

**MINUTES OF MEETING
COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Country Greens Community Development District was held at 5:32 p.m. on Monday, February 26, 2018 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
Alyssa Willson (by phone)	District Attorney
Russell Simmons	Field Manager
Daniel Finz	Assistant Field Services Manager

The following is a summary of the minutes and actions taken at the February 26, 2018 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

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 18, 2017 Meeting**

Mr. Koncar stated each Board member received a copy of the minutes of the December 18, 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 December 18, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

District Manager’s Report

A. Financial Statements and Check Register

- o Mr. Koncar noted the District currently is 88% collected on the General Fund and 93.6% on the Debt Service Fund.
- o Current Fund Balance in the General Fund is \$987,525. That amount will decrease because that money is budgeted to be spent.
- o Ms. Catusus noted at the last meeting there was discussion about Avid.
- o Mr. Koncar noted we are going to be putting the Board members on the Avid Exchange. Ms. Paula Davis will send you a slide show which explains how to get on the Exchange. She will set up each Board member on the Avid Exchange.

On MOTION by Ms. Catusus seconded by Ms. Heintzelman with all in favor the financial statements were accepted and the check register was approved as presented.

B. Consideration of Resolution 2018-01 Confirming District’s Use of Lake County SOE to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election

- o Mr. Koncar reviewed the resolution and noted Seat 1 and Seat 2 are up for election.

On MOTION by Ms. Catusus seconded by Ms. Heintzelman with all in favor Resolution 2018-01 Confirming the District’s Use of Lake County Supervisor of Elections to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election was adopted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Field Manager

i. Field Management Report

- Mr. Simmons discussed the Tower Fountain. The water is starting to slow down. There could be an issue with the pump motor and algae build up in the tower.
- Repairs can cost around \$3,000.

Ms. Graham MOVED to approve making repairs on the Tower Fountain in an amount not-to-exceed \$3,000 and Ms. Catusus seconded the motion.

- Discussion ensued on several bills for SECO.

On VOICE vote with all in favor the prior motion passed.

- Ms. Graham asked did we hear anything back from Hanover Family Builders?
- Mr. Koncar noted he spoke with the District Attorney. Hanover stated they sent a letter, but he never received one.
 - Mr. Warden noted he received a letter in which they stated they never paid to put up a sign on the property. They could not understand what we were upset about. Then he received an email today from them.
 - That kind of correspondence should be copied to Mr. Koncar and the District Attorney.
 - Mr. Koncar stated he and the Attorney discussed if the Board wanted to charge for items, such as signs, a rule making hearing would have to take place. If the Board wanted to do that, we can set that up for the next meeting because you have to advertise several weeks in advance.
 - Mr. Koncar noted the Board makes the final decision in terms of what rules are established.
 - Ms. Willson noted to charge fees for the builders sign, they would have to be reasonably related to the service you are providing them. You would have to have some kind of basis for setting the fee and you have to establish the fee before you can begin the notice process because the fee has to be advertised.

- Ms. Catusus noted we would need to establish the fee today in order to put it in the notice of public hearing. There is a liability to the District with the signs out there.
- When the storms came, some signs fell apart. If there is something flying from one of those signs, we are liable because it is on our property. There are additional maintenance costs now, because they have to trim around those signs now instead of just mowing through.
- Ms. Graham noted she has had residents complain that it is distracting at the entrance because it is hard to see. Now every guest has to come through the front gate.
- Mr. Koncar asked whether the Board has any problems with the current signs?
- The Board approved them, but we were expecting compensation for those signs.
- Ms. Willson noted you can delegate the Chair to work with the District Manager to come up with a reasonable fee.
- Mr. Catusus noted we can delegate our Chair to work with Mr. Koncar to come up with a reasonable fee and put that in the rule making hearing to be scheduled for the next meeting.

On MOTION by Ms. Catusus seconded by Mr. Graham with all in favor the Chairman was authorized to work with District Manager to establish a reasonable fee for compensation for sign placement on District property and then schedule the public hearing for rule making using that fee.

- Ms. Willson wanted to ensure everyone is aware this is for any signage posted in the District.
- Mr. Koncar noted he will follow up on two items: (1) to see if the current signs are in compliance with the County Sign Ordinance; he will work with the District Attorney on that and (2) Inframark will work with the Chair on setting up a reasonable fee and then schedule a rule making public hearing once the fee is established, at the next meeting.

- Mr. Koncar noted we will get the fee and then get the information to the attorney. We will ask them to draft the advertisement for the rule making hearing and then we will get that advertised.

On MOTION by Ms. Catusus seconded by Mr. Graham with all in favor the Chairman to work with District Manager to establish a reasonable fee for compensation for sign placement on District property and then schedule the public hearing for rule making using that fee.

SIXTH ORDER OF BUSINESS

Other Business

- Ms. Catusus wanted to make sure Pinnacle is aware that the County has passed a new Fertilizer Ordinance.
- Mr. Koncar will follow up on this.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

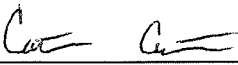
- Mr. Koncar noted we will start sending out meeting notes and requested they reply to make sure everyone is receiving their emails. He noted Gary Hutson is going to contact each Supervisor. He is the Webmaster. He will set you up with a District email instead of using your personal email.

EIGHTH ORDER OF BUSINESS

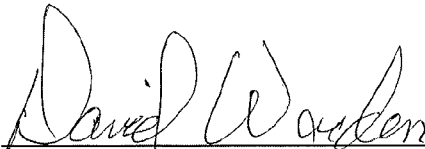
Adjournment

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