

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

The Special Meeting of the Country Greens Community Development District was held at 5:30 p.m. on Monday, May 14, 2018 at Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida.

Present and constituting a quorum were:

David Warden	Chairperson
Catherine Catusus	Vice Chairperson
Crystal Jones	Assistant Secretary
Anna Heintzelman	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Kristen Suit	District Manager
Alyssa Willson (by telephone)	District Attorney
Russell Simmons	Field Manager
Freddy Blanco	Assistant Field Manager

The following is a summary of the minutes and actions taken at the May 14, 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

Review Issues Related to the Fiscal Year 2018/2019 Budget Public Hearing

- Mr. Koncar noted the reason we are having this meeting is because at the last meeting the Board asked us to take the budget and reduce assessments 5%. He mentioned at that time the only question he had would it be impacted by the assessments.

- One of the discussion points we had at the meeting was in the revised budget if you look at the assessment chart. We discussed reducing all of the assessments by 5%. The problem is when we got to the new area, as most of you know, is agricultural. It is not developed and they are not going to build homes on it.
- Ms. Catusus noted they are going to build homes on it. It is platted. It was part of our original PUD.
- Mr. Koncar noted according to the Engineer, it is not platted. We are talking about the cow pasture. It is not built on at this point. The way the methodology was set up, which he mentioned at the last meeting, is that because this area does not receive any benefit from field service and if you look on your General Fund budget, you see 2/3 of your budget is for field; which is ProService-Field Management, Landscaping, Utility and Common Area.
- The majority of your budget will be more of an In-Field than an Administration.
- When we went back to our Finance Team after the Board asked us to reduce assessments 5%, look at the revised budget it says Net Change in Fund Balance, we reduced your Fund Balance \$25,000 to reduce your Assessments so there would be a reduction in assessments.
- Ms. Catusus noted the last time, we did a 5% reduction the total reduction was 5% per unit not just for the General Fund. It was a 7% in the General Fund because you cannot reduce the Debt Service in order to make the total reduction 5%, not a total of 2% which is all we are seeing in the end column.
- Mr. Koncar noted if you look at last year's budget, you reduced your Fund Balance by \$14,817. Under Adopted Budget for 2018, \$14,817, that is what you used from your Fund Balance last year to take a reduction.
- Mr. Koncar noted we were able to reduce assessments by 5% for all of your product types except the new area because the way the methodology is set up, if you have to reduce your assessments any further, you would have to take it out of Administration part of the budget.
- The Board asked why the money cannot come out of the Fund Balance?
- Mr. Koncar noted he posed that to the Finance Team and they explained that because the new area does not receive any benefit from Field Budget, that you have

- to take any reduction out of your Administration. Their response was the Methodology will not let them take it out of the Fund Balance.
- Ms. Catusus noted last time we did this it came out of the Fund Balance.
 - Mr. Koncar noted right now everything is minus 5%. You want to take the new area the same thing; minus 5% and take it out of Fund Balance.
 - Mr. Koncar stated if you are telling us you want to reduce the new area in assessments and make that a negative 5% like you have the others, we can go back and do that for you. I just wanted to get you together to make sure there was an understanding of what we are doing. Mr. Koncar noted your last budget showed a 4% increase. So you already reduced in a revised budget by 4%. You have already done that. Ms. Catusus noted if we do not have to do it in the new area, then I'm fine with not doing a reduction and leaving them where they are. Mr. Koncar asked leaving them at 0% or 4%.
 - Ms. Catusus noted leave them at 0%. I would like to see more than 2% in this final column. She would like to see the total assessment drop 5%. You need to do in the General Fund column, whether it be 7, 8, 11% to come from the Fund Balance and leave the Debt Service alone, so the total reduction is 5%.
 - Mr. Koncar stated to be clear we want to take all the product types, total assessment down to a negative 5% with the exception of the new area and you are okay with leaving it at 0%. That is why he wanted to have this meeting to clarify that.
 - He wanted to make sure we are all talking about the same thing.
 - He reiterated the directions so it is clear after we discuss it with our Financial Team: You want a negative 5% reduction on all of your total assessments for all products types and you are okay with leaving the new area with 0% and you want that to come out of Fund Balance.

On MOTION by Ms. Catusus seconded by Ms. Heintzelman with all in favor the budget for Fiscal Year 2019 will be reconfigured to show a total reduction in assessment per unit of 5% with the exception of the new area which will remain at 0%.

- Ms. Heintzelman had questions on Administrative expenses, some of them have varied so much from years past, for example, from 2015 to 2018, legal services went from \$6,000 to \$12,000 to \$15,000.
- Mr. Koncar noted they anticipated some litigation, which is why it was increased.

FOURTH ORDER OF BUSINESS

Discussion on Date for Fiscal Year 2018/2019 Budget Public Hearing

Discussion will follow.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-04 Approving Tentative, Proposed Budget and Setting the Public Hearing

- Mr. Koncar noted the way the process works, the meeting cannot be any sooner than 60 days from today, but it can be later than that.
- After some discussion, the Board decided to hold the budget public hearing on July 30, 2018 at 5:30 p.m.

On MOTION by Ms. Catusus seconded by Ms. Heintzelman with all in favor Resolution 2018-04 approving a proposed budget for Fiscal Year 2018/2019 and setting a public hearing for July 30, 2018 at 5:30 p.m. at the Sorrento Christian Center, 32441 County Road 437, Sorrento, Florida, was adopted.

SIXTH ORDER OF BUSINESS

District Manager’s Report

- Mr. Koncar noted the Board approved the Licensing Agreement with the Developer to put the signs on the property. There were questions whether or not that was District property. We want to research this and bring it back to you at the July 30, 2018 meeting. We will have a full report. We will have the District Engineer here to explain what is happening and what the research finds.
- Mr. Koncar noted the property may be owned by the DOT and not the District.
- There was discussion about this at a previous meeting, but it was inconclusive. We spoke to Mr. Malave, District Engineer. We will get the map and details to bring you July 30th.
- Ms. Catusus noted there will be engineer’s fees and should not the onus for payment be on the person who installed the sign on the right-of-way.

- Mr. Koncar noted that is part of the research we have to complete.
- The Board wanted information on the CD's, the return on their investment and Public Depository Funds.
- Long discussion ensued on CD's and investments.

SEVENTH 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

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

- Mr. Koncar noted at the next meeting we may have someone from the Financial Team to answer specific questions.
- It was pointed out at the last meeting, Mr. Koncar stated someone from his office would set up email accounts. It did not happen.
- Mr. Koncar will follow up on that.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

- There not being any, the next item followed.

TENTH 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.

Assistant Secretary

David Warden
Chairman