

1 MINUTES OF MEETING
2 COUNTRY GREENS
3 COMMUNITY DEVELOPMENT DISTRICT
4

5 The regular meeting of the Board of Supervisors of the Country Greens Community
6 Development District was held on Tuesday, February 10, 2026 at 6:00 p.m. at REACH Church,
7 31431 Payne Road, Sorrento, Florida.

8
9 Present and constituting a quorum were:

- | | | |
|----|-------------------|---------------------|
| 10 | | |
| 11 | Catherine Catusus | Chairperson |
| 12 | Joseph Grall | Assistant Secretary |
| 13 | David Warden | Assistant Secretary |
| 14 | Crystal Jones | Assistant Secretary |
| 15 | | |

16 Also present were:

- | | | |
|----|----------------------------|----------------------|
| 17 | | |
| 18 | Jason Showe | District Manager |
| 19 | Scott Clark <i>by Zoom</i> | District Counsel |
| 20 | David Hamstra | District Engineer |
| 21 | Tim Burchfield | Maverick Landscaping |
| 22 | Jose Saldana | Maverick Landscaping |
| 23 | Jarett Wright | Field Manager |
| 24 | Rob Szozda, Jr. | GMS |
| 25 | | |
| 26 | | |

27 *The following is a summary of the discussions and actions taken at the February 10, 2025*
28 *Country Greens Community Development District Board of Supervisors meeting.*

29
30 **FIRST ORDER OF BUSINESS**

Roll Call

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

33
34 **SECOND ORDER OF BUSINESS**

Public Comment Period

35 Ms. Catusus: Anything from the public?

36
37 **THIRD ORDER OF BUSINESS**

Resident E-mails

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38 Ms. Catusus: We'll move on to resident emails. There has been an update since these were
39 put into the packet. Somebody's fence got hit over on Fortunato. They were claiming it was us.
40 We went back and forth so we didn't think it was us, but then Tim sent an email today saying they
41 would go ahead and take care of it. He doesn't know if they did it, but that he's going to go ahead
42 just for goodwill and take care of fixing the fence.

43 Mr. Burchfield: When is he coming out?

44 Mr. Grall: This weekend.

45 Ms. Jones: Was it dented? I saw it.

46 Mr. Grall: It was pushed in.

47 Mr. Burchfield: And it looks like a chunk was out. Again, this 10,000 pound bobcat. I run
48 them all the time. If I hit it with that, not saying I can't nick it, it's going to flatten or it's going to
49 bend it. It's going to not just push it in because it's not even that high. We're going to push it at
50 the bottom.

51 Mr. Grall: Well, it will leave tracks too.

52 Mr. Burchfield: Correct. They have a 360 camera in those machines.

53 Ms. Catusus: I appreciate you.

54 Mr. Burchfield: It saves everyone a bunch of back and forth.

55 Mr. Grall: And it's on the back of the hill that's quite high. It's difficult even to get a golf
56 cart there.

57 Ms. Catusus: The first few pages of those are the only resident emails that we've received.
58 Then there was the email regarding the dentist office and there has been some update on that as
59 well. I'll wait and let David give the update on this part of the emails regarding the dentist.

60 Mr. Showe: He said he should be here by 6:15.

61 Ms. Catusus: He will update us on that, the dentist office stormwater requirements, when
62 he gets here.

63 Ms. Jones: The tire place is still coming.

64 Ms. Catusus: It's O'Reilly's. Yes. And he's worked with them on the stormwater stuff and
65 we're sending them a bill and we're going to be sending the dentist office a bill.

66 Mr. Showe: Yeah and that was part of the communication. Like I said, David will go over
67 that but he did communicate with them. He'll send an invoice that they need to pay for his time on
68 the issue.

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69 Ms. Catusus: Okay.

70

71 **FOURTH ORDER OF BUSINESS**

Approval of Minutes of the December 9, 2025 Meeting

72

73 Ms. Catusus: Next, we're going to move on to the approval of minutes from the December
74 9, 2025 meeting. I had one correction on line 243. It says, "*That corner at Serena Springs*" that
75 should be "*Sorrento Springs.*"

76 Mr. Showe: Got it.

77 Ms. Catusus: Anybody else have any other corrections on the minutes?

78 Mr. Grall: I think I might. On line 270, 291 and 294. It says that David was the one who
79 made those statements, and I believe it was Tim.

80 Mr. Showe: Okay.

81 Mr. Grall: Where it talked about all the trees and needing ribbons. I believe you were
82 talking about that.

83 Mr. Showe: 270, 291 and 294. Got it. Yeah. You are correct. I was trying to clean them up,
84 and I missed that.

85 Ms. Catusus: Anybody else?

86 Mr. Grall: No.

87 Ms. Catusus: All right. With that, can I get a motion to approve the December 9, 2025
88 minutes?

89

90 On MOTION by Ms. Catusus, seconded by Mr. Warden, with all in
91 favor, the Minutes of the December 9, 2025 Meeting, were approved
92 as amended 4-0.

93

94 **FIFTH ORDER OF BUSINESS**

Review and Acceptance of Draft Fiscal Year 2025 Audit Report

95

96 Ms. Catusus: Now have the review and acceptance of the draft Fiscal Year 2025 audit
97 report.

98 Mr. Showe: I can go through this quickly with the Board. This is the draft. We've gone
99 through it internally. There's a lot of information and detail there, but we typically go to the last
100 page, which is the report to management. You'll note that there were no prior year findings, there
101 are no current year findings, and all the things that are statutorily required to review, we're in

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102 compliance. It's a clean audit for our purposes. I think we've sent it to Scott. Did you have any
103 additional items on it, Scott?

104 Mr. Clark: No, I looked at it. It looked good to me.

105 Mr. Showe: Okay. We can go over whatever questions the Board might have, but it would
106 be appropriate if the Board's amenable to have a motion to direct staff to submit this to the state
107 and finalize the audit for compliance purposes.

108 Ms. Catusus: I do want to just comment that we're up on net revenue.

109 Mr. Showe: Yes.

110 Ms. Catusus: Over the last year. So yes, if I can go ahead and get a motion to file the final
111 report.

112
113 On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor,
114 Accepting the Draft Fiscal Year 2025 Audit Report, was approved 4-
115 0.

116
117 **SIXTH ORDER OF BUSINESS**

Staff Reports

118 **A. District Counsel**

119 Ms. Catusus: Next we're going to staff reports. District Counsel, Scott, is this where we're
120 going to talk about what we did on our phone call?

121 Mr. Clark: I think we're going to take that under District Manager.

122 Mr. Showe: Yeah. He is going to punt that to me.

123 Mr. Clark: In my section, I wanted to make the Board aware of some pending legislation
124 that's in the session right now that if adopted would have an effect on CDDs. The first one is
125 directed right immediately towards CDDs, and it establishes a potential recall procedure for CDD
126 Supervisors. There's never been a recall mechanism for Supervisors of CDDs in the 46 years that
127 the act has been in place. And the background of it is there's a District in Osceola County called
128 Concord Estates. You may have heard about this on the local news, but for years they've had
129 financial issues, non-compliant audits. And in the most recent year, some money seems to have
130 disappeared and is not accounted for. The State Senator from that area introduced this bill. It's
131 Senate Bill 1180 and it establishes this recall procedure. Now, most cities and some counties have
132 a procedure for recall of sitting commissioners or councilmen. It's never been true with CDDs and
133 whether it's a good policy you can debate about. I don't like the bill. It's vague in terms of what
134 grounds for recall. For instance, neglect of duty and incompetence can be grounds for a recall
135 petition. If you're doing your job as a Supervisor, somebody probably thinks that your incompetent

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136 because the person disagrees with you. I think that's troublesome. It's kind of clunky in the
137 procedure. The District would have to hold and pay for a recall election with the Supervisor of
138 Elections. It's kind of expensive in its implementation. My sense is that this bill is going to pass.
139 It's been approved in two committees. It's going through a third right now and it seems to have
140 some steam behind it. But we'll see what happens with that. No, I'll keep you posted on that. The
141 bill may or may not affect CDD's and I'll explain in a minute. There's two bills, one in the House,
142 one in the Senate, that establish penalties and attorney's fees for certain actions taken by a
143 governmental entity that are arbitrary or contrary to law. You can end up paying the litigants
144 attorney's fees and having an up to \$50,000 penalty. It's not clear to me exactly where this bill is
145 going. And there are two competing versions. The House Bill 105 applies it only to cities and
146 counties. Senate Bill 544, which is the companion version, also applies it to special Districts. If it
147 passes in a form that applies to special Districts, we will have a number of things to do. We'll have
148 to make amendments to our rules of procedure to create a process for that. That's probably true
149 with the other bill as well. We'll see what happens. This is part of a trend in the state where they've
150 been focusing on CDDs and other special Districts and have a kind of sense that they haven't been
151 accountable, and they need some more state oversight. We'll see if they succeed and I'll just keep
152 you posted as the session goes along. I'll answer any questions on that. Otherwise, I'll hold my
153 other comments until Jason describes another situation.

154 Ms. Catusus: Anybody have any questions for Scott on that? I think until we see whether
155 it goes through or not, probably fine just to be advised of it for now and then we'll deal with it if
156 we need to later.

157 Mr. Show: Certainly, Scott's looking at it for multiple Districts. Our office is watching it.
158 It's going to affect every CDD that we manage, so we're going to stay on top of all that.

159 Ms. Catusus: Thank you, Scott.

160
161 *Mr. Hamstra joined the meeting at this time.*

162
163 **B. District Engineer**

164 Ms. Catusus: There were emails that were in our agenda regarding the dentist office and
165 that there was some follow up on that. So, I said I would let you update us on that.

166 Mr. Hamstra: Sure. So unlike that west side where we had McDonald's, Dunkin Donuts
167 and the Auto Supply, that system had more than enough capacity. The east side was challenged

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168 which had the vast majority of the Publix parking lot, all of Publix, CVS. And the vacant lot has
169 pipes on both sides. If they go to the east, too much water. If it's going west, there's just enough to
170 accommodate them. I put them on warning that they're going to have to pay the fees. I think he
171 had a lengthy response regarding did we do that to others. We did at different magnitudes. And
172 then after I do the review, I'll give him all the calculations so he can give them to Lake County to
173 get his approval. And concurrently, I'll give him the invoice for our time.

174 Ms. Catusus: Yeah, because the one pond is the one that we had to already retrofit fix once.
175 So, we don't need any more load going to that one.

176 Mr. Hamstra: The only other thing I have is Saturday or Sunday, I'll hit the field to check
177 on y'all's work. I'm sure the pictures look great. This way I can get the operation and maintenance
178 survey of the District back.

179 Ms. Catusus: And then once that work is complete and signed off on, then the invoice for
180 that can be approved for payment.

181 Mr. Showe: Yes.

182 Mr. Hamstra: No problem.

183 Ms. Catusus: Okay.

184 Mr. Grall: You have to vacuum out a couple of them. Is that what's left?

185 Mr. Hamstra: I think there were two or three we had set aside for structural work, but my
186 hunch is they did the vast majority of what did require that.

187 Mr. Burchfield: Correct. There's two or three that need pumping. Yeah. Then, we can pull
188 the drains out of the bottom. I'm sure they're there.

189 Ms. Catusus: Did you see the video of the one on Marbella? Did David see that? The one
190 that when you moved it, all the water came gushing out.

191 Mr. Saldana: I don't know.

192 Mr. Burchfield: We sent it to Jason. You put it on Google Drive.

193 Mr. Saldana: I put pictures, but yeah, there was a few of them that we got the dirt out and
194 it was just gushing water.

195 Mr. Burchfield: For 30 minutes.

196 Ms. Catusus: Yeah, and we had not had rain.

197 Mr. Saldana: We went and had lunch and then came back and it was finally slowing down.

198 Mr. Burchfield: There was four or five of them like that.

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199 Mr. Saldana: I'm actually surprised that with that 100-year storm that we had, that nothing
200 flooded because all of them were clogged, pretty much all.

201 Mr. Hamstra: Some of those had really long pipe runs.

202 Mr. Burchfield: They do.

203 Mr. Grall: Some of them you couldn't even find until they got in there with the backhoes.

204 Mr. Burchfield: I mean, literally, they were buried.

205 Mr. Grall: I was watching them on the sixth hole, and it was like it was in a clump of trees.
206 And when you got the clump of trees out of the way, you still didn't see a drain, so they had to go
207 around, and they finally found the drain.

208 Ms. Catusus: So, it should be really easy for you to find it.

209 Mr. Burchfield: Everything's easy now. We're ready for the summer rains, basically.

210 Ms. Catusus: If you want to shoot me a text when you're heading that way, if I'm available,
211 I'll ride with you.

212 Mr. Hamstra: Okay.

213 Ms. Catusus: I can ride. I just can't drive. Okay. So anything else for us?

214 Mr. Hamstra: No.

215

216 **C. District Manager**

217 Ms. Catusus: Up next, we have District Manager.

218 Mr. Showe: We'll start with the issue. As we were going through and getting your financials
219 together, we did discover an issue with the prior company's certification of the assessment roll. If
220 you go to your budget, the gross collection should be \$507,140, it's what's on your budget.

221 Ms. Catusus: What page are you on?

222 Mr. Showe: I'm not on it. I'm just talking. We didn't put any backup on this.

223 Ms. Catusus: Okay. I didn't think I saw the budget.

224 Mr. Showe: That's on your gross budget. You won't really see that number in your budget
225 because we do ours a little different. We only put the debt number in. It's just a different way of
226 showing it. But based on the way they did it, your net should have been \$507,000, but they only
227 certified \$496,000. So, there could be a shortfall of about \$11,000 worth of General Fund
228 assessments based on how they did the assessment roll. We tried. We've gone through everything
229 we can to try to figure out if there was something we just weren't seeing. But essentially, it breaks
230 down to about, they kind of under shorted the townhomes about \$11 a home, and then the single

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231 family homes about \$15 a home. It was under the prior company, so it becomes a little cumbersome
232 for us to try to even send out direct bills to collect it, because to collect \$10, you're going to spend
233 two or three dollars plus, then the residents are then going to be expected to cut a check back.
234 There's a lot of tracking going on, but that is an option. But the one thing we talked about first,
235 and we talked to Scott as well as the Chair, we think the most expedient thing to do is for Scott to
236 send a demand letter to Inframark. I know he's reviewed their contract and we're just going to ask
237 them for the shortfall. It was clearly under their scope of service. It was under the time they were
238 providing service to the District. So, we believe that's the most expedient thing to do first.
239 Certainly, you're also in a decent financial position. I think we believe that as we look at the
240 projects you put in, we should be under budget there. So, even if for some reason we don't get any
241 recovery, you have fund balance. It's not going to shortfall the District. We'll just have to take a
242 look at that as we do our budgets next year. Because we can't without raising everyone's
243 assessments. We're kind of locked into the \$496,000 almost. But again, if we're not doing massive
244 projects, that might be okay too. But again, we wanted to make sure the Board was aware of that.
245 And as long as there's no objection, then I think we would look for a motion to direct Scott to go
246 ahead and send the demand notice. Is that kind of your take, Scott?

247 Mr. Clark: Yeah. I looked at the agreement and not surprisingly, their scope clearly included
248 this work and doing it correctly. And so, I think we just ask them to make it right and hope that
249 they'll do so without any drama.

250 Ms. Catusus: We had a phone call last week and that was the direction that I felt was best
251 for us to go. Yeah, because we're not going to go back into nickel and dime homeowners.

252 Mr. Showe: It's a tough position. They didn't do anything wrong and a lot of them at this
253 point have already paid their tax bill. So now, it's a tough position.

254 Ms. Catusus: If I could get a motion for Scott to write a demand letter for Inframark.

255 Mr. Grall: I make a motion for Scott to write a demand letter to Inframark for the shortfall.

256

257 On MOTION by Mr. Grall, seconded by Mr. Warden, with all in
258 favor, Directing Counsel to Send Demand Letter to Inframark for
259 Shortfall, was approved 4-0.

260

261 Mr. Showe: The other thing, as a follow up to the last meeting, I know the Board was
262 interested in making a donation to the church for space. We actually went back and looked at the
263 last two years and we could not find a check that was cut from the District to the facility. I went

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264 back and looked a little further through your agendas and I couldn't find any checks that were
265 actually sent.

266 Ms. Jones: We discussed that. I remember discussing that.

267 Mr. Showe: Again, there's no issue for us doing it. I just wanted to make update you that
268 we couldn't find any record of it. And I know the Board initially talked about it, probably \$200. Is
269 that still.

270 Ms. Catusus: Yes, I think.

271 Mr. Showe: Okay. We'll reach out to them and have them, basically, they'll probably have
272 to generate us an invoice for that amount just so that we have a tracking on it for auditing purposes.
273 But again, I wanted to update you guys, and we'll get that knocked out. Yeah, it's not a big deal.
274 But we went through the last two years' worth of checks and could not find one.

275

276 **i. Approval of Check Register**

277 Mr. Showe: We'll go to our check register in your General Fund. We have checks #15
278 through #29, as well as some auto drafts and Supervisor checks. It's a grand total of \$347,371.67.
279 I will note that \$295,000 of that are transfers from your general fund to your debt service. So, it's
280 not as big as it might seem. But I think the rest of the checks are fairly normal and routine.

281 Ms. Catusus: I have a question on page 75. All of these SECO listings that are there, one
282 of them says pump or well or something like that. The others don't say anything. There's a couple
283 that say pump. Are these light poles? Are they irrigation wells? Are they irrigation timers? Do we
284 know what these are exactly? Because when you pull up the addresses, it just kind of, they're not
285 real addresses.

286 Mr. Wright: So, it gives you these utility addresses for CDDs. They're never going to be
287 where they say unless it specifically says the church's here pond or something like that.

288 Ms. Catusus: Right.

289 Mr. Wright: It's all going to be utilities that are paid, electrical irrigation pumps, irrigation
290 controllers, those types of things.

291 Ms. Catusus: I was just trying to figure out why some of them are like as low as \$40 and
292 we got one that's \$407.

293 Mr. Wright: I think we do it one day a week.

294 Mr. Burchfield: Yes. Currently.

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295 Mr. Showe: We can certainly look. But yeah, as Jared indicates, a lot of times the addresses
296 don't line up and sometimes they're not even close to the actual meter. But we can pull the invoices
297 and have them look at the meters and try to put together a quick sheet for the Board so that it lays
298 out which ones are which.

299 Ms. Catusus: Just so we can see because if it's lighting, that's maybe not us. As opposed to
300 irrigation. And if it's irrigation, that's split with the HOA, then maybe the bill needs to be split. So,
301 I just like to get a little more information. This is the first time we've actually seen SECO broken
302 down as individual things. It's just been one SECO Bill, so I had no idea we had all of these.

303 Mr. Showe: Yeah, we can complete a field report of what meters are what and what they
304 serve.

305 Mr. Wright: We'll get it added on to the map, too, so everyone can see exactly.

306 Mr. Burchfield: Yeah, because some timers are shared. And that's one thing I think down
307 the road we should split off.

308 Ms. Catusus: Yeah.

309 Mr. Burchfield: Put another pole, post, with your timer, with your wires. That way they're
310 on their island, you're on yours. Even though it's the same meter, you're still on different timers.

311 Ms. Catusus: Right.

312 Mr. Burchfield: So that way it's just better. Just makes it clear.

313 Ms. Catusus: Yeah.

314 Mr. Showe: Okay. I'll make a note. We'll do some accounting on that.

315 Ms. Catusus: Okay, thank you. That was all I had on the check register. Anything else from
316 anybody on the check register? All right, can I get a motion to approve the check register?

317 Ms. Jones: I move to approve the check register.

318 Ms. Catusus: Motion by Crystal. Can I get a second?

319 Mr. Warden: I'll second it.

320

321

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in 322 favor, the Check Register, was approved 4-0.

323

324 **ii. Balance Sheet and Income Statement**

325 Mr. Showe: Then the last thing we've got is just your quarterly ADA report on your website.

326 Ms. Catusus: I have a question on page 81 before we go into the ADA.

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327 Mr. Showe: Oh, sure.

328 Ms. Catusus: On the assessment administration line.

329 Mr. Showe: Yes.

330 Ms. Catusus: There was nothing budgeted, but there was a \$6,000 charge. What was that
331 for?

332 Mr. Showe: Your budget didn't have that in it because of the way that Inframark did it.

333 Ms. Catusus: Oh, okay.

334 Mr. Showe: They rolled it into one line. So, what we did is, we like to show each of those
335 lines separately as a service. So, that was rolled into management fees. We just separated that out
336 so it's a little more transparent as to what services we provide. You didn't get an increase in billing.
337 That's just what we did for the assessments.

338 Ms. Catusus: I just wanted to make sure that was what that was.

339 Mr. Showe: Absolutely. And then on your general fund, we are still doing better than budget
340 to actual. So, we're in great shape there. And you guys are about right where you were last year for
341 your percentage collections.

342

343 **iii. Presentation of Website Audit**

344 Mr. Showe: You have your quarterly ADA report for your website. It's in good shape. With
345 that, we can turn it over to the field staff for all their updates.

346

347 **D. Field Manager**

348 **i. Initial Site Inspection Report**

349 Mr. Szozda: Good evening everybody. A couple updates for you guys on the field side.
350 First off, the 437 entrance landscape lighting. I believe someone in here pointed out. Was it you,
351 Joe?

352 Mr. Grall: Yeah.

353 Mr. Szozda: A couple of those lights got knocked down. I believe maybe from some drifters
354 out there. We have gathered some proposals. Well, we kind of priced out getting that fixed. We're
355 looking at around \$500 for the wire and lighting, if you guys are interested in doing that. An install
356 is something to consider.

357 Ms. Jones: There is two.

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358 Mr. Szozda: There's two that are down. So, we'll probably replace all four of them is what
359 I was thinking to keep them consistent.

360 Mr. Grall: Two are broken and the other one is off. There were three total.

361 Mr. Wright: The wiring is also not in the best of shape, and it's not buried the way that we
362 would prefer to where you can easily adjust things afterwards. These low voltage systems are
363 meant for hot swapping. You want it to be buried to protect it from any landscaping that would be
364 happening in the area, but to be accessible for any maintenance that would need to happen. This
365 would be for getting another 100 foot spool of the wiring. If you remember previously, we maxed
366 out the wire that we needed. We have a couple spare lights. Now if we can get this job done with
367 under 50ft, we would have an extra 50ft of wiring to where we could extend that.

368 Ms. Catusus: We can finish that tree that we didn't finish before.

369 Mr. Grall: Okay. You're talking about the same lights going back in the same type.

370 Mr. Wright: No.

371 Mr. Grall: Because they seem to break awful easily.

372 Mr. Wright: So, I'm looking for a similar model as we can get. That's obviously challenging
373 depending on if they make those models. They've switched to a lot of new systems. This is a style
374 that I was finding that's the closest but also cost effective. You can get all these lights; it looks like
375 there's 12 lights total for \$135 for the lights for there. So that gives us four extra lights that we can
376 add on elsewhere as well as some spares for if they get damaged again in the future.

377 Ms. Catusus: And it's a safety issue. So, you're saying we can do it. What's the cost of the
378 wire?

379 Mr. Wright: \$500 total with install.

380 Ms. Catusus: So, not to exceed \$500.

381 Mr. Wright: Correct.

382 Ms. Catusus: Can I get a motion to approve that to replace the lights at the 437 entrance for
383 the amount not to exceed \$500, is the motion I'm looking for.

384 Mr. Grall: I make a motion that we approve replacing the lights at the 437 entrance for not
385 more than \$500.

386 Ms. Catusus: All right. Motion by Joe. Can I get a second?

387 Mr. Warden: I'll second it.

388

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389 On MOTION by Mr. Grall, seconded by Mr. Warden, with all in
390 favor, the 437 Entrance Lights NTE \$500, was approved 4-0.

391

392 **ii. Landscaper Discussion**

393 Mr. Szozda: Next item is palm tree boots. We're going to gather some proposals this coming
394 month and present that next week to get those de booted. Probably reach out to you guys for a
395 quote.

396 Mr. Warden: Is that what it's called? I never knew that.

397 Mr. Showe: Yes.

398 Mr. Szozda: The pine tree health and the one oak tree, we went out and flagged it and Tim
399 had his arborist take a look at the trees and provide a report, which after I get done with this little
400 summary, we'll give it to him to talk about that here shortly. Landscaping enhancements. The 437
401 entrance, we had a beautiful palmettos removed, and we got some new bark, and some new annuals
402 installed over there. And then also we have other annuals installed around the site that were
403 updated.

404 Ms. Catusus: Those are actual perennials, I believe, no annuals.

405 Mr. Szozda: Oh, those shrubs. Sorry about that.

406 Mr. Burchfield: Azaleas.

407 Ms. Catusus: Yeah.

408 Mr. Szozda: 10-4.

409 Ms. Catusus: And did we come in under cost on that?

410 Mr. Burchfield: It was \$2,470.

411 Ms. Catusus: Okay.

412 Mr. Burchfield: But I mean we had estimated that from the get-go. We didn't change it up
413 or down. We took care of irrigation; we moved stuff around. We didn't hit anything.

414 Mr. Burchfield: It looks much nicer.

415 Mr. Burchfield: Yes. Cleaner.

416 Ms. Catusus: Go ahead. Sorry.

417 Mr. Szozda: You're all good. And then the engineering report, as they touched on earlier,
418 we went through and kind of just said verification, just double checking everything. Obviously
419 final acceptance for the engineer. We do have a little report, just kind of a status update. But
420 obviously we'll help track that to completion with the engineer as he does his inspection. As for

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421 my part, I guess that'd be about it. Unless you guys have any questions on our little last site report.
422 There was a couple trees that were blown down.

423 Mr. Burchfield: On 437?

424 Mr. Szozda: Yes. There's a small amount of fence damage. We'll look at getting the cost for
425 getting that repaired as well.

426 Ms. Catusus: Somewhere. Well, I guess maybe we don't have access to them anymore. We
427 had extra slats that Inframark was storing somewhere, but I guess we don't have them anymore.

428 Mr. Szozda: That would be nice.

429 Ms. Catusus: Unless Scott wants to put that in the demand letter and ask for any extra fence
430 slats.

431 Mr. Showe: Let me send an email before that letter goes out.

432 Mr. Wright: So, every year, every time there's a hurricane, we're doing thousands of dollars'
433 worth of pairs all across central Florida, so we typically have some sort of leftover stock from that
434 because we buy in bulk. But I'll see what we have.

435 Ms. Catusus: Okay. Well, and if Jason can see if they have some.

436 Mr. Showe: I'll send an email before the letter goes out.

437 Mr. Szozda: That's all I really have for GMS field items. Unless you guys have any
438 questions, we'll give it over to Tim to maybe discuss his items and the tree stuff.

439 Mr. Burchfield: Yeah. On the palm boots I had a question. Are you just talking about
440 booting or talking about trimming it and booting?

441 Mr. Wright: The goal in my opinion should be two and a half feet from the top. You get
442 that nice bulb at the top. Everything else gets stripped because as those get loose, they become
443 projectiles in storms, they fall over, they make the place look dirty.

444 Mr. Burchfield: Yeah. Mainly, their just a pain. They just look shabby on the palm.

445 Ms. Catusus: But I think his question is just to boot it or boot and trim the actual.

446 Mr. Burchfield: I mean we would trim. I'm just saying I obviously do it all at once, but I
447 would do a hurricane cut on them because they come back and they're all cabbage palms.

448 Mr. Showe: I'd say probably just do it both. But if you could separate them out just say one
449 boot, one trim. Or not. Never mind.

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450 Mr. Burchfield: That makes sense to boot them and leave it. You might as well. It's either
451 all or nothing on the tree, in my opinion, or you just trim a no boot or trim with boots. And boots
452 eat your chainsaw up like crazy. I mean it's good and we can do it, and we do them all the time.

453 Mr. Wright: I think for my purposes with this would just be to clean up the actual trunk.
454 And then before storm season would be rolling in, that's when we go to do the trimming, if it's not
455 100% needed right now. Obviously, if the palm fronds are making the Epcot ball around the tree,
456 that's when I want to do the trimming. But I think they're okay at the moment.

457 Mr. Burchfield: Sure. Yeah. They're not bad. Again, most of them have been, obviously the
458 ones on cardinal, have been trimmed. Some boots, that's where it's mainly a big deal. But yeah,
459 some we can just boot them, some we can trim the tree, take one or two off. But there's some out
460 front on the main entrance that are mixed in that need to be totally done.

461 Ms. Catusus: Well and if they're at the main entrance, then they probably should just be
462 totally done.

463 Mr. Showe: Yeah.

464 Mr. Burchfield: And that's part of this, bringing that up. There's such a heavy canopy, some
465 trees, that you can't even drive out unless you're in a low car without getting your mirror slapped
466 or truck slapped. All that's got to come up middle island, all around that whole opening area. The
467 entrance exit should be open. There's some pines that need to come down. There's 14 dead pine
468 trees that need to come out on that arborist report, and one dead oak that definitely needs to be
469 removed. Based upon what you came out with, Jose. I put a proposal in for that along with
470 trimming some all the oak trees up. And I figured might as well throw the palms in there now if
471 we're going to do that. I'm going to have a lift there doing it.

472 Mr. Grall: Is this including the trees that were knocked down at the storm too? Did you
473 include those?

474 Mr. Burchfield: Yes.

475 Ms. Catusus: Well, those just get picked up.

476 Mr. Burchfield: Those are just getting picked up. We still got to flush cut them, we got to
477 haul them and chip them.

478 Mr. Grall: You have to get them.

479 Ms. Catusus: They get flush cut, but it's not as extensive as it would have been if the entire
480 tree was still standing.

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481 Mr. Burchfield: So those are going to be picked up. And I mean we can do the boots with
482 it. If they wanted to accept it, we could do the palms, help them out. I mean, we're going to be right
483 there touching them. So, it's one of the things, if you want us to do it, we can add that to it.

484 Mr. Grall: And there's a proposal?

485 Mr. Showe: Well, we got a proposal this afternoon. So, removing the 14 dead pines and the
486 oak was \$2,775.

487 Mr. Burchfield: But I'm doing that as a cohesive pack.

488 Mr. Showe: Oh, okay. I got you.

489 Mr. Burchfield: Okay. \$185. Otherwise, if you're taking down big pines, I'm not doing it
490 for \$185 a piece.

491 Mr. Showe: Okay.

492 Mr. Burchfield: If I'm there with my machinery and the whole lift and the whole thing.
493 That's why I said if I'm there, we're going to do the whole thing. We can do the boots and take it
494 down.

495 Ms. Catusus: So, you can send a revised proposal over to include the palms?

496 Mr. Burchfield: Sure, we can do that.

497 Mr. Wright: Do we want to set a not to exceed?

498 Ms. Catusus: I was just going to say, do you have an approximate what it would be to add
499 these 14 pines? How many palms are we looking at?

500 Mr. Wright: I don't have an exact count. I would say under 30 would be my estimation.

501 Mr. Burchfield: Yeah.

502 Ms. Catusus: There's not a lot.

503 Mr. Burchfield: No more than a few hundred bucks.

504 Mr. Grall: It's not going to exceed \$3,000?

505 Mr. Burchfield: No, it's not going to exceed \$2,000.

506 Mr. Grall: I'm sorry. I thought the proposal was \$2,775.

507 Mr. Burchfield: No, the total with the oak tree, you got to do all the trimming on the front
508 entrance. All three entrances.

509 Mr. Showe: Yeah. So, the trimming on the front entrance is \$12,250.

510 Mr. Burchfield: That's all entrances.

511 Mr. Showe: Correct.

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512 Mr. Burchfield: That's oak trees and all. How about you do this. We just include the palms.
513 We're right there anyway. No extra cost.

514 Ms. Catusus: Sounds good to me.

515 Mr. Showe: That would be the \$15,025.

516 Mr. Burchfield: Correct.

517 Mr. Showe: Okay. Is there a motion to accept that proposal?

518 Ms. Catusus: Okay, well, wait, there sounds like there's more than one proposal because
519 you just read \$2,775.

520 Mr. Showe: Well, it's got two components. Yeah.

521 Ms. Catusus: Okay. For the removal of 14 dead pines, and 1 oak was \$2,775. The trimming
522 of all three entrances, the tree boom, lift, chipper trucks, labor and dump fees is \$12,250.

523 Mr. Showe: And palm trees.

524 Ms. Catusus: And palm trees, for a total of \$15,025. So that's the proposal that we're looking
525 for a motion to approve.

526 Mr. Burchfield: That's correct.

527 Mr. Showe: Correct.

528 Ms. Catusus: I'm looking at this, Tim, and I want to address something that we had talked
529 about in email. So, it says the deposit is due come the invoice date, and the balance is due within
530 30 days.

531 Mr. Burchfield: Well, here's how we work. Like, let's say we know we got another day or
532 two, we'll send an invoice in knowing it's going to take two, three weeks to get to us on the balance.
533 It's not a problem.

534 Ms. Catusus: But the work has to be approved.

535 Mr. Burchfield: Correct.

536 Ms. Catusus: I'll get to that in my supervisor's comments, I guess. But maybe if we can
537 change the order to do within 30 days of approval of the work.

538 Mr. Burchfield: Yeah. We can do that.

539 Ms. Catusus: Okay.

540 Mr. Burchfield: Yeah.

541 Ms. Catusus: Okay. So, a motion to approve \$15,025 for all the work that was listed.

542 Mr. Grall: All the tree work.

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543 Ms. Catusus: All the tree work. Can I get a motion.

544 Ms. Jones: I'll make a motion to approve the tree work for \$15,025.

545

546 On MOTION by Ms. Jones, seconded by Mr. Warden, with all in

547 favor, the Proposal for \$15,025 for Landscaping, was approved 4-0.

548

549 Ms. Catusus: Okay. Now discussion.

550 Mr. Saldana: Oh, I'm sorry. I apologize. The reason there was a clump of dead pine trees

551 on Tarragona, there was actually a lightning strike that hit one of the oak trees that fell over, that

552 broke the fence, and just the shock itself killed those off. I think it was like 12 of those pine trees.

553 I was just a shock. It wasn't a disease or anything. There's no need to spray for anything. It was

554 literally just one lightning shock.

555 Ms. Catusus: I saw it was lightning, but I didn't realize it was that whole cluster.

556 Mr. Burchfield: Yeah. Once they're dead, you'll start getting some ores and stuff in them.

557 Mr. Saldana: Yeah. The pine trees, you can see where this shock even went all the way

558 down on all the pine trees. But it started on the oak tree because that was the one that got like

559 blown off.

560 Mr. Burchfield: Took direct hit.

561 Mr. Saldana: Yeah. Took direct hit. So, I just wanted to comment.

562 Ms. Catusus: Better the trees than someone's house.

563 Mr. Burchfield: Or someone.

564 Ms. Catusus: Yeah. Okay, thank you. Any other discussion? All right.

565

566 **iii. Presentation of Arborist Spreadsheet**

567 Mr. Warden: One question between GMS and Maverick on the spreadsheet you all

568 prepared. When you say verified, I know we have two categories, which is Maverick and Element

569 Environmental. But some of the Element Environmental are things that Maverick did and like the

570 grades and resetting them.

571 Mr. Wright: Yeah.

572 Mr. Warden: Okay, thank you.

573 Mr. Wright: Correct. And that verified is they provided pictures of all the work. We went

574 through the list. Okay. Where we went to site, looked at everything from our perspective, it's good.

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575 Obviously all certification comes from you. They said they did the work. We've seen it, we're okay
576 with it and ready for you.

577 Mr. Warden: Okay, thank you.

578 Mr. Grall: We still have though, where you're going to get a vacuum truck in for the three
579 that have the things in. And then once that's done, you will come back and put the grates in.

580 Mr. Burchfield: Place the grates in and anchor.

581 Mr. Grall: Anchor down. Okay.

582 Mr. Szozda: Yeah. There's three of them that may require some structural. Like if there's a
583 broken flume. Then, pour the concrete. And then two, we may want to cut openings inside the box,
584 but other than that.

585

586 **SEVENTH ORDER OF BUSINESS**

Public Comment Period

587 Ms. Catusus: Okay. Now we are back to our second public comment period.

588

589 **EIGHTH ORDER OF BUSINESS**

Supervisor's Requests

590 Ms. Catusus: Now we have Supervisors requests. Before we get into that, I want to ask a
591 question of Jason so I can understand how the invoice processing and payment works. Because
592 I've had been involved in the emails between you and Tim, and it seems like there's several times
593 he's having to be like, where's the check? Can you first explain the process to me, how it works?

594 Mr. Showe: Sure. Whenever I get an invoice, I send it straight to accounting. They put it in
595 their system to process it. It goes to our field staff. When they tell them, yes, go ahead and cut the
596 check, there's a couple staff members in our office that also look at it, both of our owners look at
597 it and then it'll come to me to sign off, and then we process the check.

598 Ms. Catusus: Okay, so how long between when you receive an invoice using this example
599 from landscaping, before it's inspected? What kind of a lag of time is in there?

600 Mr. Wright: Whenever we receive the invoice, the next time we're on site, we're inspecting
601 work. Unless it's we're doing something absolutely major, we'll be on there, we'll make a special
602 trip. But typically, it's going to be within seven days. Sometimes if they send the invoice on a
603 Monday and we showed up on a Tuesday, we are there ready to go.

604 Ms. Catusus: But if they send it on a Monday afternoon and you were there Monday
605 morning.

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606 Mr. Wright: Their normal landscape contract, the second we get that invoice, unless there's
607 a major issue that we had, that's approved ready to go that day.

608 Mr. Showe: Yeah.

609 Mr. Burchfield: Because that's a recurring contract.

610 Ms. Catusus: And we're not having any issues with the contracted work. It's the extra work.

611 Mr. Burchfield: Yeah, there was only one. But let me comment if I could. Like I said, there's
612 no bad blood or hard feelings. Yeah. But it is like we on our system, it shows when people view it,
613 when it's been open, how many times. And for that little island out there on 437, the \$2,475 was
614 billed in November 15th and as of today we still haven't received it.

615 Mr. Wright: With that, it was billed in November 15th. The work wasn't done until
616 December. We even talked about this at the last meeting when he asked you why hadn't that been
617 done yet? And that's the only reason of the major delay.

618 Mr. Burchfield: Right. The only reason I did that was because I was getting delayed as far
619 as payment. So, I mean I knew what it was is our mini, our small excavator went down. So, we
620 didn't want to dig it out by hand. So, we're just waiting. But that was the only reason for like a two
621 week delay.

622 Ms. Catusus: Okay.

623 Mr. Burchfield: But we're still talking December 2025 and we're, we're almost mid-
624 February and still not paid.

625 Mr. Wright: Correct. We got the approval as soon as we saw it.

626 Mr. Showe: Yeah. That check was actually cut January 21st. So, if you haven't gotten it yet,
627 we need to follow back up. Okay.

628 Ms. Catusus: Do you receive ACH payments?

629 Mr. Burchfield: I do.

630 Ms. Catusus: Do we have the ability to issue ACH payments?

631 Mr. Showe: I am not sure. I will have to check. I'm not sure.

632 Ms. Catusus: Okay.

633 Mr. Showe: Yeah. That's not something we typically do for landscaping, but I can check.

634 Ms. Catusus: Because that would speed up that process somewhat.

635 Mr. Burchfield: And then I know you mentioned to the lady in your office that handles that,
636 I forget her name.

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637 Mr. Showe: Katie.

638 Ms. Catusus: And now you are copying the invoices.

639 Mr. Burchfield: But it's been like that from the get-go. I've been copying her from the get-
640 go, and I got proof to show that. I don't know where we are. As far as even December, I asked for
641 the contractual payment, the monthly, to be paid by the end of the month, by December 31, 2025
642 so we can close out our books.

643 Ms. Catusus: Yeah.

644 Mr. Burchfield: Okay. I wasn't asking for drainage money. I wasn't asking for anything.
645 Just contractual landscaping that was on the books. The bills go out on the 1st. The check was
646 physically cut on the 14th. I didn't get the check until January 6, even after asking for it. So, I'm
647 like, it was cut. It sat in their office or somewhere for two weeks. I don't know. And then it was
648 sent out in January.

649 Ms. Catusus: But it goes to a P.O box, correct?

650 Mr. Burchfield: P.O. box.

651 Ms. Catusus: How often do you check the P.O. box?

652 Mr. Burchfield: I check it every week. But I'm saying you can see the postmark. I've kept
653 the envelope where you can see where it was postmarked on January 3 when it was actually mailed.

654 Mr. Showe: Well, I will note that postmarks anymore are not great.

655 Mr. Burchfield: I understand.

656 Mr. Showe: Yeah. They've changed that whole process, so I can't.

657 Ms. Catusus: Yeah. But we need to see what we can do to get a timelier page.

658 Mr. Showe: I have. I am on the accounting staff to process those as quickly as I can get. I
659 understand.

660 Mr. Burchfield: Yeah. Because I'm like, there's not a problem. I do tons of other properties,
661 and those people are Johnny on the spot, more money than this and it's like clockwork. On the 15th,
662 we get this, on this, we get two to three. They even use Edenred. I don't know if you've even heard
663 of that software where they send an E Card to us or ACH. Whatever. It's paid in full. But you can
664 count it just like you count on your check on Friday, you count on yours. Same thing. We just like
665 to know I don't have to chase it down, that's all. And again, zero bad blood because you guys are
666 freaking awesome and everybody's awesome.

667 Ms. Catusus: Yeah, but we want to get this.

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668 Mr. Burchfield: The first time it happened was my fault because it was the transition was
669 happening from the other management company. You had to get your books. I get it. I didn't say
670 nothing, but just these couple. One in December. It's mid-February.

671 Ms. Catusus: Yeah. And then just understood for the special project stuff that actually has
672 to be confirmed.

673 Mr. Burchfield: I have no problem with that. Yeah.

674 Ms. Catusus: But the regular monthly should not have a delay.

675 Mr. Burchfield: Correct.

676 Mr. Showe: I agree. Yeah.

677 Mr. Burchfield: 100%. That's it.

678 Mr. Wright: With that, as you guys do the work, reach out to Robbie and I, we'll go look
679 at it.

680 Mr. Burchfield: Sure.

681 Mr. Wright: Let you know we're approving this and we'll CC you on the emails. That way
682 you can see on the field side, hey, we've accepted this work. We're ready to go.

683 Mr. Burchfield: Jose and I, we always communicate with you guys. You guys are all you
684 do with us; we do with you guys. We're a team. That's what we want to be, so no issues.

685 Ms. Catusus: Yeah. If we can do the ACH.

686 Mr. Showe: I will find out.

687 Mr. Burchfield: Yeah, there's ACH, there's eCheck, there's card. I'm not saying you're
688 paying with credit, but I mean everything square on our invoice, you can pay.

689 Ms. Catusus: Okay. All right, so now I'll go into supervisor's request, because I didn't really
690 have a place on the agenda for that, but I had told Tim I would bring it up. Any supervisors
691 requests? Yeah, go ahead.

692 Mr. Grall: Okay. We talked about the roads, the right of ways, and the sidewalks in the last
693 meeting in the minutes, and we were going to get a copy of the road document. Has that been given
694 to, I think, you were asking for David?

695 Mr. Hamstra: Yes, the last meeting.

696 Mr. Grall: And they were going to get document to determine when they were turned over
697 and everything. Did we get that yet?

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698 Ms. Catusus: Oh, that documents been, we have that document. Scott has that document.
699 Did he get the document to you about the roads being deeded?

700 Mr. Hamstra: I'm not going to say yes or no because I don't recall.

701 Mr. Grall: It was in the minutes, so that's why I'm asking.

702 Ms. Catusus: Well, but that document wasn't the. It's two different things. The determining
703 the width of the right of way is.

704 Mr. Grall: The next thing was determining the width of the right of way along the fence.

705 Ms. Catusus: Yeah, that's a separate issue than the documents. Scott has documents.

706 Mr. Grall: Okay. We, at the time, didn't have the documents in the minutes, and I just
707 wanted to be sure we do that now.

708 Ms. Catusus: Well, in the minutes, David didn't have a copy of the documents. Scott did.
709 Correct, Scott? You have those documents regarding the deeding of the roads?

710 Mr. Clark: I have the documents, and I sent them to somebody during the meeting. I'd have
711 to look back and see who it was.

712 Ms. Catusus: It was supposed to have been David and Jason.

713 Mr. Hamstra: I will look in my inbox.

714 Mr. Clark: Check and see, David. If you need them, just send me a message.

715 Mr. Hamstra: Okay.

716 Mr. Grall: My next question is about how many feet of responsibility is the CDD along the
717 fences? Is it one foot? Is it four feet? What belongs to the CDD and what belongs to the HOA?

718 Ms. Catusus: Yeah, it's basically where does the right of way start? Because where the right
719 of way starts has been either county or HOA or DOT or us, depending on where the right of ways
720 are.

721 Mr. Grall: Okay. And then the third question was did we find out anything about DOT
722 paying us back for the maintenance that we're doing along 44 and 437?

723 Ms. Catusus: I have not reached out to them yet. I have to find a contact there. My contact
724 is no longer there, so I need to find a new contact.

725 Mr. Warden: Did you deal with the maintenance office or the main office?

726 Ms. Catusus: It was a guy that was in their storm water, so I have to try and find somebody.
727 If you have a contact, you should let me know. Anything else

728 Ms. Jones: I have one question.

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729 Ms. Catasus: Yes.

730 Ms. Jones: Going back to the trees. The three trees on that center island before you get to
731 the guardhouse. Three pine trees. Are those alive?

732 Mr. Szozda: Yeah, the arborist checked it. They're alive. He said there's some jasmine kind
733 of choking down on the root ball. He said he would just recommend maybe cutting that out for
734 him to be able to breathe. But it's far as, like, health wise, he said they're like eight out of 10 with
735 10 being like super healthy, they're still at like an eight.

736 Ms. Catasus: Those are your trees, David.

737 Ms. Jones: They just don't look good.

738 Mr. Szozda: Yeah, they don't look breezy, they're just pine trees.

739 Ms. Catasus: Yeah. But if they're not dead.

740 Ms. Jones: I know. That's why I was asking if they were dead.

741 Ms. Catasus: And like I said, we need to, at some point, dead and diseased trees can come
742 down without permit issues and problems. But if you start taking down live trees, we're going to
743 need to have permits and replacements and things like that?

744 Ms. Jones: No. That's why I was wondering if they were alive.

745 Mr. Burchfield: 100%, sure.

746 Mr. Szozda: Yeah, they have no disease. They have no, those mites, those pine beetles. It
747 has none of that.

748 Mr. Burchfield: It has none of that.

749 Mr. Grall: And this Arborist works for.

750 Mr. Burchfield: Adam. Yeah. He works for Baby Tree.

751 Mr. Grall: How much did that cost us?

752 Mr. Burchfield: I have a retainer on him, and he came out and I don't know. I took care of
753 it.

754 Mr. Grall: It didn't cost us anything.

755 Mr. Burchfield: Not this time. He charged like \$200 to \$300. But, he's well worth the
756 money for someone to certify that. Yeah, and that's kind of a deal because he's done other work for
757 me.

758 Ms. Catasus: Well, like I said, that. That you can justify you're taking down dead.

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759 Mr. Burchfield: Yeah, we wanted his blessing, just like we're getting David's blessing.
760 These guys, that's what they're certified for.

761 Ms. Catusus: Okay. Anything else?

762
763 **NINTH ORDER OF BUSINESS** **Other Business**

764 There being no comments, the next item followed.

765
766 **TENTH ORDER OF BUSINESS** **Next Meeting Date – March 10, 2026 at**
767 **6:00 PM**

768 Ms. Catusus: This says that our next meeting date is March, but we are going to try and go
769 back to our every other month.

770 Mr. Showe: Yeah, I had that on my calendar. If the Board's amenable, then if we don't have
771 any super urgent pressing business, we'll look for the meeting for April 14th. And we'll also look,
772 our current calendar has that as your budget meeting, at least for your proposed budget. So, if
773 between now and the beginning or middle of March, if you have things specific that you'd like to
774 see in the budget, new things, any specific capital projects, if you can get those to us, that'll give
775 us time to make sure we can add that in so we can have that for your budget discussion.

776 Ms. Catusus: Okay.

777 Mr. Warden: All right. So, March is no. Just making sure.

778 Ms. Catusus: March is no.

779 Mr. Showe: Most likely.

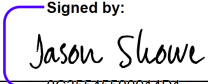
780 Mr. Grall: And April 14th is the date?

781 Mr. Showe: Correct.

782
783 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

784 Ms. Catusus: All right. With that, we can go ahead and adjourn. I have 6:51 p.m.

785

786 Signed by:
787 
788 UC35545590914D1...
Secretary/Assistant Secretary

Signed by:

B96DE8109683407...
Chairman/Vice Chairman