

**MINUTES OF MEETING  
COUNTRY GREENS  
COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of the Country Greens Community Development District was held on Tuesday, **April 14, 2026** at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum:

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, GMS
Scott Clark <i>by Zoom</i>	District Counsel, Clark & Albaugh, PLLC
David Hamstra	District Engineer, Pegasus Engineering, LLC
Tim Burchfield	Maverick Landscaping
Jarett Wright	Field Manager, GMS
Rob Szozda, Jr.	GMS

*The following is a summary of the discussions and actions taken at the April 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**

Ms. Catusus: We will have our first public comment period. Any public comment?

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39 **THIRD ORDER OF BUSINESS**

**Resident E-mails**

40 Ms. Catusus: We'll move on to resident emails. I did not see any in the agenda packet.

41 Mr. Showe: We haven't gotten any except for we did get one today about a resident who  
42 believes that a golf ball went through his window from the landscaper. We've looked at everything.  
43 We're working with the resident.

44 Ms. Catusus: You're out there golfing now instead of cutting the grass?

45 Mr. Burchfield: I golfed Sunday.

46 Mr. Grall: How could a golf ball go through a resident window from the landscaper?

47 Mr. Burchfield: We have quick chutes when we met with Bahia anyway. And then also, I  
48 know they sent it with a cut on it, but that ball, if we're shooting a ball out of the chute, let's say it  
49 did, it's going straight. And that angle of that ball is coming in from the top through the screen, and  
50 then there, the ball would be inside the house, too. They took a picture of it outside.

51 Mr. Grall: Where was this hit? What was the address?

52 Ms. Catusus: It went through their screen?

53 Mr. Burchfield: It went through the screen.

54 Ms. Catusus: And then broke a window?

55 Mr. Burchfield: And then broke a window. But then it somehow magically bounced back  
56 off of that window after breaking it and coming out of the screen and onto the ground where he  
57 said he took a picture of it.

58 Mr. Showe: 34013 Fortunado.

59 Mr. Burchfield: Yeah. If we did it, we would. But my guys pick up these balls and even  
60 though the grass is a little taller, it's thin, you can see.

61 Ms. Heintzelman: If they had known they shot it, they'd see it.

62 Mr. Burchfield: You would hear it too.

63 Ms. Heintzelman: Right. It would be like a surprise.

64 Ms. Catusus: And that's a bush hog area behind there and they have trees.

65 Mr. Burchfield: And they also have 20 other balls.

66 Ms. Catusus: 34013 Fortunado? I don't see a screen on that house.

67 Mr. Burchfield: Maybe a kid at their own house sliced it and hit the screen or something. I  
68 don't know.

69 Ms. Catusus: I don't see a screen on that address.

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70 Mr. Showe: Ultimately, I know that the landscaper says they didn't do it. We've sent it to  
71 our insurance company, and we'll let them, if there's any issues.

72 Ms. Heintzelman: Was it on a day that you guys were there in that area?

73 Mr. Burchfield: Yeah, we were there, but why did it take him a day to call us? And he said,  
74 oh, this happened yesterday. All of a sudden when we were there, he only called us today.

75 Ms. Catusus: Well, and if it's this house, there's trees and you're down the hill.

76 Mr. Burchfield: That is correct. And we mow their first four swipes facing downwards, so  
77 it would go over the house if we hit one.

78 Mr. Grall: The only ball that could be there is the little kids in these houses that play out  
79 there in the evening and they hit balls around there because there isn't a golfer alive.

80 Ms. Catusus: I've been over there once.

81 Mr. Grall: No, you haven't been over here. Not from way here, over here.

82 Ms. Jones: So, they're saying it was the landscaper because there was a cut on the ball?

83 Mr. Burchfield: Well, at first they didn't say cut. I'm assuming they may have mentioned it.

84 Mr. Showe: There's some things that don't line up, I'll just say that, in the emails that we  
85 got. That's why, again, we dealt with them first. They've always been great about dealing with  
86 things.

87 Mr. Burchfield: Yeah. I have no problem. If we broke a window, we go and put another one  
88 in.

89 Mr. Showe: We've sent it to our insurance company. We'll let them handle it.

90 Mr. Burchfield: But the window can't be more than \$400.

91 Mr. Showe: Ultimately, again, the insurance company may or may not choose to engage,  
92 but that's the only email that we've gotten this month.

93 Ms. Catusus: Thank you. We're going to move on because we're not going to worry about  
94 it.

95

96 **FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 9,  
2026 Meeting**

97  
98 Ms. Catusus: Next is the approval of the minutes for the February 9 meeting. I guess there  
99 were some corrections because they said it came out because there was some comments on the  
100 minutes.

101 Mr. Showe: Yeah, we've got those cleaned up.

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102 Ms. Catusus: Okay. Are there any other comments or corrections on the minutes? If not,  
103 can I get a motion.

104

105 On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all  
106 in favor, the Minutes of the February 9, 2026 Meeting, were approved  
107 as amended 5-0.

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109 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02  
Approving the Proposed Fiscal Year 2027  
Budget and Setting a Public Hearing**

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111

112 Ms. Catusus: We have the resolution approving the proposed fiscal year budget and setting  
113 a public hearing. I know this is just to set the hearing, but I have a question. Are we looking to  
114 increase anything?

115 Mr. Showe: We kept assessments level. We started off with that, given that you had  
116 allocated money last year for that stormwater project, we felt like that was sufficient. We probably  
117 wouldn't need to redo that project again in the total dollar amount, so we left that one the same.

118 Ms. Catusus: Okay, that's what it looked like, but I was missing that little table showing the  
119 proposed.

120 Mr. Grall: Yeah, that's what I was looking for too.

121 Mr. Showe: There's no increase proposed. We can add that table that shows year over year.  
122 It's a little tricky because we had the one issue with the assessments from last year. What we did  
123 is we tied your budget to exactly what was assessed last year, not what they had as the total, so  
124 that issue goes away. We'll talk about the other property that we may be able to add to assessments.  
125 We've added that in here already just for reference. So that's about \$7,000 increase in assessments.  
126 It helps offset some of the difference in those costs.

127 Ms. Catusus: I have some questions on the budget.

128 Mr. Showe: Sure.

129 Ms. Catusus: The legal fees, you put it in there, it's doubled. What is the reason? It's not a  
130 huge amount. It went from \$1,000 to \$2,000. But what's the reasoning behind why it doubled?

131 Mr. Showe: I think we just put that in there in case, just to have a cushion. Again, with the  
132 legal fees, you're only billed for what Scott charges.

133 Ms. Catusus: No, legal advertising.

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134 Mr. Showe: Oh, that's just in case we have to do an additional advertisement. We will have  
135 to do an assessment when you do your assessment hearings, and that's just based on what we think  
136 those costs might be. Certainly, it's only going to be billed for what we pay for.

137 Ms. Catusus: Okay.

138 Mr. Showe: But in case we do a mailed notice, if you guys wanted to raise assessments,  
139 there may be some other things that we would have to do for rule hearings, those kind of things.

140 Ms. Catusus: Okay.

141 Mr. Showe: We try to leave some cushion in there. We want to give you guys flexibility  
142 throughout the year as opposed to coming to you and saying we're short.

143 Ms. Catusus: Okay. And then, legal fees.

144 Mr. Showe: Yeah.

145 Ms. Catusus: We shouldn't have anything major legal coming up this year. It was high  
146 because we did the whole management company thing. Scott, are you on the phone?

147 Mr. Clark: Yeah. I am. I agree. Last year, not this current fiscal year, but last year it kind of  
148 rolled into the beginning of this year was a one off because we changed the manager, we changed  
149 landscaping. 25, definitely not. Will it run more than 10? It might. We're meeting a little bit more  
150 than we used to, but I'm not proposing to increase my rate or anything like that.

151 Ms. Catusus: And we're trying to go back to every other month.

152 Mr. Showe: Would you be comfortable with about 15?

153 Ms. Catusus: 15 is what I was going to ask.

154 Mr. Clark: I think 15 would be fine.

155 Ms. Catusus: Yeah.

156 Mr. Showe: Yeah, we can make that change. That's easy. We'll just balance it to the  
157 contingency.

158 Ms. Catusus: And then under the revenues, our interest is significantly less than the budget.  
159 Are we expecting it to be that much less? Because our adopted budget for this year had \$9,000 in  
160 interest. And next year, you're only.

161 Mr. Showe: Your projection for this year is only about \$3,300. That's why we lowered it.  
162 Again, on the revenues, we try to be a little more conservative on the revenues and then go a little  
163 further on the expense side so that it gives you guys a cushion.

164 Ms. Catusus: So, our interest has gotten that bad now?

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165 Mr. Showe: It's not great right now.

166 Ms. Catusus: Okay.

167 Mr. Showe: That's why we actually, you'll see, as part of your check register, we did move  
168 some excess fees to a money market account to help get you some more there.

169 Ms. Catusus: And then under the general repairs and maintenance line on page 38.

170 Mr. Wright: So basically, that was tied into, I think, it was R&M common area as just one  
171 bucket item. We just kind of broke it down into a way that we thought made a little more sense.  
172 This is typically how we run things. It gives you flexibility and gives you a better idea of where  
173 that money is going to. Since we just did the main stormwater project, you don't need to have a  
174 massive amount in that line. We still have the flexibility there in case there is an issue, whether we  
175 need to adjust, riprap, or anything like that. And then you have your general repairs and  
176 maintenance for the normal things that we're doing like if you want additional lights, if you need  
177 a thing repaired.

178 Ms. Catusus: Okay. But we're okay? Do we think \$20,000 is enough there?

179 Mr. Wright: It should be enough.

180 Mr. Showe: It should be. And we also created three other account lines.

181 Ms. Catusus: I saw there's landscape contingency.

182 Mr. Showe: Landscape contingency, which used to come out of that line, irrigation repairs,  
183 which used to come out of that line, and also a dedicated stormwater maintenance line so we can  
184 start programming some of those maintenance items.

185 Ms. Catusus: Okay. That works then for me. The holiday décor, we have budgeted again at  
186 \$8,500. Since we own this stuff now, I know we said we could add a little more each year, but if it  
187 was only \$6,200, I'd feel better putting that at \$6,500.

188 Mr. Showe: Okay. That doesn't give you much flexibility.

189 Ms. Catusus: We added stuff this year.

190 Mr. Showe: Yeah. Okay.

191 Ms. Catusus: We added more, so that'll allow us to add more next year.

192 Mr. Showe: Yeah, we can do that at \$6,500.

193 Ms. Catusus: Doesn't it?

194 Ms. Heintzelman: If the prices go up of the people installing is the only thing, but I would  
195 say maybe \$7,500.

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196 Mr. Showe: \$7,500. That's what I was thinking. You've got flexibility and other account  
197 lines.

198 Ms. Heintzelman: I just think it's \$2,000 more than what we spent. I don't think we need  
199 that.

200 Ms. Catusus: Right.

201 Mr. Grall: Suppose you went with two different kinds of lights, though.

202 Ms. Catusus: We already own them.

203 Mr. Grall: I understand, but additional things.

204 Ms. Catusus: Yeah. We can add some additional. So, \$7,500?

205 Ms. Jones: I'd say \$7,500.

206 Ms. Catusus: Okay.

207 Mr. Showe: And that's kind of a not to exceed. Our goal is not to hit that, it's just to give  
208 you guys flexibility.

209 Ms. Catusus: Right, to have some flexibility. Okay. I think that was my questions on the  
210 budget.

211 Mr. Grall: Well, with commercial, that stayed the same all the time, 54 units, right?

212 Mr. Showe: Yes.

213 Mr. Grall: Now that you've added more buildings.

214 Ms. Catusus: Same acreage.

215 Mr. Showe: Yes. Well, it's done on an acreage basis. Yeah.

216 Ms. Catusus: Publix owns it all and the rest of them lease from Publix.

217 Mr. Grall: Okay.

218 Ms. Catusus: That was all the questions that I had on the budget. Anybody else have  
219 questions on the budget?

220 Ms. Heintzelman: I had just a couple things that were small, but because you already did  
221 address the other ones. Things that maybe you said some line items have changed from our thing  
222 before. Like, we didn't have any office supplies before and now it's \$250.

223 Mr. Showe: Yeah. It's just a different way of how we do it. We allocate. Essentially when  
224 we buy office supplies for our office, every District pays a tiny portion of it.

225 Ms. Heintzelman: Got it.

226 Mr. Showe: It's just to help us recoup some of those costs.

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227 Ms. Heintzelman: Sure.

228 Mr. Showe: And then same thing, you've got website maintenance or IT that wasn't there  
229 before. There's a couple lines that weren't there before.

230 Ms. Heintzelman: Right. Okay. It's just how we are reallocating the money. Yeah, there  
231 were a few other things, but I think it's mostly probably just price of things going up.

232 Mr. Showe: Yeah. We do include typically contract increases, especially when we start the  
233 budget season this early. We'll start engaging with your vendors as we get closer to the end of the  
234 fiscal year and tighten those up if we can. But again, it's about giving you maximum flexibility at  
235 this point.

236 Ms. Catusus: Right. Okay.

237 Mr. Grall: The key thing we're saying is we're not increasing the assessments?

238 Mr. Showe: Correct. And that's really the important part of the process for this evenings  
239 part. You're really, mechanically, you're setting the cap on your assessments. You're setting the  
240 ceiling tonight and then we have full flexibility as the Board and staff to move stuff around before  
241 we get to your final budget. The only other thing I'll point out is that we currently have your hearing  
242 set for July and that's typically when that's one of the off months, if we keep with the current  
243 schedule of months. We can't do it in June because you have to have 60 days between now and the  
244 next meeting. We can either keep the July and look to rotate one of the other meetings out or we  
245 could move it to August, but August would be the last chance you'd have to budget to make it in  
246 time.

247 Ms. Catusus: Let's leave for July.

248 Mr. Showe: Yeah.

249 Ms. Catusus: And if we cover everything in July that we need to cover, we can cancel the  
250 August meeting.

251 Mr. Showe: Absolutely. Yeah, that sounds good. That's my preference. That way you still  
252 have August. If something happens and we can't get a quorum or there's some issue, we still have  
253 some flexibility, so that's perfect. But I just did want to point that out for the Board.

254 Ms. Catusus: Okay. So with that, can I get a motion to approve Resolution 2026-02,  
255 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing?

256 Ms. Jones: I'll move to approve Resolution 2026-02.

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On MOTION by Ms. Jones, seconded by Mr. Grall, with all in favor,  
Resolution 2026-02 Approving the Proposed Fiscal Year 2027  
Budget and Setting a Public Hearing, was approved 5-0.

261 Ms. Catusus: Before you move on, Jason, I want to circle back because I just realized I had  
262 other notes that I thought were not in the budget part, but they were in the budget part. On page  
263 43, you have a carry forward surplus of \$848,000 in our adopted budget for fiscal year 2026. Is  
264 that number correct? On page 43, on the top under revenues. That was an awful lot of money.

265 Mr. Showe: Oh, that's the debt service. There was an error in that, so that's been cleaned up  
266 by our accounting staff. That's why it's been reduced the way it is. That was what was in your  
267 adopted budget last year when Inframark did your budget.

268 Ms. Catusus: Okay.

269 Mr. Showe: Yeah, let me find that note.

270 Ms. Catusus: It got adopted with that big error last year.

271 Mr. Showe: It sure did.

272 Ms. Catusus: I thought we had caught that.

273 Ms. Heintzelman: I think we did and it wasn't corrected.

274 Mr. Showe: Yeah, now that you mentioned it, our accounting, let me find the note, she did  
275 send me a note on that.

276 Ms. Catusus: Okay, because that was a big number.

277 Mr. Grall: I was wondering why our revenue was so much different.

278 Ms. Catusus: Yeah.

279 Mr. Hamstra: Now I have to give back all that money.

280 Ms. Catusus: Okay. I didn't realize it actually made it into the adopted budget because we  
281 caught it last year.

282 Mr. Showe: I think I remember you guys talking about it at the hearing and it doesn't seem  
283 right.

284 Ms. Catusus: Okay. And then the other question I had was on that same page under  
285 expenditures under the 2016 A2 special call.

286 Mr. Showe: Yeah. There's a provision that once you hit a certain amount of excess funds,  
287 it automatically triggers a redemption. We believe there'll be a redemption of \$40,000. It wasn't

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288 that it was prepaid, it's just that you accumulate funds of interest over the years, and so it just helps  
289 pay them. It pays the bonds down a little.

290 Ms. Catusus: I was going to ask, can we, if we have this excess? But we don't have that  
291 much excess now. Okay. Because I was going to ask if we could make an extra payment.

292 Mr. Showe: No, that's been cleaned up.

293 Ms. Catusus: Okay. That was my other questions on that one.

294

295 **SIXTH ORDER OF BUSINESS**

**Discussion of Revised O & M Methodology**

296 Mr. Showe: The next item kind of follows up with that. We want to thank the Chair for  
297 pointing this out. We weren't aware of it because we were assessing the same way as before. But  
298 there's about a 34-acre parcel in your District shown there on the map, and you can also see from  
299 its tax bill that it does not pay any debt or O&M. When they did the refinancing, I guess this one  
300 had no debt on it and then they just didn't assess any O&M going forward for a while. So typically,  
301 our process in order to assess it, we would have to do a new O&M methodology. That's typically  
302 the process the Board has to go through to basically levy those assessments onto that property  
303 again for operations and maintenance portion. Our typical fee in our contract is \$15,000 for that,  
304 but I did talk to our owner, they'd be willing to do it for half, because this is kind of a simpler  
305 process for about \$7,500. Now, that property, in your budget we've got assessed at \$7,700, kind of  
306 based on what we would think how that methodology would shake out. So, you'd be more than  
307 making it up the first year.

308 Ms. Catusus: Now, is this something that the landowner can come back and say, "*No. What*  
309 *benefit am I getting? I'm not going to.*"

310 Mr. Showe: Ultimately they would have to challenge that benefit and we're only looking at  
311 basically the admin portion because there's no homes there now. We really wouldn't assess them  
312 for the field operation side. We'd only look for the admin side now. If that property ever becomes  
313 developed, then those units would just get rolled into your regular assessments as you're assessing  
314 already. But we do have to levy assessments on that property in order to do that. So, we would  
315 send out a mail notice to the property owner, let them know what our intent is, and then we would  
316 have a public hearing, just like normal, for you guys to be able to have a hearing on that. They  
317 certainly could challenge it or there's other processes they could, but.

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318 Ms. Catusus: Okay, so this O&M methodology, you just said that you figured out it would  
319 be about \$7,700 a year.

320 Mr. Showe: We believe that, yeah. Again, we have to go through the process to do that.

321 Ms. Catusus: You have to do the process. You can't just send them a letter that says you  
322 haven't been assessed and this is the amount you're going to be assessed.

323 Mr. Showe: No, no, because statutorily, you have to prove benefit and that it is assessed in  
324 line with everybody else. So, we have to go through that test first.

325 Ms. Catusus: Okay. It's amazing when the developer owned the property, he didn't assess  
326 himself CDD fees. Imagine that. And I don't guess we can get retroactive on it.

327 Mr. Showe: That probably opens up an even bigger challenge. It's typically better. Is that  
328 your opinion too, Scott?

329 Mr. Clark: Yeah, I wouldn't, I wouldn't try to go retroactive. This is an interesting piece.  
330 There is a company called EMF Funding that bought Phase Four.

331 Ms. Catusus: That was the developer from the subdivision.

332 Mr. Clark: In 2005, 2006, they entered into a contract to sell the lots to TOUSA Homes,  
333 which went into a huge bankruptcy. When this was platted, the parcel is platted as open space to  
334 be owned by EMF Funding, which is a really odd thing, which is probably designed to allow them  
335 to go back and replan it and build homes. Whether they have that right under the existing PUD, I  
336 don't know, but I think what GMS is proposing is defensible. Not looking to charge them  
337 stormwater, things like that that they're not using, but they are in the CDD, and the admin is  
338 something that we've levied on everybody. So, I think it's appropriate. I think it's defensible. It'd  
339 be great if the study were a little cheaper, but I think they'll have a hard time contesting the \$7,700  
340 assessment.

341 Ms. Catusus: Okay.

342 Mr. Showe: Ultimately, at this stage, we would just need a motion of the Board for us to  
343 go ahead and complete that methodology.

344 Ms. Heintzelman: I'll make a motion to complete the methodology.

345

346 On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with  
347 all in favor, Completing the Methodology, was approved 5-0.  
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350 **SEVENTH ORDER OF BUSINESS** **Staff Reports**351 **A. District Counsel**

352 Mr. Clark: At the February meeting, we discussed the issue where the assessment roll was  
353 incorrectly done by Inframark, we believe. And the Board directed me to write a letter to them. I  
354 did that. I sent it to Angel Montana, if I'm pronouncing the name right. I think the Board knows  
355 Angel. She's been around the meetings. She replied fairly quickly, said she would look into it, and  
356 then it went quiet for a while. And I sent emails and said, "*Where is this at? Where is this at?*",  
357 with nothing. I thought that I was going to come to you tonight and tell you that they've not  
358 responded. Well, I took one more shot today with Angel and said, "*The meeting's tonight and it's*  
359 *not going to be good if I tell them you haven't responded.*" She sent me an email a while ago, she  
360 said, "*Gosh, I thought I had. We're looking into this. We'll make it right.*" She mentioned that they  
361 were talking with the Lake County tax collector trying to find some means to do a supplemental  
362 billing. I don't think that's going to be successful.

363 Ms. Catusus: We don't want to go that route.

364 Mr. Clark: I don't think it works like that.

365 Ms. Catusus: And we don't want to send a bill to everybody saying they owe us another  
366 \$20.

367 Mr. Showe: It's going to be less than that. Yeah

368 Ms. Catusus: That makes us look bad, and it wasn't us.

369 Mr. Clark: Yeah. I don't think there's really a vehicle for them to do that. I've received an  
370 assurance that they would make it right and that they would respond by closing business tomorrow  
371 with a specific plan. I would kick this to your next meeting and then see what they come up with.

372 Ms. Catusus: If she responds that they are going to work out something, can we say that  
373 that's not an acceptable resolution?

374 Mr. Clark: We can.

375 Ms. Catusus: Because that makes us look bad and we had nothing to do with that.

376 Mr. Showe: To concur with what Scott's saying, typically counties won't let you increase  
377 the taxes. You can send a notice to decrease them, but you can't do anything to increase them. I  
378 don't see that as an available option. Ultimately, you guys as a Board could send out bills to every  
379 person and try to collect them, but I don't think that's the intent of the Board.

380 Ms. Catusus: No.

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381 Mr. Clark: Yeah. I've been around this process for a while, and I don't think they're going  
382 to come up with what they're saying. It may just be kind of a Hail Mary pass from management  
383 seeking to not incur a liability. My advice would be, let's see what they come back with and then  
384 if there's nothing, we expect a check prior to the next meeting or we'll take further action.

385 Ms. Catusus: Yeah.

386 Mr. Showe: Yeah.

387 Ms. Catusus: That sounds good. Anything else?

388 Mr. Clark: I will be working between now and the next meeting on a legislative summary.  
389 There are some things that happen, but the governor hasn't really signed all of the bills that were  
390 approved. Once that's happened, I'll come back. I believe we discussed this before, the recall  
391 election of supervisors. I think that will become law. I'll discuss it in more detail plus anything else  
392 that comes through. That's it for now.

393 Ms. Catusus: Thank you.

394

395 **B. District Engineer**

396 Ms. Catusus: David.

397 Mr. Hamstra: Yes. Good evening, everyone. I'll do the easy stuff first. I got my GMS blue  
398 shirt on today. I finally resolved the optometrist's office piping issue, which is going to be on the  
399 east side of the Publix.

400 Ms. Catusus: Optometrist or dentist?

401 Mr. Hamstra: Pardon?

402 Ms. Catusus: Is it optometrist or a dentist?

403 Mr. Hamstra: A professional office, I'll put it that way.

404 Mr. Showe: Flexibility.

405 Mr. Hamstra: Where the water was intended to go by design, when we sent it there, it made  
406 the pipes blow out, so we took a different routes, and it works. I finally gave the consultant a sign  
407 and seal document on Monday so they can give it back to the county so the county can approve  
408 the site plan. I've been holding off on doing the invoices to you guys, to them and to O'Reilly's  
409 until all this was done. My idea is to split everything three ways. My bills to you guys will be all  
410 CDD related. Then, the bill for modeling, I'll go fifty-fifty with O'Reilly's and the professional  
411 office building, whatever they are. That should be how it is moving forward. All right, on Tim's

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412 work, I got a bunch of positives and then just one thing to talk about. Kathy and I went out there  
413 on a Sunday, I think it was the 22nd, with her boot on. She drove me all around. I want to start off  
414 by saying it took months and months and months to get a little bit done by our previous vendor  
415 and I was overwhelmed by how much Tim and his guys did.

416 Ms. Catusus: In a good way.

417 Mr. Hamstra: When I told them to clear an area, they cleared the area.

418 Ms. Catusus: We were able to find everything.

419 Mr. Hamstra: Yeah. Things I could not find on multiple occasions. Big kudos to you and  
420 your staff. I was very impressed. You did areas you didn't have to do. I'll take that as a bonus.

421 Mr. Burchfield: That's why it took so long.

422 Mr. Hamstra: No, I was really impressed. I think there was three areas that I found that you  
423 didn't get to or maybe you just missed them and I'll list those.

424 Mr. Burchfield: Okay.

425 Mr. Hamstra: The reason I've been holding up on doing a punch list is now that you've  
426 cleared the areas I never got to see, I want to do a Phase Two. I will be generating for the Board's  
427 consideration. Kathy and I saw some of these were so deep in the woods you could not refine them  
428 and now it's a dump of exposed dirt. We can't necessarily leave it that way because we have other  
429 issues. I probably have six areas. I want to do a phase two. I'll do that and bring it to the Board's  
430 attention for consideration next month to have and maybe I'll give it concurrently to Tim before  
431 the meeting, if he wants to do a proposal in advance.

432 Mr. Showe: That would be terrific.

433 Ms. Catusus: Yeah.

434 Mr. Hamstra: This way we don't lose another month.

435 Mr. Wright: Dave, do you think there's anything on there that if action's not taken in the  
436 next 30 days, it's going to cost more? As in, is there exposed dirt on a slope.

437 Mr. Hamstra: Right now, at this time of year. If I waited until June or July, I'd be a little  
438 nervous.

439 Ms. Catusus: Our next meeting won't be until June.

440 Mr. Wright: Essentially, hearing what you're saying, this might be a discussion of let's make  
441 a not to exceed and set the Chair as the approving authority so that if there's an item that we go,  
442 okay, this needs.

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443 Mr. Hamstra: I can give you maybe the three areas we should seed most.

444 Mr. Showe: That's fine for the Board's reference.

445 Ms. Catusus: There was some areas that the erosion around the pipe, when they cleared it,  
446 it needs dirt, it needs sod.

447 Mr. Hamstra: The only thing there were some chunks, pretty big. In the past, I've asked  
448 contractors, I don't care if they get a sledgehammer and bust it up. But there was a couple that I'd  
449 like to see. I can spray with an orange paint. Next time you're in that area, you can do your best to  
450 bust it up.

451 Mr. Burchfield: Okay.

452 Mr. Hamstra: But in general, I want to say 95% of it looked great. There's just a few random  
453 areas that I'd like to have some better puzzle pieces fit together to provide better protection. When  
454 I go back out to do the punch list thing, I'll tell you where they're at. I'll spray them some orange  
455 paints.

456 Mr. Burchfield: Perfect.

457 Mr. Grall: Have they vacuumed and the grading replaced?

458 Mr. Hamstra: We do have to get a special vender to suck out the sediments. A couple of  
459 them were packed up, and now that we can get to them and they're easily exposed, it'll make their  
460 job easier to do.

461 Ms. Catusus: And we have the one that's on Terragona when you come from the pool  
462 around.

463 Mr. Hamstra: Two of those were not done.

464 Ms. Catusus: No. The grading wasn't sufficient. It's ponding at the loop when you come  
465 around.

466 Mr. Burchfield: It created a separate pond, so you need to bring it up and let it run out.

467 Ms. Catusus: Because it wasn't draining into the golf course.

468 Mr. Hamstra: Oh, yeah. I know what you're talking about now. Yeah.

469 Ms. Catusus: Where you come around that curve coming down from the pool where the  
470 little bridge is. Yeah. It's too high under the bridge and all the water's staying at the pipe.

471 Mr. Burchfield: It's not flowing out.

472 Ms. Catusus: Yeah, it's not flowing, but that's just a simple scrape a little bit.

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473 Mr. Hamstra: When I give it to Board in advance, I'll give to you at the same time. You can  
474 price it Tim before the meeting. Then they can approve it at the next meeting.

475 Mr. Burchfield: Okay.

476 Mr. Hamstra: But great job. I think of all the hard months we went through with Servello.  
477 I'd go out there, they said it's done, and I'd go out there and it's not even touched. Anyways, great  
478 job and tell your staff good job.

479 Mr. Burchfield: I appreciate it. Will do.

480 Mr. Grall: So how can we do a not to exceed on what we're going to be trying to approve  
481 here? Can you say how much without even knowing what you're doing?

482 Mr. Burchfield: Three sections?

483 Mr. Hamstra: Well, there's little bits and pieces.

484 Mr. Burchfield: That's what I'm saying. I just need the scope. I'm not going to take it to  
485 the max if you said it was X amount.

486 Ms. Catusus: What was the total for what was done?

487 Mr. Hamstra: \$34,000 and change.

488 Mr. Burchfield: No, I think it was \$40,000.

489 Mr. Showe: Yeah, it was about \$39,000.

490 Mr. Burchfield: Yeah.

491 Ms. Catusus: About \$40,000 and that included everything, so not to exceed.

492 Mr. Hamstra: Not to exceed \$15,000 minimum.

493 Mr. Burchfield: Yeah. That's what I was thinking.

494 Ms. Catusus: Okay.

495 Mr. Burchfield: Because I don't know how much grass you're talking. It's relative to that.

496 Mr. Showe: Maybe you want to do \$20,000 just to give you some flexibility. That way, if  
497 there's other projects. It sounds like it's more than just what you need to do.

498 Mr. Hamstra: I'll feed him to fix the areas. We'll do the not to exceed \$20,000.

499 Mr. Burchfield: That way you've got us covered and if you're mobilized, you just do it all.

500 Mr. Grall: Is that \$20,000 including the vacuum trucks? I thought they were included.

501 Ms. Catusus: That's not his thing. It's a different vendor.

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502 Mr. Wright: The idea behind this is some areas, if you don't address the erosion now your  
503 cost triples because you didn't do the basic thing. This is just addressing those. Anything that can  
504 wait a little bit to the next meeting, we can push.

505 Ms. Catusus: Yeah. There's areas where when they found the pipe, it's just dirt and it started  
506 eroding already under. There's one of the pipes out there that I could almost stand up in completely.  
507 I was like, this is kind of a huge pipe.

508 Mr. Grall: I know. I've seen most of them too.

509 Mr. Hamstra: Do you want to do a not to exceed so I can feed him work between. Are you  
510 going to get a proposal for the next Board meeting?

511 Mr. Showe: Yes, with chair's approval. You can feed him the work. If he gets his proposal,  
512 we'll get it approved by the chair and then we can roll with it.

513 Mr. Hamstra: All right. I'll start feeding this up next week.

514 Mr. Showe: We would look for a motion of the Board not to exceed \$20,000.

515 Mr. Hamstra: For Phase II improvements.

516 Mr. Showe: There you go.

517 Ms. Heintzelman: I make a motion to approve a not to exceed \$20,000.

518 Mr. Showe: Are you okay with amending that to giving the authority to the Chair to  
519 approve the proposals as they come in?

520 Ms. Heintzelman: Yes I am.

521

522 On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all  
523 in favor, Not to Exceed \$20,000 for Phase II Work and Giving  
524 Authority to Chair to Approve Proposals as they come in, was  
525 approved 5-0.  
526

527 **C. District Manager**

528 **i. Approval of Check Register**

529 Ms. Catusus: District manager.

530 Mr. Showe: Sure. We'll start with the approval of your check register. In your general fund,  
531 we've got checks #30 through #48, plus the auto drafts, as well as supervisor fees, for a total of  
532 \$420,331.53. I will highlight that as you know, we talked about the interest earlier, there is a  
533 \$300,000 that we move basically from the general fund to a money market account in the same  
534 bank. But that'll let you earn a little extra interest, and we have full flexibility to get that back.

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535 We're starting to do that at most of our Districts just to help kind of generate where we can. The  
536 rest of it is fairly normal. I will point out we did get the REACH church paid for the room both for  
537 last year and for the current year, so we're set now. We'll make sure that's on our radar to keep that  
538 proceeding forward. Also, you've got some of the other projects that the field and staff completed  
539 over the last month that are in there. We can take any questions or comments from the Board.

540 Ms. Catusus: Page 58. I had asked at the last meeting about all of these various SECO lines.  
541 One of them says County Road 437 pump, the others just have addresses, and two of the addresses,  
542 the 24361 Marbella and the 24360 Marbella, are actually houses, homes, people living in them.  
543 I'm not sure why we have an electric bill. If it's a street light on that corner, that should not be us  
544 paying that, that should be the HOA paying that. The other ones that are on here, the State Road  
545 44, the Sorrento Springs Drive, there's two on Sorrento Springs Drive, two on State Road 44, and  
546 one on 437 that I don't know what they are for, other than the one that says pump. And I had asked  
547 about it at the last meeting if we could get some detail from SECO as to what these are. The  
548 Sorrento Springs Drive is in the middle as you come down the street, in the neighborhood, down  
549 the main entrance. Those could potentially be a street light. Is there any irrigation timers or clocks  
550 in the middle of Sorrento Springs Drive?

551 Mr. Burchfield: No, not on a timer. Maybe a node or something that's battery. Unless it's a  
552 well that's being fed, but it's not being fed with that.

553 Ms. Catusus: Because I have a 34450 Sorrento Springs Drive and I have a 34451 Sorrento  
554 Springs Drive.

555 Mr. Grall: Oh, that could be the golf course.

556 Ms. Catusus: It's right there in the middle of Sorrento Springs Drive where there's no  
557 homes.

558 Mr. Grall: But the golf course has their well right there.

559 Ms. Catusus: They have it on one side of the road. There is their well house right here. If  
560 that's the case, that's not our bill, and I don't know what the other one is. And then, like I said, the  
561 ones on Marbella, they're physically homes.

562 Mr. Wright: The easy answer is, I forgot about this. We'll have an answer by the end of the  
563 week.

564 Mr. Showe: Yeah.

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565 Ms. Catusus: Okay. Thank you. Yeah because I certainly don't want to be paying bills that  
566 aren't ours. And we've been paying them for apparently a very long time because it was never  
567 broken up like this for us previously. It was just SECO.

568 Ms. Heintzelman: It's small amounts, so it can't be, except for maybe that other one. It  
569 can't be someone's whole house.

570 Ms. Catusus: No, no. But there is a streetlight on that corner there at Marbella and Cordoba,  
571 which should be HOA. All right, we'll take public comment since the HOA president is here and  
572 might know something about.

573 Resident (Andrea Balas, 23430 Valderama Lane): I assure you, you guys are not paying for  
574 any street lights. None of the streetlights are metered. We have 178. I've counted every single one.  
575 And the SECO concurs. It is not an HOA street light, if that happens to be the case.

576 Ms. Catusus: Okay.

577 Resident (Andrea Balas, 23430 Valderama Lane): As far as the two addresses that are on  
578 Sorrento Springs, those could possibly be the electric to run the pumps for the fountains.

579 Ms. Catusus: No. They're down the road. They're down in the middle by where the golf  
580 course well house is. It might belong to the golf course.

581 Resident (Andrea Balas, 23430 Valderama Lane): Do you guys have a well pump for  
582 irrigation on your property line?

583 Ms. Catusus: I don't think we have one on Sorrento Springs Drive.

584 Mr. Burchfield: It's just at the roundabout.

585 Ms. Catusus: At the roundabout there is one.

586 Ms. Heintzelman: But not where this is located. This is halfway up the street.

587 Ms. Catusus: Yeah.

588 Mr. Burchfield: The next one would be close to the entrance.

589 Ms. Catusus: Yeah. There are a couple listed on 44 and so those are probably our pumps  
590 there.

591 Mr. Burchfield: Correct.

592 Resident (Andrea Balas, 23430 Valderama Lane): So, you do have irrigation pumps on 44?

593 Ms. Catusus: On 44, yes. On 44, we have two. And then there's one on 437 that says pump.  
594 I'm guessing that's the big one that's in those people's backyard. But that's the only one that says  
595 pump.

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596 Mr. Burchfield: That one's probably the golf course.

597 Ms. Catusus: The Sorrento Springs one, potentially.

598 Resident (Andrea Balas, 23430 Valderama Lane): Got you. Rest assured you do not have  
599 any street lights.

600 Ms. Catusus: Because one of the ones on Sorrento Springs is actually \$345. That's a big  
601 one.

602 Mr. Grall: Yeah, that's what I'm saying. That's probably the pump house.

603 Ms. Catusus: Then, the one across the street is \$109.

604 Mr. Showe: We'll get those audited. I'll just note for the Board just based on experience,  
605 typically even though they have addresses, they're not always so accurate.

606 Ms. Catusus: Understood. But the two on Marbella, there's a home there.

607 Mr. Wright: What I'll do with this, when Robbie and I go out on Tuesday, we'll get pictures  
608 of all these meters, we'll get the invoices pulled and it'll have the exact GPS location of where it  
609 is, and we can determine whose it is.

610 Ms. Catusus: Yeah because those Marbella ones, there shouldn't be any kind of pumps  
611 there. There shouldn't be any timers. There shouldn't be anything at that corner of Marbella. Okay.  
612 Thank you.

613 Mr. Showe: We'll follow up on those. If there's any other questions, we would take a  
614 motion to approve the check register.

615 Ms. Catusus: Let me make sure my next one's not in the check register. No, my next one's  
616 on page 65. Can I get a motion to approve the check register?

617 Ms. Jones: I make a motion to approve the check register.

618

619 

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in 620 favor, the Check Register, was approved 5-0.
---

621

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

623 Mr. Showe: Okay, then the next thing is just the balance sheet and income statement.  
624 There's no action required by the Board. We'll point out, you'll see the \$300,000 that was moved  
625 to the money market is there on your balance sheet. We are performing better than budget to  
626 actuals, so we're right about on track. We feel like we're in good shape there. Then, you are at 91%  
627 collected on your assessment, so we're in good shape on those as well. I'll take questions.

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628 Mr. Catusus: I had a question, but I don't understand what I'm asking here. I don't know  
629 that one, I don't guess that one's a question. On page 66, I had a question. My question was if we're  
630 going to have \$857,000 as a fund balance.

631 Mr. Showe: No, again, that's just your adopted budget. So, it's the same issue.

632 Ms. Catusus: The messed up number. Okay.

633 Mr. Showe: It will balance it out once we get to the next cycle of budgets.

634 Ms. Catusus: Okay. Before we move on to the next one, I did have two questions for David  
635 that I did forgot to ask him. They were back up at the top of my page in the Engineer one. The  
636 right of way that we discussed along the fence line, we wanted to know how much do we own on  
637 each side of the fence line before it hits right of way or HOA property? Because we, like on  
638 Cardinal, we own the fence, we maintain the fence, but right inside the fence is HOA property.  
639 And so where does that HOA property start and our property stop? Because if a tree comes down  
640 or a tree needs to be done, if it's one foot inside the fence line, is it HOA or is it us? We need to  
641 know the width along the fence lines for the right of way or the property. Along 44, it's really kind  
642 of a moot point because my update on the report for talking to DOT regarding getting them to  
643 reimburse us for maintenance on the right of way, they cannot enter into an agreement with a CDD,  
644 DOT cannot. They can only enter into an agreement with a city or a county, and we are in the  
645 county. They said the county currently has no maintenance agreements with them anywhere. I said,  
646 well, what are the odds of me getting the county to agree to a maintenance contract with DOT and  
647 then a contract with us for the little bit of money that it would save us. I don't know that it would  
648 happen. What I was looking for was to get DOT to reimburse us for what you're mowing their right  
649 of way.

650 Mr. Burchfield: Correct.

651 Ms. Catusus: It doesn't sound like it's going to be a feasible thing to do. Even though I  
652 explained the CDD is a government agency. She researched it, came back to me twice and said,  
653 sorry, you can't do it. That part of it that you're mowing is what, a couple hundred bucks probably.

654 Mr. Burchfield: Yes.

655 Ms. Catusus: If we could have recouped some of it, it would have been nice. But I don't  
656 see it happening.

657 Mr. Burchfield: We would be paying more to try to get it.

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658 Ms. Catusus: Yeah. So, to answer that then, I don't know that it really matters where the  
659 right of way on 44 is. But the Cardinal one.

660 Mr. Grall: Well, 44 still has trees.

661 Ms. Catusus: Yeah, but we own inside the fence line there.

662 Mr. Grall: I thought that was HOA.

663 Ms. Catusus: Where's your big map? So, I guess it would be any areas where HOA owns  
664 next to the fence line would be where we need to know. It's not standard, but you can say you own  
665 one foot off the fence line. It changes throughout the property. Okay. Yeah. So that behind the  
666 houses on Salerno would be the only part on 44 and then down Cardinal and then everything else  
667 we own along the fence line. It would be just that section. It's more just a liability and a  
668 maintenance thing.

669 Mr. Burchfield: A lot of times when I've dealt with fences in the past on other properties  
670 like this, it's 15 feet. Sometimes it's 10 feet, but usually 15 feet.

671 Ms. Catusus: That sounds like an awful lot.

672 Mr. Burchfield: Yeah, they do.

673 Ms. Catusus: That sure doesn't look like 15 feet on this map.

674 Mr. Showe: Looks like a mower swipe.

675 Ms. Catusus: Yeah.

676 Mr. Burchfield: Sometimes if I've seen it, though, like where we would mow two swipes  
677 around and then the other company would pick up and get from there. We'll see.

678 Ms. Catusus: Okay, so now we can go back.

679

680 **iii. Presentation of Arbitrage Rebate Report for the Series 2016A Bonds**

681 Mr. Showe: Then the next item is just the presentation of your arbitrage rebate calculation  
682 report.

683 Ms. Catusus: Can you explain that in layman's terms?

684 Mr. Showe: The simple answer is you guys receive tax exempt bonds, and part of the  
685 requirements of those tax exempt bonds are you can't stash money to earn more interest than you're  
686 legally allowed to. There's a cap on interest you can get from your tax exempt bonds. This is a  
687 required test that you have to perform annually to make sure that you're not earning more interest  
688 than you're legally allowed to on these bonds. Otherwise, you're collecting, you have to pay a

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689 certain tax penalty back. You'll see just that front page, it's the third paragraph down. No amount  
690 must be on deposit in the rebate fund. So, you're in compliance. But that's the simple answer is  
691 you're just testing to make sure you're not earning more interest than you're legally allowed to.

692 Ms. Catusus: Okay. Thank you.

693 Ms. Jones: You said this was done annually?

694 Mr. Showe: Yes, we do this annually.

695 Ms. Catusus: We had to go back several years and do it because it had not been done  
696 previously.

697 Mr. Showe: And typically, you can't even earn enough interest to pass the threshold, but  
698 we have to still complete the test to make sure were in compliance.

699

700 **iv. General Election Qualifying Period & Procedure – 3 Seats**

701 Mr. Showe: And then finally we do have the qualification for special Districts for 2026. We  
702 talked earlier, we've got seats one, two and three, which is Cathy, Crystal and Joe's seat. They will  
703 be up for election in November of 2026. The official qualifying period is noon on Monday of June  
704 8 through noon on Friday of June 12. I will note typically they will take your information now. If  
705 you wanted to go down there and just file and qualify now, you could do that. It has the list of  
706 items on here you need to complete, which is your Form 1, which you should have already  
707 completed anyway. You'll have to do a candidate oath and then an intent to run as well as either a  
708 \$25 fee or you have to get 25 signatures. Always note that with the signatures you have to get those  
709 in by May 11 because they verify each of those signatures.

710 Ms. Catusus: You still have to pay \$.10 a signature.

711 Mr. Showe: There's a \$0.10 per signature for them to verify that it is an actual person. Most  
712 folks just choose to pay the form.

713 Ms. Catusus: If they have the Form 1, because we've already submitted it, are they able to  
714 access that?

715 Mr. Showe: They should be able to. Yeah. They should be able to. All the form ones now  
716 are through that same portal. So, they should be able to look on and see that you've completed your  
717 Form 1.

718 Ms. Catusus: Okay, can you email us the candidate oath form or is that something they  
719 have there?

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720 Mr. Showe: They have to have that. Yeah, they have that all there. I think it's right across  
721 the street from the Advent Hospital. Again, if you have any questions, we'll be happy to take those.  
722 But that's the qualifying period and we'll keep an eye on that. That's all that I have as District  
723 manager. We can turn it over to the field staff.

724

725 **D. Field Manager**

726 **i. Site Inspection Report**

727 Mr. Szozda: Just a couple items for the field. Couple updates. The tree trimming and dead  
728 tree removal was completed. Looks good. It opened up the place a lot. It seems like when you guys  
729 raised up everything, that was successful. We did get those landscape lights that were damaged at  
730 the 437 entrance replaced. They are a little bit smaller. I'm going to maybe look at them tonight,  
731 see how much light they put out, but they should hopefully highlight the curb to where people  
732 come in and can see it. Then, we can always evaluate maybe looking at bigger lights or something  
733 if needed in the future. We did grab the fifth slats that would be in stage at Inframark and then  
734 Maverick has graciously let us store them at their place right now. We appreciate that big time.

735 Mr. Showe: We also want to thank for letting us know because that was one thing we didn't  
736 know and apparently had a lot.

737 Mr. Szozda: A bunch of them.

738 Mr. Burchfield: It's no problem. It's perfect.

739 Mr. Szozda: But if we need to move them or something just let us know.

740 Mr. Burchfield: Oh, we're good.

741 Mr. Szozda: Cool, cool. Everything else is pretty much just standard stuff. As David  
742 mentioned earlier, they're going to provide a punch list and a Phase Two. So, you know, we'll help  
743 coordinate that as much as we can on our end. And then we are going to replace some dead plants  
744 at the 437 entrance sometime this week, hopefully. Or not this week. I'll approve the quote this  
745 week.

746 Mr. Burchfield: Yeah, they have to approve it.

747 Mr. Szozda: Yeah.

748 Mr. Burchfield: Yeah. Some of that was bulbine, but it took the smoke. It's like 70% dead,  
749 30% trying to come back, but it needs replaced, just the cap end of it.

750 Mr. Szozda: Yeah. That's all I really have for field updates, unless anyone has any questions  
751 or concerns.

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752 Ms. Catasus: Anything?

753 Mr. Szozda: No complaints? Nothing? Come on. I'm kidding.

754 Ms. Catasus: Okay.

755

756 **ii. Landscaper Discussion**

757 Mr. Showe: Then, we can take if there's any other updates from our landscaper.

758 Mr. Burchfield: I think everything's good, besides trying to figure out that random golf ball,  
759 if I hit that or what happened. We'll work on that. It's just been dry. We try not to cut too short on  
760 certain things, but we've been picking up trash and just doing everything. Like you said, the trees,  
761 all that coming down 437 or any of that, it looks really good, just clean, level. It just looks like I  
762 want to live in here. It is. It's nice.

763 Ms. Catasus: Yeah.

764 Mr. Burchfield: And that bodes well for the whole community. Golf club. Everybody  
765 benefits from the whole look, so it's a good thing.

766 Ms. Catasus: Yeah.

767 Mr. Grall: Did you guys talk about the lights? I was telling. Who did I talk to about that?

768 Mr. Szozda: Me probably about maybe looking to put one on the fountain.

769 Mr. Grall: Well, no, he was saying, or was it Jose? I think you were saying that you would  
770 like to show us what one of the lights.

771 Mr. Burchfield: They're different lights. These are alliance. They're more expensive, but.

772 Mr. Grall: They're lifetime.

773 Mr. Burchfield: They're lifetime warranty. I have them. We have them. Seven years ago we  
774 put them in, there's been a few that went out. Walk in, they swap it right out. I swapped 20 of them  
775 the other day for the whole community.

776 Mr. Szozda: I'm sure we can evaluate.

777 Ms. Catasus: Are they landscape floodlights? What kind of lights?

778 Mr. Burchfield: They are low voltage landscape lights, but all LED, 10 year on the bulb,  
779 lifetime on the fixture.

780 Mr. Szozda: Can you change the colors and stuff too?

781 Mr. Burchfield: You can. This is all on an app.

782 Mr. Grall: Didn't you say something about you were going to show us how one was?

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783 Mr. Burchfield: Yeah, but you're so dadgum bright up front. You got a lot of high voltage.  
784 We got to find a dark spot.

785 Mr. Grall: I thought it would look nice if our fountain changed colors or something like  
786 that.

787 Mr. Burchfield: On the fountain?

788 Ms. Catusus: Is it a spotlight?

789 Mr. Burchfield: No, there's every kind of light.

790 Ms. Catusus: If it's a spotlight, then you can't put it on the fountain.

791 Mr. Grall: No, that's what I thought he was talking about.

792 Mr. Burchfield: You can set it back and shining into the fountain.

793 Mr. Grall: Yeah.

794 Mr. Burchfield: But they're awesome lights. The reason what you're paying for is the  
795 quality, the functionality, the Bluetooth capability, they have extenders that you put in throughout  
796 the property, and you can change this so that way they all change in unison. Everything, like if you  
797 want them to dance, if you want to do cancer month, you turn them pink. You can just go put it on  
798 Bluetooth. I can even show you right here.

799 Ms. Catusus: What's the price per light?

800 Mr. Burchfield: Every light is different. BL400 are going to give you a bigger light. They  
801 got the bullet lights, BL200. You've got.

802 Ms. Catusus: Give me a range.

803 Mr. Burchfield: I mean they range from 85 to 285. It just depends. Yeah. But they come  
804 with, you know the best grease clips and connectors.

805 Ms. Heintzelman: If they last a long time. The trees in the front.

806 Mr. Burchfield: They last. It would look so cool.

807 Mr. Grall: Look at the things we replaced out on the island where you come in that have  
808 been knocked down.

809 Ms. Heintzelman: Yes.

810 Mr. Grall: We've done that.

811 Mr. Burchfield: It's going to save you money on power.

812 Mr. Grall: Yeah.

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813 Mr. Burchfield: Transformers too, even if they get hit by lightning, we've had a couple,  
814 they'll replace them too. And they're really, really good with the warranties.

815 Mr. Grall: If you want to put one out there or something to show us what it looks like.

816 Mr. Burchfield: If we have power there, we can plug it in.

817 Mr. Grall: I'm sure we got power because we got lights out there.

818 Mr. Burchfield: Yeah. We'll do a demonstration.

819 Mr. Wright: The stuff that we had put in beforehand was just, hey, you don't have anything  
820 here.

821 Mr. Burchfield: I don't step on that either. But they want something a little more.

822 Ms. Catusus: The front entrance with the trees being trimmed looks really nice now. To do  
823 some accent lighting up there would be really pretty.

824 Mr. Showe: As he mentioned with the Bluetooth run about, it looks like these BL400s run  
825 about \$315. That's like the highest price. There are other places that have them a little cheaper.

826 Mr. Burchfield: That's probably been a little. Yeah, we go to the same vendor.

827 Mr. Showe: I try to just use the highest one.

828 Mr. Burchfield: There you go.

829 Mr. Showe: Yeah. I see them anywhere from about \$250 to \$300.

830 Mr. Burchfield: Yeah.

831 Ms. Catusus: Thank you for that information. Anything else?

832 Mr. Warden: The Bahia, when you put it down, it really gets brown. It'll come back.

833 Mr. Burchfield: It'll come back as soon as it starts to rain. It's just been insane. It rained  
834 three days but that's like nothing. I won't even say the analogy on a brush fire. It's like it needs  
835 consistent water.

836 Mr. Warden: But St. Augustine will die on you if it browns out.

837 Mr. Burchfield: Yeah. Bahia, you can put it down, brown, it will come back.

838 Ms. Heintzelman: It comes back for life.

839 Mr. Burchfield: It will. Yeah. See here, if you want to just do that, you can go to color, and  
840 you can pick any color just by moving the ball to wherever. You could get it warm; you can get it  
841 brighter down here. You just slide this up, which it's not working. But you can slide the bar up and  
842 down. You can do scenes. You can do different scenes where it changes. You can customize it  
843 completely.

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844 Ms. Catusus: We don't want it to look like. I'm not going to say it because it'll end up in the  
845 minutes, but we don't want it to look trashy.

846 Mr. Burchfield: You will be able to do, I'm just saying, whatever you want. If it's just one  
847 month, you want to do certain, like a light pink hue. People do that. They'll call me up and say, we  
848 want for cancer month, breast cancer, whatever they do.

849 Ms. Catusus: Then that was my next question is who controls the lights?

850 Mr. Showe: Whoever the Board decides.

851 Mr. Burchfield: Exactly. If you have a bar code, you can scan it, but you don't want  
852 everyone to. You don't want someone driving by playing with it.

853 Ms. Catusus: No.

854 Mr. Showe: No.

855 Ms. Catusus: Okay.

856 Mr. Burchfield: And it's a pain to reset because then you got to go and sync all those lights  
857 together with the transmitters.

858 Ms. Catusus: Oh, gosh. Yeah. All right. Thank you.

859

860 **EIGHTH ORDER OF BUSINESS** **Public Comment Period**

861 Ms. Catusus: We're back to our next public comment period.

862 Resident (Andrea Balas, 23430 Valderama Lane): You could use some of the Christmas  
863 money for new lights to buy those lights.

864 Mr. Burchfield: What's cool about these is you could use them all year round with the lights  
865 loop shining on the trees with white, soft light. Whatever you want. Then when it's time, then you  
866 do your thing. You want Easter, you can do purple, yellow, whatever you want.

867 Ms. Catusus: Okay. Anything else?

868 Resident (Andrea Balas, 23430 Valderama Lane): No, I don't think so. That was it.

869

870 **NINTH ORDER OF BUSINESS** **Supervisor's Requests**

871 Ms. Catusus: Okay. Supervisor's request. Hearing none, we will move on.

872

873 **TENTH ORDER OF BUSINESS** **Other Business**

874 Ms. Catusus: Any other business?

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875 Mr. Showe: No.

876 Ms. Catusus: Okay. You're going to follow up on SECO and send him an email on that for

877 us.

878 Mr. Showe: Yeah. We'll send out a full audit.

879 Ms. Catusus: Okay.

880 Mr. Wright: We'll get the report together and send to everybody.

881 Ms. Catusus: Okay. Thank you.

882

883 **ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – May 12, 2026 at 6:00**

884

**PM**

885 Mr. Showe: Certainly, our next meeting is scheduled for May 12<sup>th</sup>, we'll look to cancel that  
886 one, so, it would be June 9. It would be the one after that.

887 Ms. Catusus: Okay. Yes.

888

889 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

890 Mr. Showe: With that, we can take a motion adjourn, if there's no other business.

891 Ms. Catusus: We don't need a motion to adjourn. We're adjourned.

892 Mr. Showe: We're done.

893

894

895

896 Signed by:

*Jason Showe*

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman

897

898