

**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, **July 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
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 July 14, 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. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Catusus: Do we have any public comments at this time?

Resident (Andrea Balas) reviewed the information provided and, speaking as a community member rather than in any official role, agrees that the electric bill for operating the community

July 14, 2026

Country Greens CDD

gate should be transferred to the HOA. She noted that maintaining power to the gate is important, as losing power would create significant problems. Ms. Catusus responded thanking Ms. Balas for her comment and stated she requested to be placed on the last HOA meeting agenda, but the request either was not included in time or was tabled. She asked to be added to the agenda for the next HOA meeting on August 3, 2026, at 6:30 p.m. to address the Board in their capacity as a CDD Board member regarding the matter. She added that the other item she requested for the agenda is as a resident, not as a CDD member.

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

Ms. Catusus presented the item for resident emails. Mr. Showe stated there is one email in there about areas that need to be cleaned up, but they have all been addressed at this point. Mr. Grall asked if they can acknowledge back to the individual that some of that area is not cut as often. Mr. Showe noted he responded to the resident that it is scheduled for quarterly bush hogging.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the June 9, 2026 Meeting**

Ms. Catusus presented the minutes of the June 9, 2026 meeting. She asked if there are any corrections or comments. Mr. Grall noted the minutes were much improved and more concise. Ms. Catusus made one comment on line 180 where Mr. Grall discussed the fence line on 44. She requested that the minutes reflect that the request had been made on multiple previous occasions.

On MOTION by Ms. Jones, seconded by Ms. Heintzelman, with all in favor, the Minutes of the June 9, 2026 Meeting, were approved as amended 4-0.

FIFTH ORDER OF BUSINESS**Public Hearing**

Ms. Catusus opened the public hearing.

A. Consideration of Resolution 2026-03 Adopting Operations and Maintenance Methodology

Ms. Catusus presented Resolution 2026-03 to the Board for consideration. Mr. Showe pointed out that the landowner was notified of the hearing tonight. Ms. Catusus reminded the Board that this resolution was reviewed and discussed at the last meeting. She explained, for the benefit

July 14, 2026

Country Greens CDD

of the public in attendance, that it had recently been discovered the developer-owned parcels in the neighborhood had not been paying CDD fees for several years. Those parcels have since been transferred to new owners, and the CDD is now assessing the properties accordingly. Mr. Showe added that the methodology makes the current assessment comparable to that of a typical single-family home. If the property is developed in the future, the assessment will automatically adjust based on the type of development, eliminating the need for another reassessment.

Ms. Catusus opened this time up for public comment. Hearing no public comments, she asked for further discussion from the Board. There was no further discussion by the Board, and no changes were made to the resolution.

On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all in favor, Resolution 2026-03 Adopting Operations and Maintenance Methodology, was approved 4-0.

B. Consideration of Resolution 2026-04 Adopting the Proposed Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Catusus presented Resolution 2026-04 to the Board for consideration. Mr. Showe presented the budget stating it is in the same format used in previous years, with no assessment increases. All feedback and changes from the prior hearing were incorporated, and staff believes the budget is in good shape with no additional recommended revisions. Public comments were welcomed before bringing the budget to the Board for consideration. There were no public comments.

On MOTION by Ms. Heintzelman, seconded by Ms. Jones with all in favor, Resolution 2026-04 Adopting the Proposed Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved 4-0.

C. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Catusus presented Resolution 2026-05 to the Board for consideration. Mr. Showe explained the adopted budget will be attached to the resolution as Exhibit A. He further explained that the budget is then used to create the assessment roll, which is provided to the tax collector through an Excel spreadsheet. These assessments are then placed on the non-ad valorem section

July 14, 2026

Country Greens CDD

of the tax rolls. Public comment was taken again before the Board's consideration. There were no public comments.

On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved 4-0.

Ms. Catusus closed the public hearing.

SIXTH ORDER OF BUSINESS

Discussion of Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form

Mr. Showe presented this item as a housekeeping item regarding the District's Fiscal Year 2027 goals and performance measures. He explained that Florida statutes require CDDs to establish annual goals and performance standards. The proposed goals represent the minimum standards used across all Districts and will be posted on the District's website as required. Staff requested Board approval of the FY 2027 goals and authorization for the Chairman to finalize the FY 2026 goals once completed. No additional reporting or audits are required. The Board was invited to ask questions or proceed with a motion. It was noted to change the signature blocks to Country Greens. Ms. Catusus requested confirmation that the goals and objectives being approved were developed by this Board and not another District. Mr. Showe confirmed that they were this Board's goals and objectives.

On MOTION by Ms. Jones, seconded by Ms. Heintzelman, with all in favor, the Adoption of Fiscal Year 2027 Goals and Objectives and Authorizing Chairman to Execute 2026 Goals when Complete, was approved 4-0.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Presentation of Proposed Rules of Procedure for Recall Petition Proceedings

Mr. Clark presented and discussed the proposed rules of procedure for recall petition proceedings. He explained that the state's legislative process took longer than expected due to multiple legislative sessions, tax reform discussions, and other priorities. He noted several tracked

July 14, 2026

Country Greens CDD

items have now been completed, including one bill that was signed into law and another that was vetoed. He further explained that the most significant change for Community Development Districts (CDDs) is a new section of Chapter 190 creating a formal process for recalling elected CDD Supervisors. He stated the process is aligned with existing recall procedures used by cities and counties and is a lengthy and costly process.

Mr. Clark discussed the process stating that a recall effort may only be initiated against elected CDD Supervisors who have served at least one year. He explained that the process begins when petitioners form a recall committee and obtain signatures from at least 10% of registered CDD voters. The Supervisor of Elections verifies the signatures, with verification costs paid by the petitioners. If the initial petition is successful, petitioners must collect signatures from 15% of registered voters to request a special recall election. Once that threshold is met, the election is scheduled, and the CDD is responsible for required public notices, including website postings, newspaper advertisements, and mailed resident notices. Petitioners must reimburse the CDD and cover election-related expenses. If the recall is approved by voters, the Supervisor's seat is vacated, and the remaining Board members appoint a replacement.

Mr. Clark noted that while the process is complex and expensive, it may prevent recalls from being initiated over minor disagreements or personal conflicts because it requires significant effort and support. He proposed that CDDs adopt a rule addressing two key issues: cost reimbursement and Board neutrality. For cost reimbursement, he explained that the rule would require recall proponents to reimburse the CDD for related expenses upfront and establish the procedures for collecting those costs. For Board neutrality, he explained the rule would establish that the CDD Board and District staff remain neutral during recall efforts. He noted that Board members, as individual residents, may participate in petitions or elections, but the Board itself should not campaign, spend District funds, or take political positions regarding a recall.

Mr. Clark recommended that the Board review the proposed rule and discuss potential adoption at a future meeting after Board members have had time to review and consider it. The Board requested to take action on the item today. Mr. Clark advised the Board that if they reviewed the rule and wished to proceed, they could schedule a public hearing at a future meeting and consider adoption at that time. The Board agreed to proceed accordingly.

July 14, 2026

Country Greens CDD

On MOTION by Ms. Jones, seconded by Ms. Heintzelman, with all in favor, Setting Rule Making Hearing for October 13, 2026, was approved 4-0.

Mr. Clark continued reviewing the legislative update. He stated the proposed change to sovereign immunity caps, which would have increased the limits on liability claims against governments from \$200,000 per individual and \$350,000 per incident to \$350,000 and \$500,000 respectively, passed the Legislature but was vetoed by the Governor. He noted that keeping the current caps should help limit insurance costs over time by preventing higher claim awards. He addressed questions about proposed homestead exemption legislation and clarified that it would not directly affect CDDs because CDDs generally do not levy ad valorem taxes based on property value. Instead, CDDs use non-ad valorem special assessments, which are not impacted by the proposed exemption. However, Mr. Clark stated that if the proposed constitutional amendment regarding ad valorem taxes passes, it could significantly affect local governments broadly, describing it as a major potential change. Mr. Clark continues to monitor other operational legislation for possible impacts on CDDs and will provide updates if any issues arise.

A question was raised about the distinction between ad valorem and non-ad valorem assessments. Ms. Catasus asked how being a special assessment District, rather than part of the ad valorem tax system, would affect the District. Mr. Clark responded that the proposed change would have no direct effect on the CDD. However, he expressed concern that if it passes, local governments may face funding shortages and could look to transfer more services and responsibilities to other entities, including special Districts such as CDDs. He noted this is only speculation but could lead to future legislative actions affecting special Districts. She stated while no specific outcome is predicted, significant changes are expected if the amendment passes.

B. District Engineer

Mr. Hamstra discussed the not to exceed amount of \$20,000 for a second round of improvements by Mr. Burchfield and Mr. Jose Saldana to address additional issues discovered after the initial work. The project is expected to begin within one to two weeks, after which a follow-up inspection will be conducted to verify that all work has been completed satisfactorily. He reviewed the project list he developed after conducting a follow-up site inspection with Ms. Catasus. The items identified include issues that were previously hidden or not visible, along with

July 14, 2026

Country Greens CDD

203 areas needing further improvements or minor adjustments. The items were prioritized, and Mr.
204 Burchfield will determine when the work is complete or when the remaining budget has been used

205 There was brief discussion regarding CDD email addresses and forwarding issues. Ms.
206 Catusus noted that her Country Greens CDD email was not working, which caused her to miss a
207 message. The group discussed that some CDD emails were intended to forward to personal email
208 accounts to avoid managing multiple inboxes, but replies from forwarded messages were being
209 sent from personal addresses instead of the CDD accounts. Several bounce-back errors were
210 reported, including issues with incorrect contacts listed on the website and some messages failing
211 due to file sizes. The group agreed to verify the CDD contact information and resolve the email
212 forwarding issues.

213 Mr. Hamstra stated staff reviewed the plats and the construction plans to color-code the
214 east and west intersections and estimate ownership boundaries. He noted the limits are
215 approximate and have not been survey-verified. The discussion was in relation to tree ownership
216 and responsibility, with clarification that the concern primarily involved trees past the corner of
217 Cardinal Road, rather than County Road 437. The Board discussed whether the CDD is actually
218 required to own and maintain the strip of land and fence along Cardinal Road. Ms. Catusus noted
219 that after reviewing the district's establishing documents, she found no clear requirement for a
220 fence and questioned why the CDD owns the narrow strip of property if it is not used for
221 stormwater conveyance. Others suggested the ownership may relate to perimeter fencing or walls,
222 as is common in some CDDs, but agreed that the governing plans or PUD documents would need
223 to be reviewed for confirmation. The Board discussed uncertainty over ownership and maintenance
224 responsibility for the fence line, adjacent trees, and the narrow strip of land along Cardinal Road
225 and State Road 44. Members questioned how much property the CDD owns on either side of the
226 fence and who is responsible if trees fall and damage the fence, utilities, or neighboring property.
227 Staff explained that available plats, property appraiser records, aerial imagery, and construction
228 plans cannot definitively establish ownership without a survey. The Board also questioned whether
229 the fence is actually required by the PUD or other governing documents. If the fence is not
230 required, members suggested that damaged sections might be removed rather than replaced,
231 potentially reducing ongoing maintenance costs such as pressure washing and trimming around
232 vegetation. The engineer estimated that surveying the key portions of the fence line and adjacent
233 strip could cost less than \$10,000, though a formal proposal would be obtained. Board members

July 14, 2026

Country Greens CDD

agreed it would be prudent to first determine whether the fence is required while also obtaining a survey quote to clarify property boundaries and future maintenance responsibilities. Staff was directed to obtain a proposal for surveying the sections along Cardinal Road and the wooded portion of State Road 44 where ownership is uncertain. The discussion focused on having the survey proposal identify the property lines. The main request was for the surveyor to determine ownership boundaries—specifically where the right-of-way ends and where CDD property begins and ends. It was clarified that the surveyor does not necessarily need to determine the fence location but instead should stake the actual property line so the CDD can compare it to the existing fence placement. The group discussed whether the surveyor could stake the property line while completing the work and confirmed that this would be preferred.

Mr. Hamstra noted two items that were not completed: providing Jason with the list of structures needed to obtain a vacuum truck proposal and coordinating with a DOT contact for an on-site meeting regarding the 18-hole flooding issue. It was clarified that the vacuuming would only apply to the drains that are known to need cleaning, not all drains. The discussion focused on drainage issues near the 18th hole and concerns that a significant amount of stormwater appears to be originating from the Lakewood Ranches area and flowing onto the property, causing erosion issues. The group discussed whether Florida Department of Transportation (DOT) or other agencies should be involved. It was noted that responsibility depends on the historical drainage design and whether upstream properties introduced flows beyond what existed under pre-development conditions. It was noted that Lakewood Ranches was developed before the current community, and if it existed before modern stormwater regulations (particularly before 1984), historical drainage conditions may have been different. The concern raised was that the community is receiving the majority of the drainage impacts and is responsible for addressing erosion, even though much of the water may originate upstream. The group discussed whether there could be legal or financial recourse if it can be proven that Lakewood Ranches is contributing additional, non-historical runoff. It was explained that this would depend on factors such as pre-development drainage conditions, whether additional flow was introduced, how long the condition has existed, and applicable statutes of limitations. It was clarified that previous drainage improvements were completed by the county, not DOT, and that those efforts slowed runoff but did not fully resolve the issue. The group agreed it would be worthwhile to continue investigating the source of the water and coordinate with DOT to determine available options. There was concern about

July 14, 2026

Country Greens CDD

continuing to involve the golf course in erosion repairs because the current rock-based fixes are failing. Some areas were described as unsafe due to steep drop-offs and potential liability concerns. The group discussed alternatives such as constructing a berm, retaining wall, or other structural solution instead of continuing to place rocks. It was noted that any solution would need to avoid creating dangerous drop-offs and should provide a gradual, stable transition.

C. District Manager

i. Approval of Check Register

Mr. Showe reviewed the check register for approval. The General Fund included checks 62 through 70, automatic drafts, and June payroll, totaling \$41,268.98. Most expenses were routine, with the largest item being the transfer of tax receipts to the Debt Service Fund. Staff was available to answer any questions, and a motion to approve the check register was requested.

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

ii. Balance Sheet and Income Statement

Mr. Showe stated the District is performing better than budget to actuals, with accounting in good standing. Assessment collections are approximately 95% complete, with no additional collections received since April; staff expects the remaining balance to be addressed once tax certificates are received.

iii. Presentation of 2nd Quarterly Website Audit Report

Mr. Showe stated the quarterly audit report has been completed and posted to the website, maintaining compliance requirements.

iv. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Showe stated presented the Fiscal Year 2027 meeting schedule. The Board reviewed the proposed meeting schedule for the upcoming year. The time was corrected from earlier versions showing 6:30 p.m. to the correct 6:00 p.m., while the meeting dates remain the same. The schedule is advertised monthly to satisfy annual meeting notice requirements, although the District may choose to hold fewer or additional meetings as needed. Mr. Showe noted that approval of the

July 14, 2026

Country Greens CDD

schedule does not obligate the Board to meet every scheduled date; it simply establishes the publicly advertised regular meeting schedule.

On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved 4-0.

D. Field Manager

i. Site Inspection Report

Mr. Wright presented the field manager report. Field updates for the month were minimal. Mr. Wright stated an electrician inspected the old fountain timer, determined it was abandoned, and recommended removing it. He explained that the fountain pump has been running continuously because the original timer was bypassed after corroding. He provided a quote to remove and cap the old timer and install a new timer for the fountain pump. The board discussed that adding a timer should reduce pump wear and lower electricity costs, with confirmation that the pump restarted properly after being turned off briefly. A check valve may be considered if the pump has issues maintaining prime. Additional maintenance included minor landscape lighting adjustments, including resetting a timer that had lost power and repairing a loose low-voltage light at the 437 entrance. He noted the property is generally looking good.

ii. Presentation of Fountain Timer Install Proposal with Neuwire, Inc.

Mr. Wright presented a proposal for a fountain timer install with Neuwire, Inc. The proposed timer installation would be completed by a preferred vendor with competitive pricing and a quick turnaround (estimated 24–48 hours if parts are available).

On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor, the Fountain Timer Install Proposal with Neuwire, Inc., was approved 4-0.

Mr. Wright announced that this would be his final Board meeting because he is leaving the company.

July 14, 2026

Country Greens CDD

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

331 Ms. Catasus opened this time up for public comments.

332 Resident (Andrea Balas) raised a question about exploring the possibility of obtaining
333 reclaimed water from the City of Eustis wastewater treatment plant and determining what would
334 be required to bring reclaimed water into the neighborhood.

335 The Board discussed the possibility of bringing reclaimed water from the City of Eustis
336 wastewater treatment plant into the community. It was noted that reclaimed water likely should
337 have been included during the original development, and there is evidence that the nearby golf
338 course may already use reclaimed water through existing infrastructure. However, residents'
339 neighborhoods were never equipped with reclaimed water lines. The discussion covered the
340 potential benefits, including reduced potable water use and the fertilizer value of reclaimed water,
341 as well as drawbacks such as infrastructure costs, maintenance concerns, water quality issues, and
342 reliability during droughts when reclaimed water supplies can be restricted. Some members
343 expressed a preference for well water, citing its reliability and lower long-term costs.

344 Board members clarified that providing reclaimed water to individual homeowners would
345 fall outside the CDD's jurisdiction and would more appropriately be an HOA or municipal
346 initiative. The CDD already irrigates its common areas using wells, making an investment in
347 reclaimed water unlikely to be cost-effective for District operations. It was suggested that the HOA
348 could contact the City of Eustis to determine whether extending reclaimed water service is feasible,
349 what infrastructure already exists, and what the associated costs would be. While there may be a
350 trunkline serving the golf course, extending service throughout the community would likely
351 require significant infrastructure improvements and could be prohibitively expensive. The
352 discussion concluded that investigating the concept may be worthwhile, but no Board action or
353 approval was requested or taken.

354

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

356 Ms. Catasus asked for Supervisor's requests.

357 Mr. Grall requested a schedule of upcoming projects so they could follow the progress in
358 the field. Staff explained that the primary work is the stormwater improvement project, which is
359 being coordinated with two crews to complete the work efficiently throughout the community.
360 Residents will notice heavy equipment arriving when construction begins.

July 14, 2026

Country Greens CDD

361 Ms. Catusus pointed out that the District website still lists the previous management
362 company and requested that it be updated. She also requested that their joint meter situation go on
363 the agenda for the HOA in the next meeting.

364

365 **TENTH ORDER OF BUSINESS** **Other Business**

366 There being no other business, the next item followed.

367

368 **ELEVENTH ORDER OF BUSINESS** **Next Meeting Date – August 11, 2026 at**
369 **6:00 PM**

370 Mr. Showe stated the next meeting date is August 11, 2026 at 6:00 p.m.

371

372 **TWELFTH ORDER OF BUSINESS** **Adjournment**

373 Ms. Catusus adjourned the meeting at 7:09 p.m.

374

375

376 Signed by:
377 *Jason Showe*
378 0C35545590914D1...
Secretary/Assistant Secretary

Signed by:
[Signature]
B96DE8109683407 ...
Chairman/Vice Chairman