

**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, June 24, 2013 at Hampton Inn, 19700 US Highway 441, Mount Dora, Florida.

Present and constituting a quorum were:

David Warden
Alma Graham
Catherine Catusus
Barbara Hensinger

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Gary L. Moyer
Roy Van Wyk
Rey Malavé
Brian Smith

Manager - Moyer Management Group
Hopping Green
Engineer: Bowyer-Singleton
Severn Trent Services

The following is a summary of the minutes and actions taken at the June 24, 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 with the exception of Mr. Bolser.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 22, 2013 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the April 22, 2013 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Hensinger seconded by Ms. Catusus with all in favor, the minutes of the April 22, 2013 meeting were approved.
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THIRD ORDER OF BUSINESS

Public Hearing

A. Fiscal Year 2014 Budget

Mr. Moyer distributed a modified copy of the Fiscal Year 2014 proposed budget to the Board, which starts on October 1, 2013 and runs through September 30, 2014 and addressed the following:

- A proposed budget was presented to the Board at the April 22, 2013 meeting for review and consideration and a public hearing was scheduled for this date and time. The budget was sent to the County in accordance with the requirements of Chapter 190.
- The budget does not anticipate increasing the non ad-valorem special assessment and will remain the same as last year.
- The work program is similar to last year, with the exception of a major capital outlay, which was not budgeted in the current fiscal year.
- Last year the Board lowered the assessment by using some unallocated fund balance. This budget anticipates using \$18,000 from the Fund Balance to balance the budget.

Ms. Graham questioned why *Liability Insurance* increased. Mr. Moyer indicated the amount fluctuates each year.

Mr. Moyer reported there not being any public present or further questions from the Board on the budget, the public hearing was closed.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor, the fiscal year 2014 budget was approved.

B. Consideration of Resolution 2013-07 Adopting the Budget

Mr. Moyer read the following resolution into the record:

“RESOLUTION 2013-07: A RESOLUTION OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, AND ENDING SEPTEMBER 30, 2014, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR”

This resolution formalizes the action taken above. The blanks will be filled in by staff based on the budget presented.

On MOTION by Ms. Hensinger seconded by Ms. Catusus with all in favor, Resolution 2013-07 as stated above was adopted.

C. Consideration of Resolution 2013-08 Levying the Assessments

Mr. Moyer read the following resolution into the record:

“RESOLUTION 2013-08: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL, PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE”

The budget and Assessment Roll, identifying all the properties to be assessed, will be attached to this resolution and forwarded to the Property Appraiser and Tax Collector for extension on the tax bills for 2014.

On MOTION by Ms. Hensinger seconded by Ms. Catusus with all in favor, Resolution 2013-08 as stated above was adopted.

FOURTH ORDER OF BUSINESS

Action Items

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

District Manager’s Report

A. Financial Statements

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

Through the end of May, the District collected all non ad-valorem assessments, with the exception of \$50,458. The vast majority of assessments will be collected through tax certificate sales in early June.

In regards to expenditures, administrative costs were \$20,000 under budget and \$13,000 over budget for field expenditures. Total expenditures against the year-to-date budget were \$7,000 under budget.

B. Check Register

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

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the Check Register for the period April 1, 2013 through May 31, 2013 in the amount of \$180,934.85 was approved.

C. Meeting Schedule for Fiscal Year 2014

Mr. Moyer presented the meeting schedule to the Board, which will be advertised as a requirement of law under Chapter 189 of the Florida Statutes. This follows the same schedule the District was operating under, which is the fourth Monday. However, the December meeting was moved to the third Monday due to the Christmas holiday and the June meeting was moved to the fourth Monday so there would be 60 days between the June and August meetings.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the meeting schedule for fiscal year 2014 was approved for October 28, 2013, December 16, 2013, February 24, 2014, April 28, 2014, June 23, 2014 and August 25, 2014 at the same location at 5:00 P.M.

D. Report on the Number of Registered Voters - 836

Mr. Moyer presented a letter from the Lake County Supervisor of Elections indicating 836 registered voters as of April 15, 2013. Chapter 190 requires staff to monitor the number of registered voters as there is a transition of how Supervisors are elected to the Board when the District has more than 250 registered voters and in existence for six years. Both criteria have been met and the District now follows the General Election process.

Ms. Catusus questioned the amount of registered voters last year. Mr. Moyer will provide this number.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk reported the District was informed about a bankruptcy for the golf course, which was filed by Central Florida Golf Properties, LLC. His office contacted the bankruptcy court to indicate the CDD's interest for updates on the lien imposed as the golf course has \$70,000 of bond debt assessed, which was collected on the tax roll. Central Florida Golf Properties, LLC. filed for Chapter 11 and the bank filed a motion to dismiss as the chances for reorganization were small. It was expected the mortgage company will eventually take this over.

Ms. Catusus questioned whether there were any potential purchasers for the golf course. Mr. Van Wyk indicated he was not aware of any at this time.

B. Engineer

There not being any, the next item followed.

C. Field Operations - Field Maintenance Report

Mr. Smith reviewed the Field Management and Landscaping Reports, which were included in the agenda package and available in the District Office for public review during normal business hours.

The following items were completed or due to be completed:

- The Utility Company is going to cut down three Oak trees on the south side of 437, which are growing underneath utility lines. The landscaper will stump grind and install sod.
- The fountains have been running. Silver letters will be placed on the Sorrento Springs sign this week.
- Landscaping looks good due to recent rains.
- A drive through was performed on the lighting. Several lights were out. Three will be repaired this week.
- A tree fell on a fence on Cardinal Road.
- Someone is selling cars on the corner of Cardinal Road.

Ms. Catusus questioned who pays for the fence repairs. Mr. Smith indicated he has extra fence panels, which staff replaces at no charge.

Ms. Graham requested cleaning of street lights where birds were perching. Ms. Catusus recommended contacting the Utility Company to put in a request to clean and paint lights.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Catusus suggested using an alternate location such as the church for future meetings as they were paying \$250 to Hampton Inn. Mr. Moyer indicated the HOA was paying for half of the cost, but did not see a problem with Ms. Catusus contacting the church.

Mr. Warden requested the publication of the meeting notice be held until the meeting location was secured.

NINTH ORDER OF BUSINESS

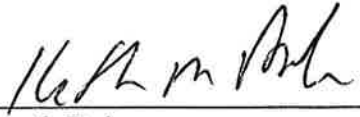
Adjournment

There being no further business,

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



Gary L. Moyer
Secretary



Kenneth Bolser
Chairman