

*Country Greens Community
Development District*

Agenda

October 14, 2025

AGENDA

Country Greens

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 3, 2025

**Board of Supervisors
Country Greens Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of the **Country Greens Community Development District** will be held **Tuesday, October 14, 2025 at 6:00 PM at the REACH Church, 31431 Payne Road, Sorrento, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 9, 2025 Meeting
4. Discussion Items
 - A. Status of District Management Transition
 - B. Transcription of Minutes
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Approval of Check Register - *Under Separate Cover*
 - ii. Balance Sheet and Income Statement - *Under Separate Cover*
 - D. Field Manager
 - i. Initial Site Inspection Report
6. Public Comment Period
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – November 11, 2025 at 6:00 PM
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

CC: Scott Clark, District Counsel
David Hamstra, District Engineer
Jarett Wright, District Field Manager

Enclosures

MINUTES

1 **MINUTES OF MEETING**
2 **COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the Country Greens Community
5 Development District was held Tuesday, September 9, 2025, at 6:00 p.m. at REACH Church, 31431
6 Payne Road, Sorrento, FL 32776.

7
8 Present and constituting a quorum were:
9

10 Catherine Catusus	Chairperson
11 Crystal Jones	Vice Chairperson
12 Joseph Grall	Assistant Secretary
13 David Warden	Assistant Secretary
14 Anna Heintzelman	Assistant Secretary

15
16 Also present, either in person or via communication media technology were:
17

18 Samantha Harvey	District Manager, Inframark
19 Scott Clark	District Counsel, Clark & Albaugh, PLLC
20 David Hamstra	District Engineer, Pegasus Engineering LLC
21 Kyle Goldberg	Field Inspection Coordinator, Inframark
22 Tim Burchfield	Founder, Maverick's Landscaping & Lawn

23
24 *This is not a certified or verbatim transcript but rather represents the context and summary*
25 *of the meeting. The full meeting is available in audio format upon request. Contact the District Office*
26 *for any related costs for an audio copy.*
27

28 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

29 Ms. Catusus called the meeting to order at 6:00 p.m. and called the roll. A quorum was
30 established.

31
32 **SECOND ORDER OF BUSINESS**

Adoption of the Agenda

33
34

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in 35 favor, the agenda was approved. (5-0)

36

37 **THIRD ORDER OF BUSINESS**

Audience Comment

38 There were no audience comments at this time.
39

40 **FOURTH ORDER OF BUSINESS**

Staff Reports

41 **A. Field Inspection Report**

42 Mr. Goldberg presented his field inspection report. Mr. Goldberg noted that he is waiting on
43 Advance Tree Pros to provide estimates for the removal of the dead trees. Mr. Grall requested that
44 Maverick's also provide proposals for the work. Ms. Catusus inquired whether the dead trees are

45 located within the conservation area and stated that she would personally inspect the area to confirm
46 that it is not HOA property.

47 Ms. Catusus further explained to Mr. Burchfield, owner of Maverick's, that all of the pine
48 trees within the District are weak due to the manner in which they were originally installed with
49 braces around them. Mr. Grall then inquired about the annuals on Cardinal, and Ms. Heintzelman
50 asked what the schedule was for switching out the annuals. Mr. Burchfield responded that the
51 replacement would occur in October and noted that he would also prepare a proposal for
52 enhancements at the front entrance.

53 Ms. Catusus also addressed a resident's yard located at 34202 Madiera that requires attention.
54 Mr. Burchfield stated that he would look into the matter. With respect to Item 12, Ms. Catusus
55 reminded the Board that this is a homeowner's responsibility and that there is no recourse available
56 to the District.

57

58 **B. District Counsel**

59 Mr. Clark provided an update regarding the retooling of the Maverick Landscape Contract.
60 Mr. Clark informed the Board that he has been in communication with GMS to facilitate the
61 transition of the resolutions and banking matters. Mr. Clark further stated that he would be available
62 to answer any questions the Board may have throughout the course of the meeting.

63

64 **C. District Engineer**

65 Mr. Hamstra provided a review of the parcels map and discussed the pipe sizes for each
66 business. Mr. Hamstra reported that the good news is that all of the pipes were found to be oversized.
67 Mr. Hamstra stated that he would be emailing the businesses with approval once the green light is
68 received from the County. Mr. Hamstra also provided a map to Mr. Burchfield for reference.

69 The Board requested a timeline on the revised map in order to determine the designated areas
70 from the golf course. Mr. Hamstra confirmed that he would notify the Board once the revised version
71 is ready.

72 Ms. Catusus then read an email from Ms. Hylands, the HOA Manager, regarding the fire
73 hydrant. Ms. Catusus inquired whether the amount of the invoice was sufficient to open an insurance
74 claim. Mr. Hamstra reported that the invoice total was \$3,380. Mr. Clark advised that the amount
75 was not significant enough to justify initiating a claim.

76

77 **D. District Manager**

78 Ms. Harvey thanked the Board for the opportunity to support them over the past few months
79 and extended her best wishes for continued success with GMS.

80

81 **FIFTH ORDER OF BUSINESS Business Items**

82 **A. Consideration of Resolution 2025-09, Appointing the District Manager**

83

84 On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all in
85 favor, Resolution 2025-09, Appointing the District Manager was
86 adopted. (5-0)

87

88 **B. Consideration of Resolution 2025-10, Removal and Appointment of Officers**

89

90 On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all
91 in favor, Resolution 2025-10, Removal and Appointment of Officers
92 was adopted. (5-0)

93

94 **C. Consideration of Resolution 2025-11, Appointing Bank Signatories**

95

96 On MOTION by Ms. Jones, seconded by Mr. Grall, with all in favor,
97 Resolution 2025-11, Appointing Bank Signatories was adopted. (5-0)

98

99 **D. Consideration of Grau & Associates Engagement Letter**

100 Mr. Clark reviewed the engagement letter and recommended that the Board approve it.

101

102

103 On MOTION by Mr. Grall, seconded by Mr. Warden, with all in
104 favor, the Grau & Associates Engagement Letter was approved. (5-0)

105

106 **SIXTH ORDER OF BUSINESS Business Administration Items**

107 **A. Consideration of Minutes from the Meeting held on August 12, 2025**

108

109 On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all
110 in favor, the Meeting Minutes from August 12, 2025 were approved
111 as presented. (5-0)

112

113 **B. Review of the Financial Statements**

114 Ms. Catusus inquired about the \$35,000 debt service principal prepayment and questioned
115 why it was not reflected in the revenues. Mr. Clark explained that it was likely a commercial
116 prepayment. Ms. Harvey stated that she would follow up with accounting to obtain clarification.

117 Ms. Jones asked about the invoice for Holiday Decorations. Ms. Harvey responded that the
118 invoice is currently in the queue and that she would ensure it is processed as soon as possible in
119 order to secure the 20% early payment discount.

120 Ms. Catusus also requested a detailed breakdown of the R&M Common Area Year-to-Date
121 Actual amount of \$19,555, which she noted included hurricane cleanup and valve repair performed
122 by Servello & Son's Inc.

123
124
125
126
127

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, the financials were approved. (5-0)

128 **C. Acceptance of the Check Register**

129 Ms. Catusus inquired about the not-to-exceed amount for the Landscape Workshop proposal
130 dated June 29, 2025. Ms. Harvey reviewed the minutes and reported that no not-to-exceed amount
131 was established, and that the Board had approved the proposal in the amount of \$5,958.61. Ms.
132 Catusus further questioned the description on the Techni Pools item, noting that there is no pool; Mr.
133 Goldberg confirmed that the expenditure pertains to a fountain repair.

134
135
136
137
138

On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all in favor, the Check Register was approved. (5-0)

139 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
140 **Comments**

141 Mr. Grall inquired as to how soon the maintenance map would be ready from Mr. Hamstra.
142 Mr. Hamstra responded that he would coordinate with GMS to ensure its completion.

143
144
145

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business the meeting adjourned at 7:04 p.m.

146
147

148
149

Assistant Secretary

Chair/ Vice Chair

SECTION IV

SECTION A



***** GMS Confidential *****

Country Greens CDD

Transition Status Update

Tuesday, October 7, 2025

***** GMS Confidential *****

Administrative Records Transition Checklist And GMS Transition Status Report



CDD District Name: **Country Greens Community Development District ("District")**
 CDD Creation Date: **19-Nov-91**
 GMS Lead(s): **Stacie Vanderbilt and Jason Showe**

GMS Award Date: **12-Aug-25**
 GMS Services Commence Date: **1-Oct-25**

To: **Samantha Harvey, District Manager, Inframark Infrastructure Management Services, Inc.**
 Date: **Administrative Records Transition Checklist. Originally Shared August 26,2025**

Country Greens CDD Transition Plan Last Updated: **10/7/25**

Key Transition Activity	Transition Status	Targeted Completion Date	Actual Completion Date	GMS Progress Comments
The following are typical administrative documents that GMS would expect to receive from the prior District Management Company as custodian of public records for the District:	70) Completed	2025-09-15	TBD	This Schedule Assumes GMS Is Awarded The Management Agreement With A Requested Effective Date Of October 1, 2025. It Also Assumes That Inframark IMS, Inc. Will Transition All Required Records To GMS On Schedule And With High Quality And Completeness To Support A Smooth Transition.
1 Directory of all board members and staff which would include terms of all 5 board members	70) Completed	2025-09-15	2025-09-18	
2 Record of Proceedings from the creation date through contract turnover date	70) Completed	2025-09-15	2025-09-18	
3 Copies of all meeting recordings from creation date through contract turnover date	70) Completed	2025-09-15	2025-09-18	
4 Legal advertising information including account, newspaper and contact information	70) Completed	2025-09-15	2025-09-18	
5 Copies of all contracts/agreements from creation date through contract turnover date	70) Completed	2025-09-15	2025-09-18	
6 Copies of all resolutions from creation date through contract turnover date	70) Completed	2025-09-15	2025-09-18	
7 District Seal	70) Completed	2025-09-15	TBD	
8 Electronic copies of all email communication from creation date through contract turnover date	70) Completed	2025-09-15	TBD	
9 District website information to transfer domain and hosting and all District documents	70) Completed	2025-09-15	TBD	
10 Electronic and hard copies of all other District related documents not specified in above list	70) Completed	2025-09-15	2025-09-18	

Inframark Infrastructure Management Services, Inc.

GMS-Central Florida, LLC

 Authorized Representative Name & Signature *

 Stacie Vanderbilt, Authorized GMS Representative

 Date

 Date

* Certify that all records have been transitioned to GMS-Central Florida, LLC.

GMS recognizes that the transition of historical records is a fluid process.

GMS will partner with all other stakeholders to ensure the process is a seamless as possible.

Status updates will be shared periodically throughout the transition process.

Financial Records Transition Checklist And GMS Transition Status Report



CDD District Name: **Country Greens Community Development District ("District")**

CDD Creation Date: **19-Nov-91**

GMS Award Date: **12-Aug-25**

GMS Lead(s): **Katie Costa and Jason Showe**

GMS Services Commence Date: **1-Oct-25**

To: **Samantha Harvey, District Manager, Inframark Infrastructure Management Services, Inc.**

Date: **Financial Records Transition Checklist. Originally Shared August 26, 2025**

Country Greens CDD Transition Plan Last Updated: **10/7/25**

Key Transition Activity	Transition Status	Targeted Completion Date	Actual Completion Date	GMS Progress Comments
<p>"The following are typical financial services documents that GMS would expect to receive electronically from the prior District Management Company:"</p>				
	10) In Progress-Green	2025-09-26	TBD	This Schedule Assumes GMS Is Awarded The Management Agreement With A Requested Effective Date Of October 1, 2025. It Also Assumes That Inframark IMS, Inc. Will Transition All Required Records To GMS On Schedule And With High Quality And Completeness To Support A Smooth Transition.
1	FEIN Document (Permanent Records)	70) Completed	2025-09-26	TBD
2	Sales Tax Exempt Certificate (Permanent Records)	70) Completed	2025-09-26	TBD
3	Bank Statements- All Funds & SBA (if applicable)			
	a. Prior fiscal year	70) Completed	2025-09-26	TBD
	b. Current fiscal year to date	70) Completed	2025-09-26	TBD
4	Compliance Forms - W-9 Forms, 1099s, W-2s, 941s, etcetera	20) In Progress-Yellow	2025-09-26	TBD
5	Vendor Files (AP Personnel)			
	a. Check Stubs/AP Invoices paid for prior fiscal year	10) In Progress-Green	2025-09-26	TBD
	b. Check Stubs/AP Invoices paid for all vendors in current fiscal year	10) In Progress-Green	2025-09-26	TBD
	c. All pending AP invoices	10) In Progress-Green	2025-09-26	TBD
	d. Verify all utilities (if applicable)	70) Completed	2025-09-26	TBD
	e. Verify DEO was paid and/or invoice received	70) Completed	2025-09-26	TBD
6	Bond Series			
	a. Verify Bond Series/Obtain Bond Book(s)	70) Completed	2025-09-26	TBD
	b. Amortization Schedule(s)	10) In Progress-Green	2025-09-26	TBD
7	Trust Statements			
	a. Annual Statements for Prior FY	70) Completed	2025-09-26	TBD
	b. All statements from beginning of current fiscal year to date	70) Completed	2025-09-26	TBD
8	General Ledger Detail			
	a. Prior fiscal year	10) In Progress-Green	2025-09-26	TBD
	b. Current fiscal year to date	10) In Progress-Green	2025-09-26	TBD
9	Trial Balances			
	a. Most recent audited trial balances (verify current auditor)	70) Completed	2025-09-26	TBD
	b. Trial Balances at most recent fiscal year end	70) Completed	2025-09-26	TBD
	c. Trial Balances at most recent month end	70) Completed	2025-09-26	TBD
10	Check Registers			
	a. Prior Year Check Register	70) Completed	2025-09-26	TBD
	b. Current Year Check Register – From beginning of current fiscal year to date	30) In Progress-Red	2025-09-26	TBD
11	Assessment Distributions			
	a. Current Assessment Receipt Schedule with distribution backup from County	20) In Progress-Yellow	2025-09-26	TBD
	b. Prior Year Receipt Schedule	70) Completed	2025-09-26	TBD
12	Deposits			
	a. Prior fiscal year	10) In Progress-Green	2025-09-26	TBD
	b. Current fiscal year to date	10) In Progress-Green	2025-09-26	TBD
13	Financials			
	a. Prior fiscal year	70) Completed	2025-09-26	TBD
	b. Current fiscal year to date	70) Completed	2025-09-26	TBD

Financial Records Transition Checklist And GMS Transition Status Report



CDD District Name: **Country Greens Community Development District ("District")**

CDD Creation Date: **19-Nov-91**

GMS Award Date: **12-Aug-25**

GMS Lead(s): **Katie Costa and Jason Showe**

GMS Services Commence Date: **1-Oct-25**

To: **Samantha Harvey, District Manager, Inframark Infrastructure Management Services, Inc.**

Date: **Financial Records Transition Checklist. Originally Shared August 26, 2025**

Country Greens CDD Transition Plan Last Updated: **10/7/25**

Key Transition Activity	Transition Status	Targeted Completion Date	Actual Completion Date	GMS Progress Comments
14 Additional Accounting Files				
a. Audit Reports	10) In Progress-Green	2025-09-26	TBD	
b. Arbitrage Reports	10) In Progress-Green	2025-09-26	TBD	
c. Funding Request/Developer Contributions Schedules	90) Cancelled	2025-09-26	TBD	Not Needed For this Transition
15 Insurance				
a. Current Policy	70) Completed	2025-09-26	TBD	
b. Verify payment for current year coverage.	10) In Progress-Green	2025-09-26	TBD	

Inframark Infrastructure Management Services, Inc.

GMS-Central Florida, LLC

Authorized Representative Name & Signature *

Katie Costa, Authorized GMS Representative

Date

Date

* Certify that all records have been transitioned to GMS-Central Florida, LLC.

GMS recognizes that the transition of historical records is a fluid process.

GMS will partner with all other stakeholders to ensure the process is a seamless as possible.

Status updates will be shared periodically throughout the transition process.



Transition To GMS Activity Status Legend

Status	Description
10) In Progress-Green	In Progress - All on track.
20) In Progress-Yellow	In Progress - One or more items behind or high risk identified.
30) In Progress-Red	In Progress - Late or delayed and/or high risk needing attention.
40) Not Yet Started	On the list but no active work being performed
50) On Hold	Effort On Hold. Keep on the log for tracking.
70) Completed	Completed Status; see progress notes.
90) Cancelled	Cancelled Status; see progress notes.
95) TBD	Status has not yet been declared.

SECTION V

SECTION C

SECTION 1

*This item will be provided under
separate cover*

SECTION 2

*This item will be provided under
separate cover*

SECTION D

SECTION 1

COUNTRY GREENS CDD FIELD ACTION ITEM LIST FY2026

Tr Action Item	Priority	Assigned To	Status	Start date	End date	Tr Notes
Initial Site Inspection Report	High	Field Manager	Completed	10/1/2025	10/1/2025	GMS District Manager and Field Staff performed an initial site inspection of the property in order to generate a maintenance report and identify immediate repair needs of the district. This report was emailed to the board of supervisors and will be included along with the October meeting agenda package.
Landscape Lighting	High	GMS CF Maintenance	Awaiting Proposal	10/1/2025	m/d/yyyy	Multiple issues were identified with the landscape lighting. The front entrance lighting isn't working at all and we were unable to locate the power controller that operates these. Multiple lights are not working at the Marbella Dr gates.
Photozell Replacement	High	GMS CF Maintenance	Awaiting Proposal	10/1/2025	m/d/yyyy	The lights at Cardinal Ln are working, but the photozell needs to be replaced.
Initial Landscape Vendor Site Review	High	Landscape	Pending	10/1/2025	m/d/yyyy	Scheduling the initial ride along site review with Maverick's Landscaping to review overall site conditions and determine the districts needs. Overall expectations will be discussed to ensure quality assurance and to set both parties up for success.
Stormwater Repairs - Structures	High	GMS CF Maintenance	Awaiting Proposal	10/1/2025	m/d/yyyy	Reviewing all notes provided by the District Engineer in the FY 2025 engineers report and will generate proposals for repair and provide recommendations and anticipated timelines.
Stormwater Repairs - Landscaping	High	Landscape	Awaiting Proposal	10/1/2025	m/d/yyyy	Reviewing all notes provided by the District Engineer in the FY 2025 engineers report that were identified as landscaping needs and will request proposals from the landscaper to address these issues.
Pressure Washing	Medium	Other	Awaiting Proposal	10/1/2025	m/d/yyyy	Gathering proposal for pressure washing of the entrances and exits of the community for the sidewalks, curbs, and monuments. This will improve the overall aesthetic of the community as well as reduce trips hazards in the right of ways.
Fence Cleaning	Low	GMS CF Maintenance	In progress	10/1/2025	m/d/yyyy	Upon approval by the board of supervisors "Wet-and-Forget" cleaning solution will be purchase and applied to the mold and mildew on the vinyl fencing and monuments. This product typically causes the mold to disappear within a few days and protects the applied areas for up to 8 months.
Electric Timer Box Replacement	High	Other	Awaiting Proposal	10/1/2025	m/d/yyyy	Gathering proposal from an electric vendor to replace the timer box adjacent to the front entrance monument fountain that is corroded and inoperable.
District Maintenance Map	High	Field Manager	In progress	10/1/2025	m/d/yyyy	Work on the updated district maintenance map is ongoing. Waiting on the final notes from the engineer before it is finalized and ready for distribution.
Monument Drain Debris Cleanup	High	GMS CF Maintenance	Awaiting Proposal	10/1/2025	m/d/yyyy	Debris was identified in the monument wall drain that is restricting flow. This area will be cleaned by GMS maintenance staff.
Monument Wall Repairs	Low	Other	Awaiting Proposal	10/1/2025	m/d/yyyy	Multiple issues were identified with the front entrance monument wall including cracking, missing pieces, and seperation. Gathering proposals for repairs.
Dead Pine Trees	High	Landscape	Awaiting Proposal	10/1/2025	m/d/yyyy	Requesting proposals for the removal of multiple pine trees that have either fallen or are dead and pose a risk to district property and resident safety.
Stormwater Structure Missing Grates	Emergency	GMS CF Maintenance	In progress	10/1/2025	m/d/yyyy	A stormwater structure was identified to be missing grates creating an open hole hazard that poses an immediate risk to resident safety. GMS Maintenance will be cordoning off the area with post and orange safety barricade, and pumping out the excess water in the structure to see if the grate can be located at the bottom of the structure. If the grate is missing new ones will be ordered and installed.



Site Report

18415955376

Reference Number: 20251001-18415955376	Form Name: Site Report
Submitter Name: Jarett Wright jwright@gmscfl.com	Date Sent on Device: Oct 1, 2025 10:03:12 AM EDT
Location: 23520 Sorrento Springs Dr, Sorrento, FL 32776, USA Oct 1, 2025 10:02:51 AM EDT [View Map]	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS

1 OF 6

Issue Details

Date / Time	Oct 1, 2025 9:47:00 AM EDT
Assignment	Landscaper
GeoLocation	34032 Cordoba Ln, Sorrento, FL 32776, USA latitude: 28.8454599 altitude: 8.2 longitude: -81.5553577 [viewMap]
Action Item Picture	



Action Item Description

All ornamental grasses need to be reset. Any dead grasses need to be removed.

Request Vendor Proposal

No

ISSUE DETAILS

2 OF 6

Issue Details

Date / Time

Oct 1, 2025 9:47:00 AM EDT

Assignment

CF Maintenance

GeoLocation

34032 Cordoba Ln, Sorrento, FL 32776, USA
latitude: 28.8454599 altitude: 8.2
longitude: -81.5553577 [[viewMap](#)]

Action Item Picture





Action Item Description

Pressure wash monument walls, signage, fountain, fence and columns.

Request Vendor Proposal

Yes

ISSUE DETAILS

3 OF 6

Issue Details

Date / Time

Oct 1, 2025 9:47:00 AM EDT

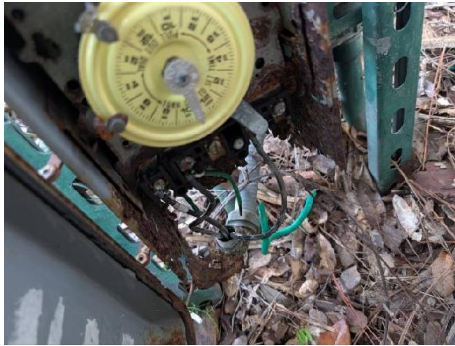
Assignment

Terry's Electric

GeoLocation

34032 Cordoba Ln, Sorrento, FL 32776, USA
latitude: 28.8454599 altitude: 8.2
longitude: -81.5553577 [[viewMap](#)]

Action Item Picture



Action Item Description

Need electrical vendor to replace the corroded timer box.

Request Vendor Proposal

Yes

ISSUE DETAILS

4 OF 6

Issue Details

Date / Time Oct 1, 2025 9:47:00 AM EDT
Assignment Landscaper
GeoLocation 34032 Cordoba Ln, Sorrento, FL 32776, USA
 latitude: 28.8454599 altitude: 8.2
 longitude: -81.5553577 [[viewMap](#)]

Action Item Picture



Action Item Description Need proposal to replace all annuals and remove dead pine tree. All st. augustine needs to be mowed above 3.5" blade height so the turf is not scalped.

Request Vendor Proposal Yes

ISSUE DETAILS

5 OF 6

Issue Details

Date / Time Oct 1, 2025 9:47:00 AM EDT
Assignment CF Maintenance

Action Item Picture



Action Item Description
Request Vendor Proposal

Remove debris from monument wall drains.
No

ISSUE DETAILS

6 OF 6

Issue Details

Date / Time

Oct 1, 2025 9:47:00 AM EDT

Assignment

Landscaper

GeoLocation

23520 Sorrento Springs Dr, Sorrento, FL 32776, USA
latitude: 28.8496296 altitude: 4.3
longitude: -81.5608811 [[viewMap](#)]

Action Item Picture



Action Item Description

String trim and spray foliage from the stormwater structure.

Pond will need to be regraded and disced. CF

Request Vendor Proposal

maintenance will handle the grading work, and a vendor will be sourced for discing.

No



Site Report

18415959465

Reference Number: 20251001-18415959465	Form Name: Site Report
Submitter Name: Jarett Wright jwright@gmscfl.com	Date Sent on Device: Oct 1, 2025 10:43:02 AM EDT
Location: 33749 Terragona Dr, Sorrento, FL 32776, USA Oct 1, 2025 10:42:56 AM EDT [View Map]	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS

1 OF 6

Issue Details

Date / Time	Oct 1, 2025 10:07:00 AM EDT
Assignment	CF Maintenance
GeoLocation	23709 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.8453133 altitude: -7.5000005 longitude: -81.5610457 [viewMap]
Action Item Picture	



Action Item Description

Use skid steer to regrade around structure. Install filter fabric and riprap.

Request Vendor Proposal

Yes

ISSUE DETAILS

2 OF 6

Issue Details

Date / Time

Oct 1, 2025 10:07:00 AM EDT

Assignment

Landscaper

GeoLocation

34101 Madiera Ln, Sorrento, FL 32776, USA
latitude: 28.8453201 altitude: -4.5
longitude: -81.5655394 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Bush hog around pond and disc pond basin.
 Yes

ISSUE DETAILS

3 OF 6

Issue Details

Date / Time

Oct 1, 2025 10:07:00 AM EDT

Assignment

Landscaper

GeoLocation

23407 Companero Dr, Sorrento, FL 32776, USA
 latitude: 28.844981 altitude: -3.7791495
 longitude: -81.5664934 [[viewMap](#)]

Action Item Picture





Action Item Description

Bush hog overgrown areas and string string around structure.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 6

Issue Details

Date / Time

Oct 1, 2025 10:07:00 AM EDT

Assignment

CF Maintenance

Action Item Picture



Action Item Description

Pressure wash columns and gates. Replace Cardinal Ln landscape lighting photocell.

Request Vendor Proposal

Yes

ISSUE DETAILS

5 OF 6

Issue Details

Date / Time Oct 1, 2025 10:07:00 AM EDT
Assignment Landscaper
GeoLocation 34111 Cardinal Ln, Eustis, FL 32736, USA
 latitude: 28.8475912 altitude: -5.3
 longitude: -81.5768772 [[viewMap](#)]

Action Item Picture



Action Item Description Treat ants at signage. Remove dead plant material. Mulch is missing from palm tree beds at Cardinal Ln.

Request Vendor Proposal No

ISSUE DETAILS

6 OF 6

Issue Details

Date / Time Oct 1, 2025 10:07:00 AM EDT
Assignment Landscaper
GeoLocation 33614 Campeon Ct, Sorrento, FL 32776, USA
 latitude: 28.8411236 altitude: -6.5000005
 longitude: -81.5624343 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Open space field needs to be bush hogged.
Yes



Site Report

18415971350

Reference Number: 20251001-18415971350	Form Name: Site Report
Submitter Name: Jarett Wright jwright@gmscfl.com	Date Sent on Device: Oct 1, 2025 11:25:21 AM EDT
Location: 34000 Terragona Dr, Sorrento, FL 32776, USA Oct 1, 2025 11:25:15 AM EDT [View Map]	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS

1 OF 7

Issue Details

Date / Time	Oct 1, 2025 10:54:00 AM EDT
Assignment	Landscaper
GeoLocation	24118 Marbella Dr, Sorrento, FL 32776, USA latitude: 28.8480997 altitude: -6.088515 longitude: -81.5578838 [viewMap]
Action Item Picture	



Action Item Description

Landscafer to remove excess debris around structure. Need proposal to regrade erosion areas around basin and resod.

Request Vendor Proposal

GMS staff will install orange safety barricades around structures until repairs can be completed.
Yes

ISSUE DETAILS

2 OF 7

Issue Details

Date / Time

Oct 1, 2025 10:54:00 AM EDT

Assignment

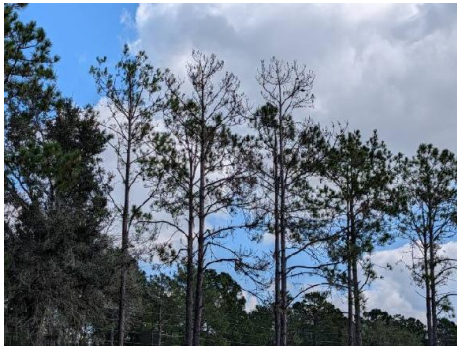
Landscafer

GeoLocation

34306 Tuscany Ave, Sorrento, FL 32776, USA
latitude: 28.8505767 altitude: 8.0
longitude: -81.5590857 [[viewMap](#)]

Action Item Picture





Action Item Description

Remove fallen dead pine trees.

Need a proposal to remove dead pine trees for safety reasons.

Request Vendor Proposal

Yes

ISSUE DETAILS

3 OF 7

Issue Details

Date / Time

Oct 1, 2025 10:54:00 AM EDT

Assignment

Landscaper

GeoLocation

34410 Tuscany Ave, Sorrento, FL 32776, USA
latitude: 28.849652 altitude: 1.5
longitude: -81.5550454 [[viewMap](#)]

Action Item Picture



Action Item Description

Oak trees need to be pruned off the district fence line.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 7

Issue Details

Date / Time Oct 1, 2025 10:54:00 AM EDT
Assignment Landscaper
GeoLocation 34454 Tuscany Ave, Sorrento, FL 32776, USA
 latitude: 28.8496167 altitude: -1.1999999
 longitude: -81.5521956 [[viewMap](#)]

Action Item Picture



Action Item Description Need proposal to brush blade all of the overgrowth from the pond and spray the excess foliage around the stormwater structure and riprap.

Request Vendor Proposal Yes

ISSUE DETAILS

5 OF 7

Issue Details

Date / Time Oct 1, 2025 10:54:00 AM EDT
Assignment Landscaper
GeoLocation 34454 Tuscany Ave, Sorrento, FL 32776, USA
 latitude: 28.849764 altitude: -2.2
 longitude: -81.5519422 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Need proposal to remove low hanging oak branch.
Yes

ISSUE DETAILS

6 OF 7

Issue Details

Date / Time

Oct 1, 2025 10:54:00 AM EDT

Assignment

Landscaper

GeoLocation

33953 Terragona Dr, Sorrento, FL 32776, USA
latitude: 28.8437821 altitude: -5.7000003
longitude: -81.5525706 [[viewMap](#)]

Action Item Picture



Action Item Description

Remove dead plant material and trash and provide a proposal to replacement.

Need proposal to remove palmetto bushes to improve visibility.

Request Vendor Proposal

Yes

ISSUE DETAILS

7 OF 7

Issue Details

Date / Time

Oct 1, 2025 10:54:00 AM EDT

Assignment

CF Maintenance

GeoLocation

34000 Terragona Dr, Sorrento, FL 32776, USA
latitude: 28.8440057 altitude: -6.2000003
longitude: -81.5523267 [[viewMap](#)]

Action Item Picture



Action Item Description

CF maintenance will provide proposal to clean fences, sidewalks, and landscape lighting issues.

Request Vendor Proposal

Yes