

*Country Greens Community
Development District*

Agenda

November 11, 2025

AGENDA

Country Greens

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 31, 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, November 11, 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. Resident E-mails
4. Approval of Minutes of the October 14, 2025 Meeting
5. Presentation of Fiscal Year 2025 Assessment Collection Savings
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Site Inspection Report
7. Public Comment Period
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – December 9, 2025 at 6:00 PM
11. 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

SECTION III

From: HUBERT HENDRICKSON SR
Subject: Re: Eagle Dunes/ Sorrento Springs
Date: October 23, 2025 at 8:10 AM
To: jshowe@gmscfl.com



HH

Thanks. Note two of my neighbors started cutting beyond their borders to push weeds back.

[Sent from AOL on Android](#)

On Thu, Oct 23, 2025 at 7:26 AM, Jason Showe <jshowe@gmscfl.com> wrote:

Hubert,

The landscaper has indicated that this is on their service plan for next week. We will continue to monitor progress until completed.

Sincerely,

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On Oct 22, 2025, at 1:03 PM, Jason Showe <jshowe@gmscfl.com> wrote:

Hubert,

I received the email below and your voicemail. We had our service map updated by the Engineer at the last CDD meeting, which was held on 10/14, and we met with the Golf Course to finalize that map on Monday, 10/20. I am relaying the urgency of getting the grass cut there to our vendor now, and will continue to follow-up until the issue is resolved. I have also requested an estimated time frame from the vendor to get this completed, and will get that you as quickly as I possibly can.

Sincerely,

<Jason M Showere.png>

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
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History.—s. 1, ch. 2006-232.

On Oct 22, 2025, at 12:58 PM, HUBERT HENDRICKSON SR wrote:

Good afternoon Tracey. I guess we are not going to have this issue resolved re conditions behind our lot on Eagle Dunes Golf Course, anytime soon.

A handwritten signature in black ink, appearing to read "J. M. Showe", with a large, sweeping flourish underneath.

MINUTES

MINUTES OF MEETING
COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Country Greens Community Development District was held on Tuesday, October 14, 2025, at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	District Manager
Scott Clark <i>by Zoom</i>	District Counsel
David Hamstra	District Engineer
Tim Burchfield	Maverick Landscaping
Jarett Wright	Field Manager
Rob Szozda, Jr.	GMS

The following is a summary of the discussions and actions taken at the October 14, 2025 Country Greens Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Catusus called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 9, 2025 Meeting

Ms. Catasus presented the minutes from the September 9, 2025 meeting and asked for any comments, corrections, or changes from the Board. The Board had no changes to the minutes, but Board member had questions. Mr. Showe noted these minutes were completed by Inframark and sent to GMS.

Mr. Jones commented about pages 113-122 reviewing financial statements and getting answers to questions. Mr. Showe explained the bonds had a mandatory pre-payment, excess funds, and discussed redeeming them. Mr. Showe noted GMS is trying to get all statements from the previous managers.

Mr. Jones commented about the holiday decorations discount. Mr. Showe responded that they are waiting for the information to verify. Mr. Jones had other questions on the breakdown update and on page 139-142 regarding maintenance map. Mr. Showe noted this will be verified once all files are received.

On MOTION by Ms. Heintzleman, seconded by Mr. Warden, with all in favor, the Minutes of the September 9, 2025 Meeting, were approved (5-0).

FOURTH ORDER OF BUSINESS

Discussion Items

A. Status of District Management Transition

Mr. Showe stated took over as management about two weeks ago and they are still waiting to receive all administrative documentation and financial records. They do not have financials for the Board to review today. Mr. Showe further explained the process of transition.

B. Transcription of Minutes

Mr. Showe asked the Board how they liked the minutes either summary or verbatim minutes. It was noted the Board preferred summary if they provide details. He noted they will try summary minutes for now and would be able to change that in the future if requested.

Ms. Catasus commented about not receiving email information from Inframark and questioned comments from a resident's mail. She requested if Mr. Showe can resolve the issue, she does not need to be looped in but wanted a transaction record. She stated this could be added to public comment section of the minutes.

Mr. Showe reviewed the emails from Inframark and if they have issues to let him know. The Board requested Inframark stop sending emails to Board members.

The Board asked about signs at the gates notifying residents about meetings. Board asked GMS to get them from Inframark and continue to put the signs out. The Board requested that staff obtain a proposal for three signs not exceed \$500.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Clark stated he did not have anything to bring to the Board's attention.

B. District Engineer

Mr. Hamstra reviewed the operational maintenance maps that are draft versions until after the meeting with the golf course. He explained the documentation ownership and maintenance. He noted some work that would need to be done that he could do and the costs. Mr. Hamstra asked that GMS and Maverick have discussion on the issues. Budget costs and timelines were discussed.

Other topics included the County requesting an analysis in writing, difference in pipes, and the Board request to send O'Reilly's the bill for engineer work.

Mr. Hamstra reviewed the heavy costs for August and September and the change order request. They discussed the budget for next year. Mr. Hamstra reviewed the change order.

On MOTION by Ms. Jones, seconded by Mr. Grall, with all in favor, Change of Order #1 from the Engineer, was approved (5-0).

Mr. Hamstra added he will send Jason the budget for 2026. Mr. Showe stated the 2026 budget for the Engineer line item was \$35,000.

Discussion ensued on confirmation on CDD areas, the golf course, adding the right of way by the road, confirmation for maintenance items, areas not being maintained, maps on the areas around the structures, easements and access, replacing fences, clean-up debris, retention area hole #1 and #2 and how to access, clarification of areas, and issues a resident maintaining CDD property that should be CDD. A meeting will be set up with Maverick and the golf course.

C. District Manager

Mr. Showe reminded the Board of the ethics training and the timelines.

D. Field Manager

i. Initial Site Inspection Report

Field Manager presented the field item action list initial site report including picture details. He will correct several items with the pictures. He noted items on the list included landscape lighting, issues with monument lighting. He added he will bring a proposal for replacements and other options at the next meeting. He covered installment of posts and removing overgrowth. He discussed other proposals. He explained several items GMS could complete but would need vendor proposals for others. He added they would like the Engineer to complete their work first.

Other topics were pressure washing, front entrance, monuments, tower, what is CDD and what is HOA, timer issues, plant replacing, proposals, and costs. Irrigation was discussed for plant replacements.

Maverick Landscaping representative commented on the ability to complete these items.

SIXTH ORDER OF BUSINESS

Public Comment Period

Mr. Allen Jones commented on grass cutting, frequency, and LED light bulbs options.

Mr. Paul Preston commented on complaints on lighting issues.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor's requests included the Board request to send out finances when they are received.

Board members expressed concern about pine tree at the entrance that may be dying and need to come down. Discussion ensued on if they needed to come down.

A comment was made on the Christmas lighting invoice.

There was a question about when the community will be notified of the new management. Cost of stamps was a concern, and it is posted on the website.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – November 11, 2025 at 6:00 PM

The next meeting date is November 11, 2025 at 6:00pm.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Jones, seconded by Mr. Grall, with all in favor,
the meeting was adjourned at 7:03 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



DAVID W. JORDAN, TAX COLLECTOR

LAKE COUNTY FLORIDA

PO BOX 327, TAVARES FL 32778 • 352.343.9602 • LAKETAX.COM

October 30, 2025

Country Greens CDD
Jason Showe, District Manager
Governmental Management Services
219 E Livingston St
Orlando, FL 32801

Dear Mr. Showe,

As you are aware, the Tax Collector is directed by F.S. 218.36(2) and F.A.R.12D-11.008, to remit any savings at year end that exceed operational costs to the taxing authorities, proportional to the fees and commissions paid to the Tax Collector. The total savings by the Lake County Tax Collector netted \$1,067,757.60 for the fiscal year that ended September 30, 2025. Additionally, nearly \$200,000 of interest earnings on the investment of public funds during this same period amounts to over \$1.2 million being returned to the citizens of Lake County.

The following outlines Country Greens CDD's pro-rata share of the total savings and investment earnings:

FY 2024-25	Savings	Interest	Total Disbursed
Total to Taxpayers	\$ 1,067,757.60	\$ 196,673.82	\$ 1,264,431.42
Country Greens CDD Debt	442.05	82.74	524.79
Country Greens CDD Maintenance	491.17	91.64	582.81

A detailed financial report illustrating the reconciliation of revenues and expenditures is enclosed.

Sincerely,

David W. Jordan

David W. Jordan
Lake County Tax Collector

Cc: Catherine Catasus, Chairperson, Country Greens CDD

Encl



DAVID W. JORDAN, TAX COLLECTOR

LAKE COUNTY FLORIDA

PO BOX 327, TAVARES FL 32778 • 352.343.9602 • LAKETAX.COM

Reconciliation of Revenues and Expenditures Fiscal Year ended 9/30/2025

TAX COLLECTOR OPERATING REVENUE **\$ 17,173,110.71**
FROM STATUTORY FEES AND COMMISSIONS

TAX COLLECTOR EXPENDITURES

Personnel Services	\$ 11,009,990.43
Operating	4,934,219.28
Capital Outlay	161,143.40
Total Expenditures	\$ 16,105,353.11

Savings **\$ 1,067,757.60**

REVENUE FROM FEES:

FLORIDA HIGHWAY SAFETY & MOTOR VEHICLES	\$ 2,578,864.61
FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES	73,633.00
FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION	1,634.50
TAX COLLECTOR FEES FROM TOURIST DEVELOPMENT TAX	183,720.50
DELINQUENT TAX COLLECTION FEES	65,407.77
CHIEF FINANCIAL OFFICER / FLORIDA DEPT. OF REVENUE	4,680.00
MISCELLANEOUS INCOME	206,404.74
INTEREST	198,769.66
TOTAL FEES	\$ 3,313,114.78

REVENUE FROM COMMISSIONS:

DELINQUENT TAX CERTIFICATE COMMISSIONS **\$ 833,555.87**

BOARD OF COUNTY COMMISSIONERS	Commissions	Percentage	Savings
GENERAL FUND	\$ 8,587,200.14	0.500038	\$ 533,919.37
AMBULANCE MSTU	359,369.82	0.020926	22,343.90
FIRE MSTU	181,906.42	0.010593	11,310.76
FIRE MSBU	962,351.68	0.056038	59,835.00
ENVIRONMENTAL LAND PURCHASE	71,269.29	0.004150	4,431.19
SOLID WASTE SERVICES	534,720.17	0.031137	33,246.77
STORMWATER MSTU	166,521.48	0.009697	10,354.05
DISTRIBUTED WASTEWATER TREATMENT SYSTEMS	191.73	0.000011	11.75
INTERNAL SUBDIVISION ROAD MAINTENANCE	407.96	0.000024	25.63
FIRETHORN RD ASSESSMENT	197.03	0.000011	11.75
GREATER GROVES MSBU	5,121.76	0.000298	318.19
GREATER HILLS MSBU	7,159.17	0.000417	445.25
GREATER PINES MSBU	7,385.04	0.000430	459.14
PICCIOLA ISLAND LIGHTING	82.19	0.000005	5.34
SYLVAN SHORES STREET LIGHTING	517.99	0.000030	32.03
VALENCIA TERRACE LIGHTING	132.61	0.000008	8.54
VILLAGE GREEN LIGHTING	270.12	0.000016	17.08
WELLNESS WAY	5,921.83	0.000345	368.38
TOTAL BOARD OF COUNTY COMMISSIONERS	\$ 10,890,726.43	0.634174	677,144.11
BALANCE AFTER PRORATION DUE TO BOCC		0.241463	257,823.95
			\$ 934,968.06

OTHER TAXING DISTRICTS	Commissions	Percentage	Savings
LAKE COUNTY WATER AUTHORITY	230,157.83	0.013402	\$ 14,310.09
NORTH LAKE HOSPITAL DISTRICT	168,587.14	0.009817	10,482.18
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	695.79	0.000041	43.78
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	139,804.73	0.008141	8,692.61
LAKE COUNTY SCHOOL BOARD SAFETY	651,390.15	0.037931	40,501.11
† NON-AD VALOREM COMMISSIONS	945,077.99	0.055031	58,759.77
TOTAL OTHER TAXING DISTRICTS:	\$ 2,135,713.63	0.124363	\$ 132,789.54

TOTAL COMMISSIONS: **\$ 13,859,995.93**

TOTAL REVENUE / SAVINGS	\$ 17,173,110.71	\$ 1,067,757.60
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† Non-Ad Valorem detail attached



DAVID W. JORDAN, TAX COLLECTOR

LAKE COUNTY FLORIDA

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Reconciliation of Revenues and Expenditures Fiscal Year ended 9/30/2025

NON-AD VALOREM DISTRICTS

District Name	Funding Agency	Commissions	Percentage of Total Revenue	Savings
Arlington Ridge CDD - Debt	Arlington Ridge CDD	\$ 5,071.52	0.000295	\$ 314.99
Arlington Ridge CDD - Maintenance		52,098.98	0.003034	3,239.58
Astatula - Solid Waste	Town of Astatula	4,493.35	0.000262	279.75
Avalon Groves CDD - Debt	Avalon Groves CDD	31,396.72	0.001828	1,951.86
Avalon Groves CDD - Maintenance		27,037.37	0.001574	1,680.65
Bella Collina CDD - Debt	Bella Collina CDD	26,175.41	0.001524	1,627.26
Bella Collina CDD - Maintenance		5,771.74	0.000336	358.77
Cascades at Groveland CDD - Debt	Cascades at Groveland CDD	9,999.19	0.000582	621.43
Cascades at Groveland CDD - Maintenance		3,644.71	0.000212	226.36
Country Greens CDD - Debt	Country Greens CDD	7,116.89	0.000414	442.05
Country Greens CDD - Maintenance		7,905.40	0.000460	491.17
Deer Island CDD	Deer Island Assessment	6,762.17	0.000394	420.70
Estates at Cherry Lake CDD - Debt	Estates at Cherry Lake CDD	7,846.68	0.000457	487.97
Estates at Cherry Lake CDD - Maintenance		678.69	0.000040	42.71
Florida Resiliency and Energy District	Florida Resiliency and Energy District	11,295.83	0.000658	702.58
Fruitland Park Fire - Residential	City of Fruitland Park	9,214.15	0.000537	573.39
Greater Lakes CDD - Debt	Greater Lakes CDD	4,755.67	0.000277	295.77
Greater Lakes CDD - Maint		7,398.91	0.000431	460.20
Groveland Fire - Residential	City of Groveland	45,056.90	0.002624	2,801.80
Groveland Fire - Vacant Land		644.84	0.000038	40.57
Groveland Fire - Commercial		4,366.14	0.000254	271.21
Groveland Fire - Industrial		4,369.15	0.000254	271.21
Groveland Fire - Institution		334.38	0.000019	20.29
Hills of Minneola CDD - Debt	Hills of Minneola CDD	31,150.65	0.001814	1,936.91
Hills of Minneola CDD - Maintenance		16,085.25	0.000937	1,000.49
Lady Lake - Solid Waste	Town of Lady Lake	29,849.06	0.001738	1,855.76
Lady Lake Fire - Non Residential		1,699.86	0.000099	105.71
Lady Lake Fire - Residential		12,102.58	0.000705	752.77
Lady Lake, Villages Fire - Non Residential		7,861.29	0.000458	489.03
Lady Lake, Villages Fire - Residential		313.15	0.000018	19.22
Lake Emma CDD - Debt	Lake Emma CDD	12,902.96	0.000751	801.89
Lake Emma CDD - Maintenance		2,698.84	0.000157	167.64
Lake Harris CDD - Debt	Lake Harris CDD	2,945.66	0.000172	183.65
Lake Harris CDD - Maintenance		1,899.08	0.000111	118.52
Leesburg Fire - Residential	City of Leesburg	42,789.45	0.002492	2,660.85
Leesburg Fire - Non-Residential		23,099.21	0.001345	1,436.13
Mascotte Solid Waste	City of Mascotte	18,728.30	0.001091	1,164.92
Mascotte Street Lighting		3,145.81	0.000183	195.40
Minneola Fire, Residential	City of Minneola	7,405.42	0.000431	460.20
Minneola Fire, Non-Residential		886.83	0.000052	55.52
Minneola Fire, Vacant Land		997.20	0.000058	61.93
Mount Dora - Dogwood Mountain Reserve	City of Mount Dora	129.41	0.000008	8.54
Mount Dora Fire - Residential		34,093.97	0.001985	2,119.50
Mount Dora Fire - Non Residential		8,057.64	0.000469	500.78
Olympus CDD - Maintenance	Olympus CDD	4,221.77	0.000246	262.67
Pacific Ace CDD - Debt	Pacific Ace CDD	5,297.28	0.000308	328.87
Pacific Ace CDD - Maintenance		6,594.43	0.000384	410.02
Sorrento Pines CDD - Debt	Sorrento Pines CDD	5,824.41	0.000339	361.97
Sorrento Pines CDD - Maintenance		744.32	0.000043	45.91
Umatilla Fire - Residential	City of Umatilla	8,248.93	0.000480	512.52
Umatilla Fire - Non Residential		4,006.41	0.000233	248.79
Village Center CDD - La Plaza Grand Road Maint	Village Center CDD	704.52	0.000041	43.78
Village Center CDD - Rolling Acres Road Maint		2,067.25	0.000120	128.13
Village Center CDD - Voss Road Maint		42,984.30	0.002503	2,672.60
Village CDD 11- Debt	Village CDD No. 11	57,897.78	0.003371	3,599.41
Village CDD 11- Maintenance		27,336.63	0.001592	1,699.87
Villages CDD 14 - Debt	Village CDD No. 14	164,574.77	0.009583	10,232.34
Villages CDD 14 - Maintenance		37,081.09	0.002159	2,305.29
Wellness Ridge CDD - Debt	Wellness Ridge CDD	10,816.33	0.000630	672.69
Wellness Ridge CDD - Maintenance		9,564.59	0.000557	594.74
Windsor Cay CDD - Debt	Windsor Cay CDD	10,356.78	0.000603	643.86
Windsor Cay CDD - Maintenance		4,479.99	0.000261	278.68
		\$ 945,077.99	0.055031	\$ 58,759.77

SECTION VI

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

*This item will be provided under
separate cover*