

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

The regular meeting of the Board of Supervisors of the Country Greens Community Development District was held on Tuesday, **June 9, 2026** at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum:

Catherine Catusus	Chairperson
Crystal Jones <i>by Zoom</i>	Vice Chairperson
Joseph Grall	Assistant Secretary
David Warden	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
Jose Saldana	Maverick Landscaping
Rob Szozda, Jr.	GMS

The following is a summary of the discussions and actions taken at the June 9, 2026 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. Three Board members were present constituting a quorum and one Board member joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next item followed.

June 9, 2026

Country Greens CDD

38 THIRD ORDER OF BUSINESS**Resident E-mails**

39 Ms. Catusus noted there was one resident email regarding Companero. Mr. Showe
40 explained that this matter has been addressed by the landscapers. Ms. Catusus requested the current
41 map so they can confirm to make sure it was them. Mr. Szozda stated he went through and put
42 white pin flags up to the green portion to show how far.

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44 FOURTH ORDER OF BUSINESS**Approval of Minutes of the April 14, 2026
Meeting**

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46 Ms. Catusus presented the minutes of the April 14, 2026 Board of Supervisors meeting
47 and asked for any comments. Mr. Grall and Ms. Catusus requested the minutes be summarized
48 without being super short. Ms. Catusus also noted an error to the April 14, 2026 minutes on line
49 508 where it says, "*Dummy*." Mr. Showe stated they would check this error and will work on
50 summarizing the minutes moving forward.

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52 On MOTION by Mr. Grall, seconded by Mr. Warden, with all in
53 favor, the Minutes of the April 14, 2026 Meeting, were approved as
54 amended 4-0.

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56 FIFTH ORDER OF BUSINESS**Consideration of Revised O&M
Methodology**

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58 Ms. Catusus presented the revised O&M methodology. Mr. Showe noted that counsel was
59 going to have some comments on the method of approval. He explained that per Board direction,
60 they redid the methodology for operations and maintenance. He stated all the homes stayed where
61 they were based on their ERU value. He pointed out that they allocated 10 ERU's worth to this
62 parcel based on the number of acreages and ERU factor that considered the rest of the development
63 plan. He further explained that as they translate it down, this parcel would be allocated about
64 \$7,500 worth of assessments on a gross basis annually. He stated that they put a note in there that
65 once it's developed, they will essentially allocate it based on everything else. Ms. Catusus asked
66 if this extra money they are going to get is extra money and if they did a slight savings. Mr. Showe
67 responded that they kept the other ones the same that way they didn't because they didn't raise
68 assessments this year, so they kept everybody else the same. He added that this will help make up
69 some of that gap from the prior company.

June 9, 2026

Country Greens CDD

Mr. Clark discussed the process of the O&M assessment methodology change. He explained that because there is one property there that has never been assessed, the statute requires them to give that property owner a notice that they're imposing a new assessment, and it requires them to have a public hearing. He pointed out that there is a mailed notice, and an extra publication notice in progress. Mr. Clark requested a motion to approve the methodology report and set a public hearing for July 14, 2026 at 6:00 p.m. to adopt it, if the Board is ready to move forward with this item. This adoption process will be conducted in combination with the budget hearing. There will be one additional resolution where they will ask the Board to adopt this new methodology. Mr. Showe explained that they prepare a 30-day mailed notice, which has already been prepared with Mr. Clark to allow them to send it out immediately after the meeting, ensuring ample notice that this assessment will be added.

On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor, the Revised O&M Methodology and Setting Public Hearing for July 14, 2026 at 6:00 p.m., was approved 4-0.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Clark provided an update on the reimbursement from Inframark. Inframark provided a check for the shortage amount, which was around \$11,000.

Ms. Catusus asked if there were any legislative updates. Mr. Clark confirmed there were, explaining that the legislative process, the Governor's office, and the Secretary of State have been extremely slow this year in logging information. He noted that several bills have become law without clear records of whether the Governor signed or vetoed them. He stated that he is compiling an accurate record of everything to present to the Board, which he expects to present at the next meeting.

B. District Engineer

Mr. Hamstra reviewed the engineer's report. He explained that he and Ms. Catusus went out in February and did a quick tour of all the post-Maverick landscaping improvements, and then he went out this past Sunday to create projects as discussed. There will be 11 total. Mr. Hamstra reviewed examples to make sure the Board is in agreement before providing them to the landscaping vendor to do their proposals to present to the Board. After reviewing the projects, Mr.

June 9, 2026

Country Greens CDD

Hamstra explained that nine of the projects were new and two should have been completed the first time around. The final punch list will be provided by Mr. Hamstra so proposals can be presented at the next meeting. Ms. Catasus reminded Mr. Hamstra that they approved a not to exceed \$20,000 at the last meeting. Mr. Showe and Mr. Hamstra explained that they would do as much as they can in order of priority until they exhaust \$20,000 over the next month.

Mr. Hamstra also noted that the CDD pond that gets golf course runoff as well as county road or DOT road runoff has become progressively worse. He asked the Board if they want a conceptual plan to do it. It was noted that the county mitigated the water coming off the LaPlace Court and the golf course has been fixing the erosion. A more permanent fix was discussed, including the need to involve the county and DOT so the CDD doesn't have to pay for the entire project. The Board does not want a conceptual plan drafted until they have discussed the matter with the DOT. Following that discussion, if this becomes a cost share matter, the Board requested that it be brought to the golf course as well. Mr. Hamstra concluded his review of the engineer's report.

C. District Manager

i. Approval of Check Register

Mr. Showe presented the check register. He stated in the general fund they have checks #49 through #61, the auto drafts, check one in Bank United, and the payroll for April totaling \$120,049.16. He pointed out that he thinks the \$70,000 check was a transfer to the money market so they could get some extra income.

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, the Check Register, was approved 4-0.
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June 9, 2026

Country Greens CDD

ii. Balance Sheet and Income Statement

Mr. Showe presented the balance sheet and income statement. He stated there is no action required by the Board. This is just for informational purposes only. He pointed out that they are performing better than budget to actuals. He stated of the \$120,000 they had for the repairs, for the stormwater, they only spent \$67,000. He explained that they are still in good shape on that allocation, and they are happy to see all the progress. He pointed out that they are almost 96% collected on the assessments.

iii. Presentation of Quarterly Website Audit Report

Mr. Showe presented the quarterly website audit report. He explained that the report shows that they are in compliance with ADA all the way through with no issues.

iv. Presentation of Number of Registered Voters: 1,270

Mr. Showe presented the number of registered voters, which is 1,270 as of April 15, 2026. He pointed out that this is down from last year, but it's nothing to worry about.

v. Reminder of Form 1 Filing Requirement Deadline

Mr. Showe reminded all the Board members that their Form 1s must be filled in by July 1.

D. Field Manager**i. Site Inspection Report**

Mr. Szozda provided updates for the site items. He stated they went through and located all the electric meters that are owned by the CDD and a couple of those are shared.

ii. Landscaper Discussion

Mr. Szozda noted the landscape vendor's performance continues to be satisfactory. He stated new annuals were installed at the Sorrento Springs and Cardinal Lane entrances prior to Memorial Day. He pointed out that the Palmettos around the Sorrento Springs entrance were pruned of dead fronds. He noted bush hogging is in the process of being scheduled. He added that irrigation repairs were completed as needed and aquatic maintenance vendor is performing as expected.

Ms. Catasus pointed out an error on page 107 of the agenda package. She noted it says, "State RD. 437" in the picture, which is actually County Road 437. The bill says County Road

June 9, 2026

Country Greens CDD

437, but the description on page 107 has 33954 Terragona. Mr. Szozda is going to update this error so there isn't conflicting addresses.

Ms. Catusus also noted they have five meters and she added up all of the HOA costs based off of the average bills. She asked if they could transfer ownership of the 34451 Sorrento Springs meter to the HOA instead of trying to have to split five bills every month with the HOA or have them cut the CDD a check. The Board all agreed to provide Mr. Showe direction to reach out to the HOA manager to show the presented meter report and propose they take the 34451 Sorrento Springs meter over. Mr. Showe added that if for some reason the HOA doesn't agree to take the meter over, he will bring it back to the Board and they can figure something else out. Ms. Catusus also pointed out that the meeting signs did not go out. Mr. Szozda apologized and explained that he forgot about it, and it will not happen again.

SEVENTH ORDER OF BUSINESS**Public Comment Period**

There being no public comment, the next item followed.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Grall asked Mr. Hamstra how much land is on each side of the fence on 44. Ms. Catusus noted they have hurricane season coming up, and if a tree falls, they need to know who is responsible. This request has been made multiple time previously.

NINTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS**Next Meeting Date – July 14, 2026 at 6:00 PM**

Mr. Showe noted the next meeting date is July 14, 2026 at 6:00 p.m. and they've got the public hearing for the budget. He also noted the Board direction was to look at possibly canceling the August meeting.

ELEVENTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned.

June 9, 2026

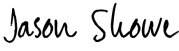
Country Greens CDD

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Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman