

**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 17, 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

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

*The following is a summary of the minutes and actions taken at the December 17, 2012 Country Greens Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order at 5:04 P.M. and stated all Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

- *Supervisors Elected by General Election (Barbara Hensinger and David Warden)*
- Ms. Hensinger and Mr. Warden qualified as candidates with the Supervisor of Elections. They ran without opposition and were automatically elected to the Board.
- Mr. Moyer being a Notary Public of the State of Florida, administered the oath of office to Ms. Hensinger and Mr. Warden and a copy of the signed oath will be made a part of the public record.

**B. Designation of Vacancy for Seat 3 for Appointment of Supervisor**

- Seat 3 was previously held by Ms. Graham and was up for election, but no one qualified. Mr. Van Wyk prepared Resolution 2013-04 declaring a vacancy in Seat 3.
- Mr. Bolser pointed out the fourth ‘Whereas’ clause indicates one qualified elector was qualified to run for the one seat available for election. Mr. Van Wyk confirmed the resolution should be amended to reflect no one qualified for the seat.

On MOTION by Mr. Bolser seconded by Ms. Hensinger with all in favor, Resolution 2013-04 Declaring a Vacancy in Seat 3 was adopted.

- Mr. Moyer presented Resolution 2013-05 allowing the Board to appoint a qualified elector to the vacant seat according to the Florida Statutes. This seat was for an unexpired term of four years until 2016.
- Ms. Hensinger appointed Ms. Alma Graham. Not hearing any further nominations,

Ms. Hensinger appointed Ms. Graham to fill the vacancy in Seat 3 and Mr. Warden seconded the nomination. With no further nominations, with all in favor, Ms. Graham was appointed to Seat 3 as evidenced by Resolution 2013-05.

- Mr. Moyer being a Notary Public of the State of Florida, administered the oath of office to Ms. Graham and a copy of the signed oath will be made a part of the public record.
- Ms. Catusus questioned when the other two seats expire. Mr. Moyer confirmed the remaining seats expire in two years. Every year there will be an election for either two or three Board members.

**C. Election of Officers – Resolution 2013-03**

Mr. Moyer addressed the following:

- Any time a new Board member was appointed to the Board; there is an opportunity to reconstitute the officer structure.
- The current officer structure was Mr. Bolser as Chairman, Mr. Warden as Vice Chairman, Mr. Moyer as Secretary, Mr. Koncar as Treasurer, Mr. Bloom as Assistant Treasurer and the remaining Board members as Assistant Secretaries.

- Ms. Catusus questioned who Mr. Bloom was. Mr. Moyer indicated Mr. Bloom was the Senior Accountant who prepares the accounting statements.
- There was consensus to leave the current officer structure as noted above.

On MOTION by Ms. Graham seconded by Ms. Hensinger with all in favor, the current officer structure will remain as stated above.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 22, 2012 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the October 22, 2012 meeting and requested any corrections, additions or deletions.

- Ms. Catusus indicated On Page 7, she did not suggest installing cameras. Ms. Graham indicated she made this statement.
- Ms. Hensinger indicated she was present in person, not by phone.

On MOTION by Ms. Catusus seconded by Mr. Warden with all in favor, the minutes of the October 22, 2012 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Action Items**

There not being any, the next item followed.

**FIFTH ORDER OF BUSINESS**

**District Managers Report**

**A. Financial Statements**

Mr. Moyer reviewed the financial statements through November 30, 2012, which were included in the agenda package and reported the following:

- Some special assessment revenues were received, but not what was anticipated. Most of the assessment revenues are not received until December/January.
- On the administrative side, the expenditures were \$3,500 under budget, while on the field side, the District was \$2,400 over budget due to spending \$7,500 for the fence. There was nothing to be concerned about at this time.

**B. Check Register**

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

On MOTION by Ms. Hensinger seconded by Ms. Catusus with all in favor the financials for November 30, 2012 and Check Register for the period October 1, 2012 through November 30, 2012 in the amount of \$126,664.57 were approved.

**C. Status of Refinancing of 2003 Bonds**

Mr. Moyer discussed the following:

- At the last meeting, Mr. Brett Sealy presented some bond financing alternatives.
- An email from Mr. Sealy was provided to the Board indicating there has not been any change since his presentation, but they will continue to monitor any activity.

**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 - 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 lights were installed at the side entrance.
  - Mr. Bolser indicated the lights were on, but were now off.
- Christmas lights were installed. He asked the Board to contact him if any bulbs burned out.
  - Mr. Warden indicated they looked nice.
- The fence installation was completed. They did a great job. A bear knocked down a portion of the fence along Cardinal Road, but was re-installed.
- Mr. Warden questioned whether there was a report from the landscape company.
  - Mr. Smith indicated he asked for a report, but they did not provide one. He will provide them with a template.
- Ms. Catusus questioned whether the money situation between the HOA and the landscape company was resolved.
  - Mr. Moyer indicated the HOA never responded.

- Mr. Warden pointed out the HOA was asked by the landscape company to pay more money. They negotiated back and forth and finally settled.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

- Ms. Graham pointed out the side gate was working and questioned why there were purple and yellow flowers at Christmastime.
  - Mr. Smith indicated they generally do not plant Poinsettias in the community, but he can make sure they have them next year. The purple and yellow flowers were planted in November.
  - *There was consensus from the Board for Mr. Smith to plant Poinsettias or red and white flowers next Christmas.*
- Mr. Warden questioned whether any infrastructure needed to be replaced as some were over 10 years old.
  - Mr. Smith indicated they do not have much hardscape. They replace irrigation pumps as they break. They are slowly upgrading the fountains and have an occasional breaker problem.
- Ms. Graham questioned how long it will take to repair the front gate, which was hit by a car.
  - Ms. Hensinger indicated they were waiting for the Insurance Company to settle the claim.
  - Ms. Graham expressed concern about the gates being left open with no Guard. Mr. Warden pointed out the guardhouse was deemed unsafe for a Guard.
  - Ms. Catusus indicated the Marbella resident gate also remained open.
  - Mr. Smith pointed out it will take him six weeks to weld the gate if it was bent.
  - Mr. Warden suggested changing the route for guests entering the community. All guests and commercial vehicles were currently using the main gate and have to travel through the entire community to reach their destination.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Hensinger seconded by Ms. Catasus with all in favor, the meeting was adjourned.

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Gary L. Moyer  
Secretary

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Kenneth Bolser  
Chairman