

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

October 14, 2025

Country Greens CDD

Ms. Catusus 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. Grall 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. Grall commented about the holiday decorations discount. Mr. Showe responded that they are waiting for the information to verify. Mr. Grall 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. Catusus 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.

October 14, 2025

Country Greens CDD

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 ownership and 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

October 14, 2025

Country Greens CDD

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

October 14, 2025

Country Greens CDD

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

Signed by:

Jason Showe

0C35545590914D1...

Secretary/Assistant Secretary

Signed by:

Catherine Catasus

63BF2BC2BE6E45C...

Chairman/Vice Chairman