

**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, October 27, 2014 at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

Kennth Bolser	Chairman
David Warden	Vice Chairman
Catherine Catusus	Assistant Secretary
Barbara Hensinger	Assistant Secretary
Alma Graham	Assistant Secretary

Also present were:

Brian Smith	Severn Trent Services
Attorney	District Attorney (via telephone)

The following is a summary of the minutes and actions taken at the October 27, 2014 Country Greens Board of Supervisors meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Bolser called the meeting to order and Mr. Smith 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  
August 25, 2014 Meeting**

Mr. Bolser stated each Board member received a copy of the minutes of the August 25, 2014 meeting and requested any corrections, additions or deletions.

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

On MOTION by Ms. Hensinger seconded by Mr. Warden with all in favor the minutes of the August 25, 2014 meeting were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Consideration of Motion to Assign Fund Balance as of 9/30/14**

- There being no questions or comments,

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor the Board approved assigning Fund Balance as of 9/30/14 to Operating Reserve \$76,350 and to Reserves – Irrigation/Landscape \$44,984.

**B. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2014**

- The Board discussed last year going out to bid for a new auditor.
- Because of timelines, it may too late to go out for bid now.
- Staff can look into whether this auditor is competitive. If they are not and if there is time, the Board can discuss at the December meeting. If there is not enough time, the Board can proceed with Grau & Associates.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year 2014 was accepted if there is not enough time to go out to bid with another auditor.

**C. Financial Statements**

- Mr. Smith noted these are the end of the year financial statements and reflect what was left over from this year's operations.
- Money from the fund balance can be used for irrigation.
- The Board requested going forward all pages in the agenda package be numbered.
- Mr. Smith noted the fence needs to be cleaned twice a year. This item can be included as a line item in next year's budget.

**D. Check Register**

- The check register was reviewed.

On MOTION by Ms. Catusus seconded by Mr. Bolser with all in favor the financial statements for the period ending September 30, 2014 were accepted and the check register was approved.

*Let the record reflect, the Attorney's office called into the meeting.*

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- The attorney reported on the bankruptcy. On October 7, 2014 the court entered final decree. She does not anticipate anything further on this issue.
- The attorney confirmed the Publix Supermarket is being built within the District's boundaries. The landowner is current on all assessments.

**B. Engineer**

- There not being any, the next item followed.

**C. Field Manager**

**i. Field Management Report**

**ii. Landscape Report**

**iii. Residential Call Log**

**iv. Action Items List**

- Mr. Smith reviewed the Field Management Report.
- The fountain pump is running well.
- The outlying fence is starting to look bad. He will have this addressed.
- He spoke about Christmas decorations and noted he will put them up early because there are so many to do. Lights, wreaths and poinsettias will be put up at a later date.
- Mr. Warden commented on the noise homeowners will hear when Publix Supermarket is being constructed.
- Mr. Smith felt some type of concrete modular wall or buffer will be built. He suggested contacting the Building Department of Lake County to review drawings.
- The Board asked Mr. Smith to contact the County for more detailed information and report back to them at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**


- The Supervisors again requested the pages in the agenda package all be numbered.


**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.

  
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Gary L. Moyer  
Secretary

  
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Catherine Catusus  
Assistant Secretary