

**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 Tuesday, September 9, 2025, at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, FL 32776.

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, either in person or via communication media technology were:

- | | |
|-----------------|--|
| Samantha Harvey | District Manager, Inframark |
| Scott Clark | District Counsel, Clark & Albaugh, PLLC |
| David Hamstra | District Engineer, Pegasus Engineering LLC |
| Kyle Goldberg | Field Inspection Coordinator, Inframark |
| Tim Burchfield | Founder, Maverick’s Landscaping & Lawn |

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Adoption of the Agenda**

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

THIRD ORDER OF BUSINESS **Audience Comment**

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Field Inspection Report

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

Country Greens CDD
August 12, 2025

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**

Country Greens CDD
August 12, 2025

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. Catasus 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.

Country Greens CDD
August 12, 2025

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 On MOTION by Ms. Jones, seconded by Mr. Warden, with all in
125 favor, the financials were approved. (5-0)
126

127
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 On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all
136 in favor, the Check Register was approved. (5-0)
137

138
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 **EIGHTH ORDER OF BUSINESS** **Adjournment**

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

146

147 Signed by:
148 *Jason Showe*
149 _____
UC35545590914D1...
Assistant Secretary

Signed by:
Catherine Catusus

636F2BC2BE8E45C...
Chair/ Vice Chair