

**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, June 30, 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 (via telephone)
Alma Graham	Assistant Secretary

Also present were:

Gary L. Moyer	Manager-Moyer Management
Roy Van Wyk	District Counsel (via telephone)
Brian Smith	Severn Trent Services

The following is a summary of the minutes and actions taken at the June 30, 2014 Country Greens Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
April 28, 2014 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the April 28, 2014 meeting and requested any corrections, additions or deletions.

Minor corrections were made to the minutes and will be incorporated.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor, the minutes of the April 28, 2014 meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2015 Budget

A. Fiscal Year 2015 Budget

- Mr. Moyer noted the public hearing is to consider the adoption of Fiscal Year 2015 budget.
 - In April, the Board reviewed the budget and made modifications; notably, the meeting location expense was reduced to reflect savings realized by having meetings in the Church Center.
 - The Board added 4% to the landscape maintenance contract.
 - Non-ad valorem assessments will not be raised and it will not be necessary to transfer fund balance.
 - A few years ago, the Board lowered assessments with the understanding if money was needed, the District would take it out of the fund balance.
 - There will be no increase in assessments for the residents this fiscal year.
 - Mr. Bolser opened the budget public hearing.
 - There was no public in attendance to make comments.
 - The public hearing was closed.
 - Mr. Bolser noted revenues include assessments for the parcel, which will be occupied by Publix Supermarket going forward.
 - Mr. Moyer noted we are still levying an administrative fee on the parcel annexed into the District. There has been discussion those owners will come before the Board to request removal of that property from the District, at which point, the Board will need to discuss whether it is in the District's best interest.
 - Mr. Bolser noted there are tracts of land, including utility tracts, which were never transferred to the HOA.
 - Mr. Moyer stated the costs are allocated by the items listed on page 11 of the proposed budget and fall within one of those categories. If there are tracts for utility parcels; it depends on who owns them. If they are owned by a city or a county they would not be assessed. We will ask Mr. Van Wyk to follow up. It may be too late for this year's budget, but we will have to look into it for next year.

- Mr. Van Wyk asked is it an easement or a tract of land?
- Mr. Bolser noted it is tracts of land underneath the utility which was owned by the original developer and not properly transferred to the HOA. They are seeking to have them transferred now.

B. Consideration of Resolution 2014-05 Adopting the Budget

There being no further questions or comments,

On MOTION by Mr. Bosler seconded by Ms. Catusus with all in favor Resolution 2014-05 relating to the annual appropriations and adopting the budget for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015, was adopted.

C. Consideration of Resolution 2014-06 Levying the Assessments

There being no questions or comments,

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor Resolution 2014-06 imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date, was adopted.

FIFTH ORDER OF BUSINESS

Action Items

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

District Manager’s Report

Mr. Moyer addressed the following:

A. Financial Statements

- As shown on the Balance Sheet, the District is in excellent financial position.
- The District collected all but \$5,500 of their assessments, which most likely will be picked up by tax certificate sales.
- A question was asked whether the Legal Services line item was over budget due to the bankruptcy lawsuit with the golf course. Can the District recoup some of those costs?
- Mr. Van Wyk noted we are required by the indenture to defend any time there is a bankruptcy or insolvency. We were required to defend the lawsuit when we were named in it. Those costs will not be recovered as part of the lawsuit. All we can

do is try to defend the assessments. We are trying to keep costs down as much as possible. He also noted they are trying to limit their appearances in courts, but bankruptcy court is something you cannot control. He hoped this will all be resolved within the next few weeks.

- Mr. Bolser spoke about the costs to produce and mail documents for the meetings. He felt there would be a lot of money saved by emailing agenda packages.

B. Check Register

- 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.
- There being no questions or comments,

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor financial statements for May 2014 were accepted and the check register for the same period was approved.

C. Meeting Schedule for Fiscal Year 2015

- The meeting schedule for Fiscal Year 2015 was reviewed.
- The Board decided to move the December meeting from Monday, December 29th to Monday, December 15th at 5:30 p.m.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor the meeting schedule for Fiscal Year 2015 with the December meeting date changed from December 29, 2014 at 5:30 p.m. to December 15, 2014 at 5:30 p.m. was approved.

D. Report on the Number of Registered Voters – 870

- A letter was received from Ms. Emogene Stegall, the Lake County Supervisor of Elections, indicating there are 870 registered voters living in the District as of April 15, 2014. This information is for the public record only.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk noted he had nothing to report other than the bankruptcy case was moving forward. It should be resolved in a few weeks.
- The Chairman asked what Publix Supermarket intends to do about a wall around the property.
- The Publix will be within the District's boundary, but it is not CDD property.
- The Board felt we should send a letter to the County requesting they provide the District with details of what the wall around Publix will look like. The Board emphasized the District is asking these questions as good neighbors and they welcome Publix.
- The Board commented on concerns with the delivery trucks coming and going from Publix, the dumpster behind the store, soundproofing the noise from the trucks and the landscaping around the store.

B. Engineer

There being no report, the next item followed.

C. Field Manager

- i. Field Management Report**
- ii. Landscape Report**
- iii. Residential Call Log**
- iv. Action Item List**

- Mr. Smith reviewed the Field Management Report noting the following:
 - There is a large oak tree to the left of the entrance to the community, which does not look healthy and is in decline. He will obtain proposals from Pinnacle to take it down and grind it.
 - The pump replacement is expected within the next two weeks.
 - The fence will be cleaned.
- Ms. Hensinger noted residents asked about painting the curbing or installing reflection lighting because there are no street lights close to the front entrance and the curbing is sometimes hard to see.
- Ms. Catasus noted because vegetation at the guardhouse near the exit gate is heavy and bushy; it is hard to see the gate and what is coming towards you.

- The Board commented that they appreciate the Residential Call Log and Action Items List.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary

Kenneth Bolser
Chairman