

**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, April 28, 2014 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
Barbara Hensinger	Assistant Secretary
Alma Graham	Assistant Secretary

Also present were:

Gary L. Moyer	Manager-Moyer Management (via telephone)
Roy Van Wyk	District Counsel (via telephone)
Rey Malave	District Engineer
Brian Smith	Severn Trent Services
Tom Fey	HOA President

The following is a summary of the minutes and actions taken at the April 28, 2014 Country Greens Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience member asked about the Landscape Maintenance Agreement between the CDD and the HOA and was told it is already on the agenda for today.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
February 24, 2014 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the February 24, 2014 meeting and requested any corrections, additions or deletions.

There being no questions or comments,

On MOTION by Ms. Graham seconded by Ms. Catasus with all in favor, the minutes of the February 24, 2014 meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Audit for Fiscal Year ended September 30, 2013

- Mr. Moyer noted in the Independent Auditor's Report, under the Opinion Section, it states:
 - *"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2013, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States"*. This is referred to in the industry as a clean Audit opinion and means financial records we provided to the Auditor as of September 30, 2013 did fairly represent our financial position as of that date.
 - In the Report on Internal Control over Financial Reporting and Compliance on page 23, it states, *"During our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses"*
 - Under Compliance and Other Matters, it states: *"The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards"*.
 - Under the Management Letter on page 25, the Auditor did not indicate any findings or recommendations in this fiscal year or the prior fiscal year.
 - Under Current Year Findings and Recommendations on page 26, the Auditor did not find any in this fiscal year or in the prior fiscal year.
 - At the bottom of page 26, the Audit states, *"The District has not met one or more of the financial emergency conditions described in Section 218.503(1) Florida Statutes.*

On MOTION by Ms. Hensinger seconded by Ms. Graham with all in favor the Audit for Fiscal Year ended September 30, 2013 was accepted and staff was authorized to file the same with the appropriate State agencies.

FIFTH ORDER OF BUSINESS

Consideration of 4% Increase for Landscape Maintenance

- Mr. Moyer noted in the agenda was correspondence received from Kent Taylor, Association Manager, regarding a request for an increase to the HOA/CDD Landscape Maintenance Contract provided by Pinnacle Landscape and a renewal to the contract. The term of the initial agreement ends on August 31, 2014. The agreement has a provision for an automatic renewal of one year.
- Pinnacle Landscape is requesting a 4% increase.
- Mr. Tom Fey, HOA President, noted the HOA is interested in extending the existing agreement for the next three years. He wanted the CDD to consider an increase in price and lock this amount in for the next three years.
- Mr. Van Wyk noted there is a termination clause in the contract.
- If the CDD does not agree to the increase, Pinnacle has the option to drop us.
- The Supervisors discussed the contract further noting at the end of the additional three years, competitive bids will have to be obtained.

On MOTION by Ms. Hensinger seconded by Ms. Graham with all in favor the Pinnacle Landscape Maintenance Agreement for an additional three years with the 4% increase in price was approved with the caveat that bids will be sought for any extension beyond those three years.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2015 Proposed Budget

A. Discussion of Fiscal Year 2015 Proposed Budget

- Mr. Moyer noted based on the action the Board just took, the proposed budget will be revised to reflect the payment of an additional 4% for the landscaping maintenance contract or, if necessary, transfer from Fund Balance the necessary funds to accommodate that.
- The budget presented to the Board balances with no increase in non-ad valorem assessments.
- Per Supervisor request, the line item for Rental–Meeting Room in the amount of \$900 will be reduced.
- When asked if he wanted to add items to the proposed budget, Mr. Smith noted there is pressure washing and fixing of the fence.

- Mr. Roy van Wyk wanted to be certain the public hearing is June 30, 2014.
- Mr. Warden asked if there will be any effect on the budget, in particular, road access and gates, when Publix Supermarkets open in November 2015.
- Publix Supermarkets would pay for privacy walls or driveways.

B. Consideration of Resolution 2014-04 Approving the Fiscal Year 2015 Proposed Budget and Setting a Public Hearing

There being no questions or comments,

On MOTION by Ms. Hensinger seconded by Ms. Graham with all in favor Resolution 2014-04, approving a proposed budget for Fiscal Year 2014/2015 and setting a public hearing on June 30, 2014 at 5:30 p.m. at the Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida, was adopted.

SEVENTH ORDER OF BUSINESS

Action Items

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

B. Check Register

- Mr. Moyer noted 96% of non-ad valorem assessments have been collected.
- The District is under-budget in both Administrative and Operations & Maintenance overall.
- The District is in good financial shape.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the financial statements dated March 31, 2014 were accepted and the check register for the same period was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk reported on the bankruptcy for the golf course area. A hearing was held today and both parties agreed to the valuation of the parcel. They have to decide which plan of reorganization they will take; either the bank's or the landowners'. They are working together on this. The next regularly scheduled meeting is May 13, 2014. A confirmation hearing for the plan is May 22, 2014.

Next month this should be resolved. It looks like the District will be made whole and there will be no remaining issues.

B. Engineer

- Mr. Malave will review the MS4 memo.

C. Field Operations – Field Management Report

- Mr. Smith reviewed the Field Management Report for March and April 2014.

TENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

- The next meeting will be June 30, 2014.


On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the Board approved cancelling the June 23, 2014 meeting and rescheduling it to June 30, 2014.

TWELFTH ORDER OF BUSINESS

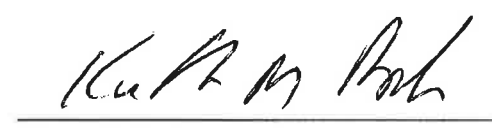
Adjournment

There being no further business,

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



Gary L. Moyer
Secretary



Kenneth Bolser
Chairman