary

Kenneth Bolser
Chairman