

**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, July 25, 2017 at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

David Warden	Chairperson
Catherine Catusus	Vice Chairperson
Alma Graham	Assistant Secretary
Crystal Jones	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Chuck Walter	District Manager
Roy Van Wyk (by telephone)	District Counsel
Ray Malave	District Engineer
Russell Simmons	Field Manager

*The following is a summary of the minutes and actions taken at the July 25, 2017 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 April 24, 2017 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the April 24, 2017 meeting and requested any corrections, additions or deletions.

Mr. Warden noted on agenda page 15 under Contracts and Landscape of the Financial Statements, it states Valley Crest. It should be Pinnacle.

On MOTION by Ms. Graham seconded by Ms. Jones with all in favor the minutes of the April 24, 2017 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2018  
Proposed Budget**

**A. Discussion of Fiscal Year 2018 Proposed Budget**

- Mr. Moyer noted adopting the Fiscal Year 2018 budget is the primary reason for this meeting today. We are required to adopt a budget and certify our non-ad valorem assessments to the Property Appraiser by September 15<sup>th</sup>.
- At the Board's April meeting we approved the proposed budget, set the public hearing and then we continued the hearing to today.
- He reviewed the budget, which is the same the District is operating under this year.
- The public hearing was opened, however, there was no public present at this time, and was then closed.
- The Board discussed reducing the assessment by 5% and add if needed from the Fund Balance.

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor the Fiscal Year 2018 budget was accepted and staff was directed to reduce assessments by 5% and to add, if needed, from Fund Balance.

**B. Consideration of Resolution 2017-03 Approving the Fiscal Year 2018  
Proposed Budget and Setting a Public Hearing**

There being no questions or comments,

On MOTION by Ms. Catusus seconded by Ms. Jones with all in favor Resolution 2017-03, the annual appropriation resolution of the Country Greens Community Development District relating to the annual appropriations and adopting the budgets for the Fiscal Year beginning October 1, 2017, and ending September 30, 2018; authorizing budget amendments; and providing an effective date, was adopted.

**C. Consideration of Resolution 2017-04 Levying the Assessments**  
There being no questions or comments,

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor Resolution 2017-04, a Resolution of the Board of Supervisors of the Country Greens Community Development District making a determination of benefit and imposing special assessments for Fiscal Year 2017/2018; providing for collection and enforcement of special assessments; certifying an assessment roll; providing for amendments to the assessment roll; providing a severability clause; and providing an effective date, was adopted.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements and Check Register**

- Mr. Moyer presented the financial statements for the period ending May 31, 2017.
- He noted the District is \$22,000 under budget through June 30, 2017.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the financial statements for the period ending May 31, 2017 were accepted and the check register was approved.

**B. Report on the Number of Registered Voters – 1,130**

- Mr. Moyer noted the reason we monitor this is under Chapter 190 after six years and you have 250 registered voters, you transition from landowners electing supervisors to qualified electors, who are registered voters within the District.
- Lake County Supervisor of Elections report there are 1,130 registered voters residing in the District.

**C. Proposed Meeting Schedule for Fiscal Year 2018**

- Mr. Moyer presented the meeting schedule for Fiscal Year 2018 noting it will be advertised and will also be posted on the District's website.

On MOTION by Ms. Catusus seconded by Ms. Jones with all in favor the meeting schedule for Fiscal Year 2018 was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no report, the next item followed.

**B. Engineer**

- Mr. Malave noted the County did a study last year and there will be road widening on County Road 437.
- He and Mr. Van Wyk will be engaged with the County to see what those takings are and the compensation for that land belonging to the District.
- Once he receives right-of-way maps, he can work on the exact location of the land.

**C. Field Manager**

**i. Field Management Report**

- Mr. Simmons reviewed the Field Management Report.
- He discussed the fence that was damaged by a vehicle crash. It is now being repaired.

**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 noticed banners and signs on CDD property again at the front gate. She wanted to know if the builders asked for permission to do that. She felt the District should be compensated.
- Mr. Moyer noted he will send the builders another letter.

*Let the record reflect, Mr. Chuck Walter joined the meeting.*

- Mr. Moyer introduced Mr. Walter who joined Severn Trent. He will be working with Mr. Moyer for a while and ultimately take over primary responsibilities. Mr. Moyer will serve in a secondary role.
- Mr. Van Wyk asked about the builder or the developer.
- Mr. Moyer believed it was Hewitt who built the golf course. John Gray was the original developer.

**NINTH ORDER OF BUSINESS**

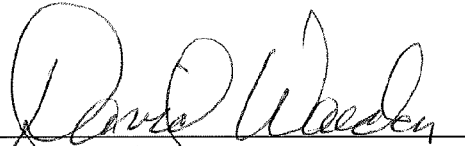
**Adjournment**

There being no further business,

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



\_\_\_\_\_  
Gary L. Moyer  
Secretary



\_\_\_\_\_  
David Warden  
Chairman