

**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, December 16, 2013 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
Alma Graham	Assistant Secretary

Also present were:

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

*The following is a summary of the minutes and actions taken at the December 16, 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 noted, with the exception of Ms. Graham, all Supervisors are present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- o The record will reflect there are no audience members present.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
October 28, 2013 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the October 28, 2013 meeting and requested any corrections, additions or deletions.

- o Ms. Catusus noted on page 3, Section C, she was speaking and not Ms. Hensinger.
- o The correction will be incorporated into the minutes.

On MOTION by Ms. Hensinger seconded by Mr. Bolser with all in favor, the minutes of the October 28, 2013 were approved as amended.

**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 reported the following:

- Not all non-ad valorem assessments have been collected.
- The District will start collecting and getting remittances from the Tax Collector this month.
- On the Operations and Maintenance section of the financials, for Administration we are \$2,600 under budget; for Field we are \$4,300 under budget and total \$7,000 under the expenditure budget.
- There are outstanding fees on the golf course.
- Mr. Van Wyk noted there are two properties we are having difficulty collecting from; the golf course, which started bankruptcy proceedings, and the Solar Farm. He believes the Solar Farm has recently made payment. He went online to check receipts. It showed taxes were starting to get current.

*Let the record reflect Ms. Graham joined the meeting.*

- The check register was reviewed.

On MOTION by Ms. Catusus seconded by Ms. Hensinger with all in favor the Financial Statements for the period ending November 30, 2013 were accepted and the check register for the period October 1, 2013 through November 30, 2013 in the amount of \$49,312.96 was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk reported the following:

- The golf course bankruptcy was discussed at length.

- The golf course owner offered a plan to settle all outstanding obligations.
- There is a possibility the CDD can get a reduced amount of interest on outstanding assessment collections over the next 20 years.
- He feels there is a problem with that plan. Most of the money will go to the bondholders and we will not be able to satisfy any difference between what is collected through our golf course and what would have been paid as a result of the settlement or the plan of reorganization.
- The banks have opposed the plan and as a result the court has ordered everyone to go to mediation.
- He was requested to provide language to the bank's lawyer that would help us preserve our lien and keep us out of any reorganization.
- A Notice of Appearance was filed in the Federal Bankruptcy Court.
- He will inform the Board of any new developments. He believes the mediation will be in early January.
- He discussed the petition to vacate the road. A draft petition will be sent to the HOA attorney for review and comments.
- If the County receives the petition early in the month, it may be placed as an item on the next agenda.
- A petition filing fee is required. If the Board agrees, he will request the \$2,295 filing fee from the HOA along with the draft petition.
- The Solar Farm was purchased. At this time, it is unknown what the purchaser intends to do with the property.
- The status of the sale is being monitored by the District's Attorney.

**B. Engineer**

- Mr. Moyer stated we do not have an engineer's report because we do not have any real engineering activity going on.

**C. Field Operations -**

- i. Field Management Report**
  - ii. Landscape Report**
- Mr. Smith noted the cleaning of the fence and all repairs have been completed.

- o Christmas decorations are up. He will ensure a crew is sent to complete whatever work is left.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

- o There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

- o The Board decided to donate \$200 as a contribution to the church for allowing them to meet there.


**NINTH 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.

  
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Gary L. Moyer  
Secretary

  
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Kenneth Bolser  
Chairman