

**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, December 18, 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
Anna Heintzelman	Assistant Secretary
Crystal Jones	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Russell Simmons	Field Manager
Matt Orosz	Hanover Family Builders

The following is a summary of the minutes and actions taken at the December 18, 2017 Country Greens Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Koncar called the meeting to order and called the roll. `

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Orosz, President and Owner of Hanover Family Builders, introduced himself and noted they will be coming into the community. He had been working with Mr. Simmons on the signage plan.
- Mr. Koncar noted this item is not on the agenda, however, if the Board wants to discuss, we can.
- The Board agreed to hear from Mr. Orosz.
- Ms. Graham noted the Board expected him at the previous Board meeting with a signage plan; however, there was no word from him or his staff. They asked for all the signs to be removed and that cost the District some labor charges. Again, there was no comment from him or his firm.

- Mr. Orosz apologized.
- Ms. Catusus noted Hanover's representative, Mr. Ben Snyder, came to the Board meeting two meetings ago. He told the Board at that time, he would send a sign plan and that there had been compensation in the past in other developments for use of the CDD land.
- A concern was the County had a new sign ordinance and the need to ensure signs are in compliance with the ordinance; if not the District can be fined.
- The Board asked for a sign plan from Hanover and never received it.
- Mr. Oroc noted Mr. Snyder had been communicating with Mr. Simmons. Mr. Snyder stated he submitted the signage plans three times with no response.
- A discussion ensued on signage. Mr. Orosz will follow up on these issues.
- Mr. Koncar asked how many signs the Board wanted at the entrance.
- The Board agreed one sign on each side of the entrance. They did not want flags.
- They expect compensation for the signs on the District's property.

Ms. Catusus MOVED to provide two entrance signs as described in Hanover Family Builders' exhibit as Entrance Sign 1 (96x96) and Entrance Sign 2 (96x96) without the flags; interior signs should remain and compensation for signs on District property to be submitted, was approved.

- Long discussion ensued on types of banners, how many flags are needed.
- The Board wanted the compensation to be retroactive to August 2017.

On VOICE vote with all in favor the prior motion was amended to include compensation to be retroactive to August 2017.

- The Board wanted assurance the signs are in compliance with County Ordinance on signs.
- Mr. Oroc noted what the Board is asking for is very atypical. They have never paid a CDD or HOA for front entrance signage. The only time they have ever paid is when it is off site signage. Just asking to be paid without any reason to be paid, as a CDD and a government entity, it is very atypical. They have never been

penalized for trying to market the community. The things they do, does raise value to the community.

- Ms. Catusus noted when Mr. Orocz's colleague was here several months ago he stated compensation had been paid to other communities.
- Mr. Koncar stated the Board's position is not trying to get money for the sake of getting money. They are trying to get compensation for the use of District property and the other issue was when the hurricane happened there were some issues. That had to be addressed because it was on District property. He will follow up with District Attorney. There may be a need to get some kind of a lease for the property.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
October 23, 2017 Meeting**

Mr. Koncar stated each Board member received a copy of the minutes of the October 23, 2017 meeting and requested any corrections, additions or deletions.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the minutes of the October 23, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2017

- Mr. Koncar noted at the last meeting there was a request to add a termination provision in this agreement. That has been added and he will confirm that with the District Attorney.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year 2017 was ratified and includes the termination provision.

B. Financial Statements and Check Register

- The Board thanked Mr. Koncar for including the check register this time, because it was not included in the last agenda package.

- Mr. Koncar noted we will set you up with Avid Exchange at no charge. You go on a web portal and see all of your invoices. Accounts Payable will follow up with the Board.

On MOTION by Ms. Catusus seconded by Mr. Warden Graham with all in favor the financial statements were accepted and the check register was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

- Ms. Catusus noted Mr. Malave was requested to provide information on visibility at the gates on Cardinal and stormwater structures.
- Permits are needed for tree removal.
- Mr. Koncar will follow up on these issues and will include the District Engineer and District Attorney.
- Mr. Koncar noted he will start sending meeting notes and follow up items to the Board.

C. Field Manager

i. Field Management Report

- Mr. Simmons presented the Field Management Report.
- The Board liked the Holiday decorations put up.
- Mr. Warden felt there should be a line item in the budget for replacement of Christmas lights.
- The remainder of the Board agreed more money should be in that line item.

SIXTH ORDER OF BUSINESS

Other Business

- Mr. Warden noted with the proposed development of the cow pasture going forward, has anyone contacted the District for the District's input? Will they be part of the District?
- Ms. Catusus responded they are part of the District.
- Mr. Warden asked will the community be part of the HOA? Will they have a separate entrance?

- Ms. Heintzelman noted they have their own HOA, but may have an entrance into our neighborhood and we may be able to share amenities. She was against that.
- Discussion ensued. It was established they will be part of the District no matter what happens with gates and roads.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments


There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

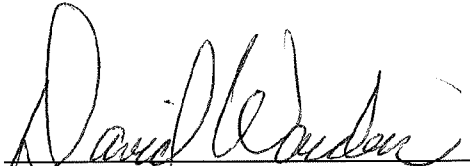
Adjournment

There being no further business,

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



Secretary



David Warden
Chairman