

*Country Greens Community  
Development District*

*Agenda*

*October 14, 2025*

# AGENDA

# *Country Greens*

## *Community Development District*

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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 Catasus	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. Catasus 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. Catasus inquired whether the dead trees are

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

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

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

#### **B. District Counsel**

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

#### **C. District Engineer**

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

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

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

#### **D. District Manager**

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

**FIFTH ORDER OF BUSINESS**

**Business Items**

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

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

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

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

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

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

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

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

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

**SIXTH ORDER OF BUSINESS      Business Administration Items**

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

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

**B. Review of the Financial Statements**

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

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

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

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

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

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

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

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

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

## **EIGHTH ORDER OF BUSINESS**

### **Adjournment**

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

\_\_\_\_\_  
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 Award Date: 12-Aug-25

GMS Lead(s): Stacie Vanderbilt and Jason Showe

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
"The following are typical financial services documents that GMS would expect to receive electronically from the prior District Management Company:"		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.
	Photocell Replacement	High	GMS CF Maintenance	Awaiting Proposal	10/1/2025	m/d/yyyy		The lights at Cardinal Ln are working, but the photocell needs to be replaced.
	Initial Landscape Vendor Site Review	High	Landscaper	Pending	10/1/2025	m/d/yyyy		Scheduling the initial 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	Landscaper	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 indentified 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	Landscaper	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: <b>20251001-18415955376</b>	Form Name: <b>Site Report</b>
Submitter Name: <b>Jarett Wright   jwright@gmscfl.com</b>	Date Sent on Device: <b>Oct 1, 2025 10:03:12 AM EDT</b>
Location: <b>23520 Sorrento Springs Dr, Sorrento, FL 32776, USA Oct 1, 2025 10:02:51 AM EDT   <a href="#">View Map</a>  </b>	

## NEW PAGE

### District Status Review

<b>District</b>	Country Greens CDD
<b>Site Inspected By</b>	Jarett Wright - Field Manager

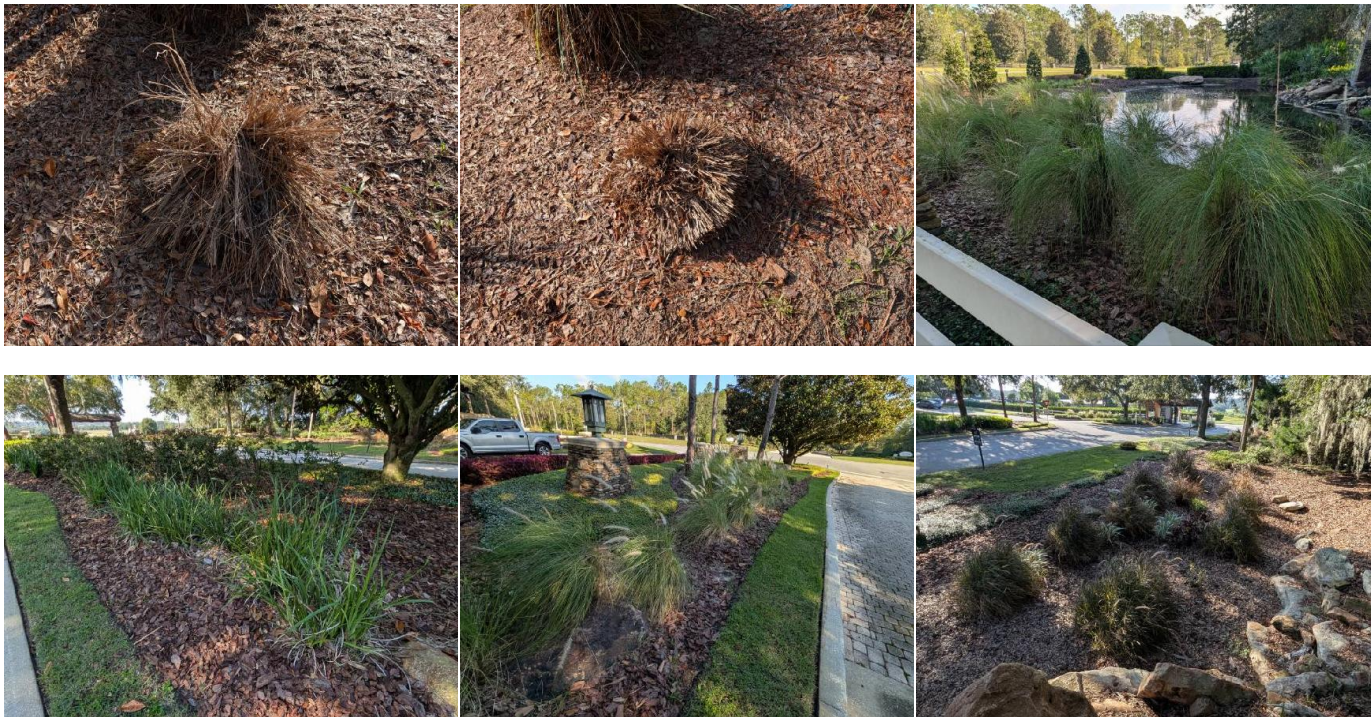
### Issue Details

ISSUE DETAILS

1 OF 6

### Issue Details

<b>Date / Time</b>	Oct 1, 2025 9:47:00 AM EDT
<b>Assignment</b>	Landscafer
<b>GeoLocation</b>	34032 Cordoba Ln, Sorrento, FL 32776, USA latitude: 28.8454599 altitude: 8.2 longitude: -81.5553577 [ <a href="#">viewMap</a> ]
<b>Action Item Picture</b>	



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**  
**Assignment**  
**GeoLocation**

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

Action Item Picture



**Action Item Description**  
**Request Vendor Proposal**

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.  
Yes

Issue Details

**Date / Time**  
**Assignment**

Oct 1, 2025 9:47:00 AM EDT  
CF Maintenance

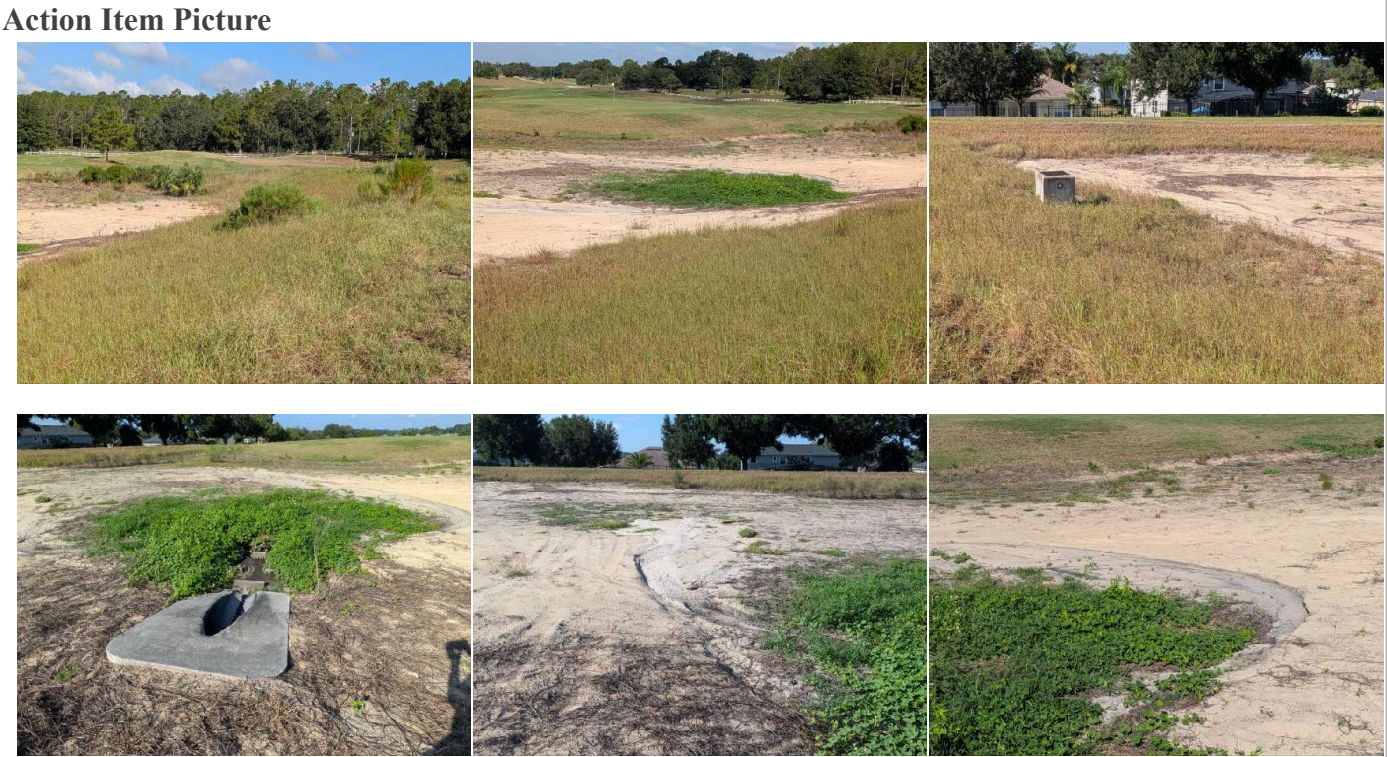


Action Item Picture	
Action Item Description	Remove debris from monument wall drains.
Request Vendor Proposal	No

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 [ <a href="#">viewMap</a> ]



Action Item Description	String trim and spray foliage from the stormwater structure.  Pond will need to be regraded and disced. CF
-------------------------	--

<b>Request Vendor Proposal</b>	maintenance will handle the grading work, and a vendor will be sourced for discing. No



## Site Report

18415959465

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

## NEW PAGE

### District Status Review

<b>District</b>	Country Greens CDD
<b>Site Inspected By</b>	Jarett Wright - Field Manager

### Issue Details

ISSUE DETAILS

1 OF 6

### Issue Details

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





**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  
Assignment  
GeoLocation

Oct 1, 2025 10:07:00 AM EDT  
Landscaper  
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

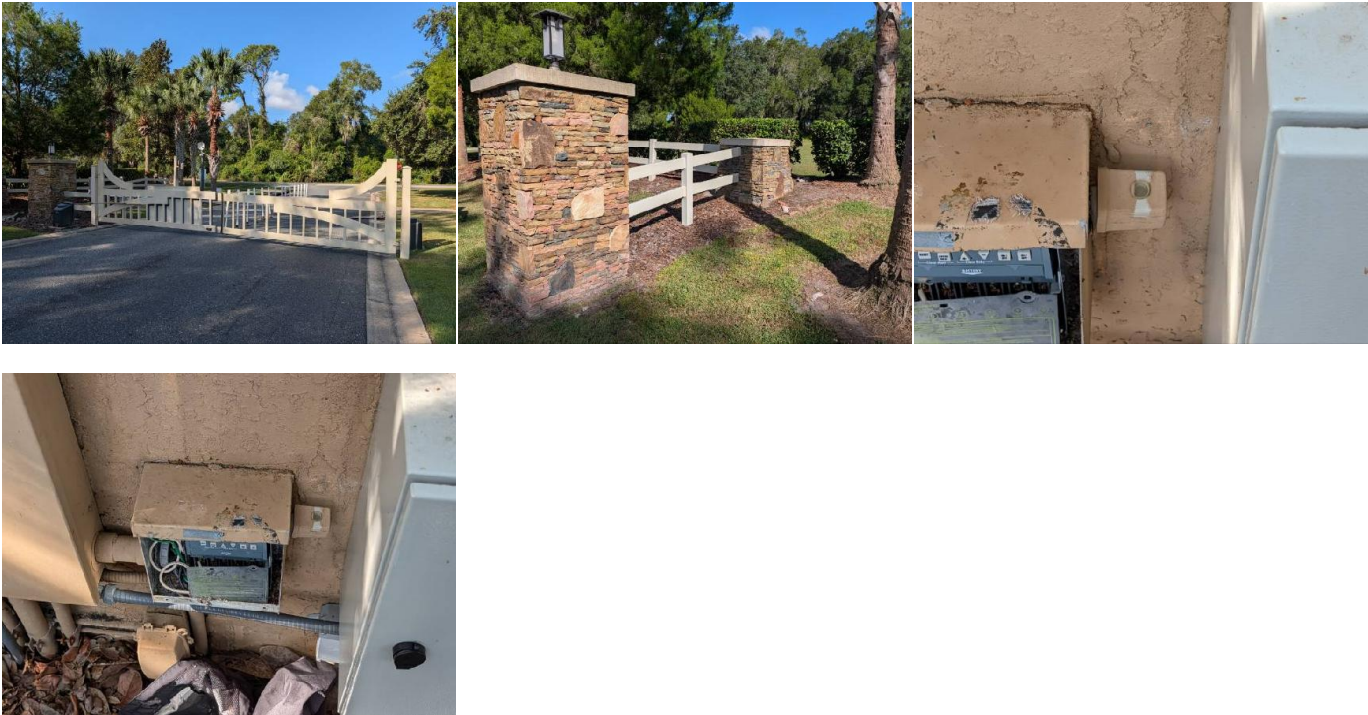
Date / Time

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**  
**Assignment**  
**GeoLocation**

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

Action Item Picture



**Action Item Description**  
**Request Vendor Proposal**

Treat ants at signage. Remove dead plant material.  
Mulch is missing from palm tree beds at Cardinal Ln.  
No

Issue Details

**Date / Time**  
**Assignment**  
**GeoLocation**  
  
**Action Item Picture**

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



**Action Item Description**  
**Request Vendor Proposal**

Open space field needs to be bush hogged.  
Yes



## Site Report

18415971350

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

## NEW PAGE

### District Status Review

<b>District</b>	Country Greens CDD
<b>Site Inspected By</b>	Jarett Wright - Field Manager

### Issue Details

ISSUE DETAILS

1 OF 7

### Issue Details

<b>Date / Time</b>	Oct 1, 2025 10:54:00 AM EDT
<b>Assignment</b>	Landscape
<b>GeoLocation</b>	24118 Marbella Dr, Sorrento, FL 32776, USA latitude: 28.8480997 altitude: -6.088515 longitude: -81.5578838 [ <a href="#">viewMap</a> ]
<b>Action Item Picture</b>	





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
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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 [ <a href="#">viewMap</a> ]

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 [ <a href="#">viewMap</a> ]	
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	Need proposal to remove low hanging oak branch.
Request Vendor Proposal	Yes

ISSUE DETAILS	6 OF 7
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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 [ <a href="#">viewMap</a> ]
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 [ <a href="#">viewMap</a> ]
Action Item Picture		
		
Action Item Description		CF maintenance will provide proposal to clean fences, sidewalks, and landscape lighting issues.
Request Vendor Proposal		Yes