

**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, August 27, 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
Barbara Hensinger	Assistant Secretary <i>(by phone)</i>

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 <i>(by phone)</i>

The following is a summary of the minutes and actions taken at the August 27, 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 June 25, 2012 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the June 25, 2012 meeting and requested any corrections, additions or deletions.

- Mr. Bolser pointed out on the bottom of Page 4 he did not speak to the Public Works Director. Mr. Moyer indicated this was Mr. Malavé.
- Ms. Catusus pointed out on Page 1 under roll call, Ms. Hensinger was absent.

On MOTION by Mr. Bolser seconded by Mr. Warden with all in favor, the minutes of the June 25, 2012 meeting were approved as amended.

THIRD ORDER OF BUSINESS**Action Items****A. Request for Live Oak Trees**

- Mr. Moyer presented an email he received from Mr. John Sills requesting the Board plant some Live Oaks trees on a parcel of land the District owns.
 - Ms. Hensinger suggested speaking to the owners living along this parcel to see if they wanted the trees.
 - Ms. Catusus expressed concern about setting a precedent.
 - Mr. Bolser suggested putting criteria in place for making changes to CDD property.
 - Mr. Warden recommended having the HOA discuss this matter. Ms. Catusus pointed out the HOA would not have any input since this was CDD property.
 - *There was consensus from the Board to direct Mr. Sills to get consensus from homeowners living around this parcel and then forwarding the request to the Architectural Review Board to handle.*

B. Request from Pinnacle Landscape for Cost Increase

- Mr. Moyer submitted a request from Pinnacle Landscape for an increase in their contract of 4%.
 - Mr. Smith indicated the current contract with Pinnacle was \$111,140 and the amount of the increase would be \$4,445. The contract period was for three years.
 - Mr. Taylor indicated Pinnacle made a similar request to the HOA Board.
 - The Board questioned whether there should be a 4% increase since Pinnacle was not increasing their rates until January 1, unless there was a clause in the contract to allow Pinnacle to request an increase.
 - Mr. Moyer indicated if the HOA favorably considered an increase, they would come back to the CDD Board to ask for an increase in the HOA contract.

On MOTION by Mr. Bolser seconded by Ms. Catusus with all in favor, the request from Pinnacle Landscape for a cost increase was tabled.

C. Landscape Report

- Mr. Taylor provided a Landscape Report from Pinnacle Landscape regarding activities performed between April 16, 2012 and June 25, 2012.
 - Ms. Catusus questioned where the additional 15 Magnolia trees would be planted. Mr. Taylor indicated the HOA had access to the trees at a wholesale price and recommended they be placed along the roadway by the solar panels as the County required a landscaping buffer.
 - The Board declined this request as there was no desire to make any changes to the CDD tracts.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor, the recommendation from Pinnacle to purchase 15 Magnolia trees was denied.

D. Fence Bids

- Proposals were received from four contractors. Staff recommended a smaller rail such as a two inch or inch and a half. There was no discernable difference between the two.
 - Mr. Taylor concurred for the cost difference there would be no need to get a larger rail.
 - Ms. Catusus questioned whether the prices included stone columns. Mr. Taylor confirmed the design of the area was without the stone columns as there would be a significant expense.
 - She also questioned whether the fence would be tan. Mr. Taylor indicated the fence would be off white.

On MOTION by Ms. Hensinger seconded by Mr. Bolser with all in favor, the proposal from Smith Fence for a perimeter fence in the amount of \$33,090 was approved

- Mr. Taylor questioned whether the Board wanted to pay a 5% management fee for Leland Management to manage the installation of the fence.
 - Ms. Catusus declined as the fence company had professional fence installers.
 - Mr. Moyer suggested Mr. Smith be the point person. *There was consensus from the Board.*
- Mr. Taylor indicated there would be separate fence contracts; one for the CDD and one for the HOA. Mr. Moyer will sign the CDD contract

FOURTH ORDER OF BUSINESS

District Managers Report

A. Financial Statements

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

- The CDD collected all ad-valorem assessments.
- The expenditures were \$23,000 under budget on a pro-rata basis. However, this did not include the fencing. He will provide a budget amendment to the Board at the October meeting, allocating funds for any expenditure exceeding the budget.
 - Ms. Catusus questioned why the engineering expenditures were over budget. Mr. Moyer confirmed the maps put the District over budget.

B. Check Register

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

- Ms. Catusus questioned why there were two checks for Mr. Bob McKee. Mr. Moyer explained according to State Law, Mr. McKee was entitled to be compensated as the Tax Collector for collecting the District's non ad-valorem assessments.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the financials for July 31, 2012 and Check Register for the period June 1, 2012 through July 31, 2012 in the amount of \$19,079.84 were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk reported there was discussion after the last Board meeting regarding a potential bond refinancing, which could save the District some money. Mr. Brett Sealy with MBS Capital Markets, LLC. [used to be Prager, Sealy] provided a report showing the result of a potential refinancing as the rates were fairly good. He offered to give a presentation at the next meeting.
 - Mr. Moyer pointed out MBS Capital has a good reputation with people purchasing refinanced bonds. The credit for the District was substantially different than it was in 2003 as the risk decreased.
 - *There was consensus from the Board for Mr. Sealy to give a presentation at the next meeting.*

B. Engineer

- Mr. Malavé reported in regards to the right-of-way issue on Route 437, Lake County originally thought they owned the entire ROW. However, a technician from the Public Works Department said there was a small unclaimed piece. They wanted to check it one more time before proceeding.
- Ms. Catasus addressed the following:
 - She questioned whether the CDD could lay claim to this piece if it showed the CDD was operating and maintaining it for a number of years. Mr. Malavé confirmed this was a possibility. Mr. Van Wyk indicated he would have to look into the specifics of when maintenance started.
 - She questioned whether the homeowner owned any piece or if it was wholly owned by the County. Mr. Malavé indicated the homeowner was told the County owned it.
 - She pointed out if the County owns it and the CDD is maintaining it, there either should be a reciprocal agreement to reimburse the CDD for doing maintenance or the CDD should stop maintaining it.

C. Field Operations - Field Maintenance 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.

- The fountains are working well, although there was a minor algae problem.
- He tired to get someone to pressure wash the fence, but the technician had a problem with their equipment. They are coming back next week.
- He is trying to find out who owns the stone signs on the back entrance because he would like to re-paint them.
- Mr. Warden requested the lighting be re-evaluated at the Route 437 entrance gate.
 - Mr. Smith offered to have an Electrician look at the lighting in the center island at the side entrance near CVS, which belongs to the HOA. He suggested installing some large lights on either side of the entrance.
 - A broken down car was abandoned between the gate and the U-Turn.

SIXTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bolser seconded by Mr. Warden with all in favor, the meeting was adjourned.

Gary L. Moyer
Secretary

Kenneth Bolser
Chairman