

**MINUTES OF THE CONTINUED PUBLIC HEARING
AND REGULAR MEETING
COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT**

The Continued Public Hearing and Regular Meeting of the Country Greens Community Development District was held at 5:30 p.m. on Monday, August 27, 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
Crystal Jones	Assistant Secretary
Anna Heintzelman	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Kristen Suit	District Manager
Alyssa Wilson (by telephone)	District Attorney
Russell Simmons	Field Services Manager
Alan Baldwin	Accounting Manager

The following is a summary of the minutes and actions taken at the August 27, 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 being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes

A. July 30, 2018

- Corrections were made to those minutes and will be incorporated into those minutes.

On MOTION by Ms. Heintzelman seconded by Ms. Jones with all in favor the minutes of the July 30, 2018 were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04A
Rescheduling Budget Public Hearing**

- Mr. Koncar noted this resolution reschedules the public hearing for adoption of the annual budget.
- Some Supervisors did not receive by email the most up-to-date budget with corrections, information on terms of investments and CD rates as per Board request.
- Mr. Baldwin discussed the CDs, the Qualified Public Depository (QPD) process and money markets.
- He noted your bond money funds held with U.S. Bank are put into commercial paper. Those rates are much lower, but at the same time, that is what the trustee decides on.
- Mr. Warden voiced concerns about the way the money is being invested.
- Mr. Baldwin suggested providing a review of the investment plan for the District to include potential for sweep accounts, development of an investment policy, obtain the highest rate of return for the shortest possible time.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor Resolution 2018-04A rescheduling the public hearing was adopted.

FIFTH ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2019 Budget**

A. Fiscal Year 2019 Budget

- Mr. Koncar noted the key issue from the last meeting was getting the chart fixed on the Assessments. That was done. As per Board request, in the agenda package, the assessment table is shown. It was a -5% on all product types except the New Area.
- Mr. Koncar asked for a Motion to open the public hearing.

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the public hearing to adopt the budget for Fiscal Year 2019 was opened.

- There being no audience comments,

On MOTION by Ms. Catusus seconded by Ms. Graham with all in favor the public hearing to adopt the budget for Fiscal Year 2019 was closed.

B. Consideration of Resolution 2018-05 Adopting the Budget

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor Resolution 2018-05, 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, 2018, and ending September 30, 2019; authorizing budget amendments; and providing an effective date, was adopted.

C. Consideration of Resolution 2018-06 Levying the Assessments

On MOTION by Ms. Graham seconded by Ms. Catusus with all in favor Resolution 2018-06, 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 2019; providing for the 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.

SIXTH ORDER OF BUSINESS

District Manager’s Report

A. Consideration of RFP for District Counsel Services

- Mr. Koncar noted per Board request, we went out for proposals for District Counsel and received proposals from Latham, Shuker, Eden & Beaudine, LLP; Clark & Albaugh, LLP and Young Qualls, P.A.
- There is a proposal from Hopping, Green & Sams, P.A., who submitted a letter showing an interest in continuing to serve as legal counsel to the Board.
- Ms. Wilson discussed her firm’s hourly fees.
- The Board discussed all the proposals for District Counsel services.

Ms. Graham MOVED to select Clark & Albaugh, LLC as District Counsel for the District and Ms. Catusus seconded the motion.

- Discussion ensued on the new District Counsel attendance at meetings.
- Ms. Wilson noted Hopping, Green & Sams will follow up with the new firm and supply them with their records.

On VOICE vote with all in favor the prior motion was approved.

B. Financial Statements and Check Register

- Mr. Baldwin noted if the Board wants to see something differently in the financials, if they have questions or comments, they need to inform Mr. Baldwin.

C. Review and Discussion on Investment Issues

- Ms. Graham asked that the Board receive on a quarterly basis, an update on how their investments are doing.
- Mr. Baldwin noted in the agenda package is the Cash & Investment Report, which shows where your funds are being held, the maturity dates, which investment type and the rates.
- He noted if the Board does not want to remain with Wells Fargo for the District's checking account, the District's money can be moved to another banking institution.
- Mr. Baldwin noted Bank United would not charge the District to move CD funds.
- Supervisors noted they all did not get the package for this meeting and asked to receive agenda packages by FedEx.
- Mr. Baldwin will provide a review of the investment plan for the District, to include potential for sweep accounts, development of an investment policy, obtain the highest rate of return for the shortest possible time.
- The Board discussed having a third party hold the District's funds for investment purposes.
- Mr. Koncar noted the Board unanimously selected Clark & Albaugh, LLC as the District's Attorney, but he is asking whether the Board is authorizing the Chairman to enter into an agreement so we can get them on board and not wait for the next meeting.

On MOTION by Ms. Graham seconded by Ms. Catasus with all in favor the Board authorized the Chairman to execute a contract for legal services with Clark & Albaugh, LLC as the District Counsel.

- At this time, the Board went back to the item of Financial Statements and Check Register.

On MOTION by Ms. Graham seconded by Ms. Jones with Ms. Graham, Ms. Jones, Mr. Warden and Ms. Heintzelman voting aye and Ms. Catusus abstaining, the financial statements were accepted and the check register was approved as presented.

D. Website Compliance Checklist

- o Mr. Koncar distributed a form titled Special District Website Compliance.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. District Legal Counsel Service

- o Discussed earlier.

B. Engineer

i. Proposals to Repair Drainage Issues

- o Mr. Koncar will follow up with Mr. Malave about proposals on drainage repair.
- o The Board discussed Mr. Malave following up with DOT for signage on the roadway.
- o Ms. Catusus noted there was a *snipe* sign that came out the main entrance yesterday for pressure washing or painting.

C. Field Manager

i. Proposals for Plants

- o Mr. Koncar discussed proposals for plants at the entrance.

ii. Field Management Report

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

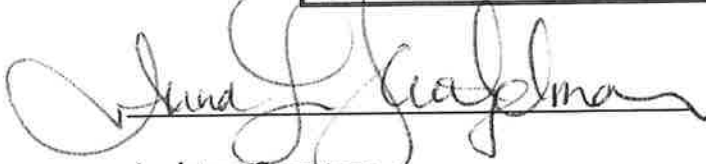
There not being any, the next item followed.

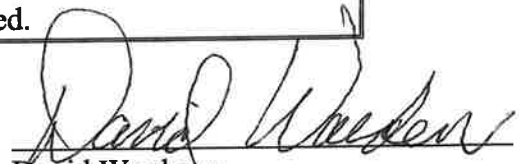
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Assistant Secretary


David Warden
Chairman