

**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 25, 2012 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

Also present were:

Gary L. Moyer	Manager - Moyer Management Group
Roy Van Wyk	Attorney: Hopping Green ( <i>by phone</i> )
Ray Malavé	Engineer: Bowyer-Singleton
Brian Smith	Severn Trent Services
Kent Taylor	Country Greens HOA

*The following is a summary of the minutes and actions taken at the June 25, 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.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the April 23, 2012 Meeting**

Mr. Moyer stated that each Board member received a copy of the minutes of the April 23, 2012 meeting and requested any corrections, additions or deletions.

- Ms. Catusus addressed the following corrections:
  - On the top of Page 9, the quote of \$650 for a two rail tan vinyl fence should be \$6.50 per linear foot.
  - On the bottom of Page 9, the cost Mr. Smith estimated for the temporary fencing was \$4.83 per linear foot.

- On the bottom of Page 9, the cattle fence should not cost more than the four rail white PVC fence.
  - Mr. Smith estimated for 1,770 linear feet; the four rail white PVC fence cost \$24,000, the tan fence cost \$29,000, the chain link fence cost \$10,000 and the cattle fence cost \$7,000.
- On the bottom of Page 10, she did not question whether they needed to include Tract 4.
  - Ms. Graham acknowledged she said this.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor, the minutes of the April 23, 2012 meeting were approved as amended.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Adopt Fiscal Year 2013 Budget**

**A. Fiscal Year 2013 Budget**

Mr. Moyer distributed a revised copy of the Fiscal Year 2013 proposed budget to the Board, which starts on October 1, 2012 and runs through September 30, 2013 and addressed the following:

- This budget was presented to the Board at the April 23, 2012 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.
- It was the Board's desire to lower the assessment as there was a high fund balance. He reminded the Board, once the assessment was lowered, every year going forward, the fund balance would have to be decreased. He recommended lowering the assessment by 5% or \$16,000.

The following was addressed:

- Mr. Bolser questioned why the fund balance would have to be decreased on a yearly basis. *Mr. Moyer explained if the budget was not lowered, the residents would be stuck with a 10% increase in assessments.*
- Ms. Catusus pointed out by looking at the adopted budget versus total projected; they have \$5,000 more projected for revenue than what was budgeted and \$15,000 less in expenditures, for a net of \$20,000.

- Ms. Graham supported a 5% assessment decrease, but re-evaluating next year. She suggested communicating their goal to the HOA.
- *With consensus of the Board, there would be a 5% reduction under General Fund 101 on Page 11 of the budget.*
- Mr. Bolser questioned whether there was an opportunity to revisit the Debt Service side. *Mr. Moyer explained the Debt Service side covers exactly what was necessary to make the principle and interest payment on the bonds. The only credits available would be interest earnings on the Debt Service reserve account, but was only a quarter of a percent.*
- Ms. Catusus questioned why there was an incremental change for the Debt Service Fund per product type versus General Fund 101. *Mr. Moyer explained this was the way the assessment was set up. The Debt Service assessment was driven by square footage versus the O&M assessment, which was driven by product type.*
- Mr. Van Wyk questioned whether there were opportunities to refinance the bonds at a lower rate. *Mr. Moyer explained the CDD could not refinance the bonds until the upcoming fiscal year because the original bonds had a 10 year call protection.*
- Mr. Bolser questioned whether the unapproved lots would have a benefit to future buyers if there was an interest reduction. *Mr. Moyer explained there would be a benefit if they were closer to build-out.*
- Ms. Catusus questioned whether they had to reduce the assessment for the golf course and commercial lots. *Mr. Van Wyk confirmed they had to reduce the assessment across the board, unless the Board directed the District Manager to create a new Assessment Methodology.*

On MOTION by Mr. Bolser seconded by Ms. Catusus with all in favor, staff was directed to lower the non ad-valorem General Fund assessment by 5% across all product types.
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Mr. Moyer reported there not being any public present or further questions from the Board on the budget, the public hearing was closed.

**B. Consideration of Resolution 2012-02 Adopting the Budget**

Mr. Moyer read the following resolution into the record:

*“RESOLUTION 2012-02: 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, 2012, AND ENDING SEPTEMBER 30, 2013, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR”*

- The blanks in the above resolution will be filled in by staff based on the budget presented.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor, Resolution 2012-02 as stated above was adopted.

**C. Consideration of Resolution 2012-03 Levying the Assessments**

Mr. Moyer read the following resolution into the record:

*“RESOLUTION 2012-03: 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”*

- Exhibit A of the budget would be amended to reflect the 5% decrease in assessments.
- The budget and Assessment Roll, identifying all the properties to be assessed, will be attached to this resolution and forwarded to the Tax Collector for extension on the tax bills for 2013.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor, Resolution 2012-03 as stated above was adopted.

**FOURTH ORDER OF BUSINESS**

**Action Items**

- Ms. Catusus questioned the status of the right-of-way for the tracts discussed at the last meeting.
  - Mr. Bolser reported he spoke to the Public Works Director who forwarded this matter to the Right-of-Way Manager to create maps and determine the next steps to be taken.

**FIFTH ORDER OF BUSINESS**

**District Managers Report**

**A. Financial Statements**

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

- Last year the CDD levied \$312,188 and collected \$307,528, which represents 98%. The remaining \$4,600 will be collected through tax certificate sales.
- The administrative expenditures were on budget, field expenditures were under budget by \$14,000 and \$107,000 was added to the Fund Balance. This money will be used to pay the operating expenses of the District through September 30, 2012.
- It is anticipated the District will be \$19,000 to the positive by September 30, 2012.

**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. Catusus seconded by Mr. Bolser with all in favor the financials for May 31, 2012 and Check Register for the period April 1, 2012 through May 31, 2012 in the amount of \$102,410.32 were approved.

**C. Meeting Schedule for Fiscal Year 2013**

- Mr. Moyer presented the meeting schedule to the Board as it is a requirement of law to advertise the bi-monthly meetings once a year. This follows the same schedule the District was operating under, which is the fourth Monday in October, December, February, April, June and August.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the meeting schedule for fiscal year 2013 was approved for October 22, 2012, December 17, 2012, February 25, 2013, April 22, 2012 June 24, 2013 and August 26, 2013 at the same location at 5:00 P.M.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer**

There not being any, the next item followed.

**C. Field Operations**

**i. Field Maintenance Report**

**ii. Landscaping Report**

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

- They performed irrigation and fountain repairs.
- An upcoming item was fence cleaning.
- He asked Mr. Bolser to assist him with obtaining monthly Landscaping Reports from Pinnacle.
  - Ms. Catusus suggested Mr. Smith approach the HOA President.
  - Mr. Smith will provide a set format to the HOA.
- The Golf Course Maintenance Manager offered to maintain the golf course ponds. Mr. Smith was currently trying to contact the Golf Course Maintenance Manager to discuss this matter further.
  - The Board approved of the Golf Course Maintenance Manager maintaining the ponds as long as they were operating properly.

**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. Catusus with all in favor, the meeting was adjourned.

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Gary L. Moyer

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Kenneth Bolser

June 25, 2012

Country Greens CDD

Secretary

Chairman