

**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 Catasus	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. Catasus 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. Catasus inquired whether the dead trees are

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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

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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.

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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. Catusus 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. Catusus 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. Catusus 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.

Signed by:
Jason Showe
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Assistant Secretary

Signed by:
Catherine Catusus
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Chair/ Vice Chair