



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisors' Meeting
July 9, 2020**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

| | | |
|-----------------------------|--|--|
| Board of Supervisors | Nina Siegel Steve Hyde George O'Connor Luanne Dennis Margo Rae Moulton | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Matthew Huber | Rizzetta & Company, Inc. |
| District Counsel | Kristen M. Schalter | Straley Robin & Vericker |
| Interim Engineer | Dennis Syrja | AECOM technical Services, Inc. |

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - 5844 OLD PASCO ROAD - SUITE 100 - WESLEY CHAPEL, FL 33544
www.countrywalkcdd.org

July 8, 2020

Board of Supervisors
Country Walk Community
Development District

AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **July 9, 2020 at 9:30 a.m.** to be conducted via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112) and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Discussion of Resolution 2020-01, Adopting a Sidewalk Maintenance Policy.....Tab 1
 - B.** Consideration of Poly Lift USA Sidewalk Proposal.....Tab 2
 - C.** Consideration of Steadfast Environmental Proposal.....Tab 3
 - D.** Consideration of Stellar Electric Proposal.....Tab 4
- 4. STAFF REPORTS**
 - A.** District Engineer
 1. Map/Exhibit of CDD Sidewalk Repairs.....Tab 5
 2. Pond Inspection Report
 3. Pond Repair Location Map
 - B.** Review of Landscape Inspection Report
 1. June Inspection Report/Board Discussion with Greenview of current service levels and scope.....Tab 6
 - C.** Clubhouse Manager
 1. Review of Clubhouse Operations Report
 - D.** District Counsel
 - E.** District Manager
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors Meeting held on June 11, 2020.....Tab 7
 - B.** Consideration of Operation and Maintenance Expenditures for May 2020.....Tab 8

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Matthew Huber
District Manager

Tab 1

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MAINTENANCE POLICY FOR SIDEWALKS LOCATED ON DISTRICT OWNED PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Country Walk Community Development District (the “**District**”) owns certain common area parcels adjacent to portions of the right of ways within the District (the “**District Property**”) which lie within Pasco County and under the governance of the Board of County Commissioners of Pasco County (the “**County**”);

WHEREAS, per applicable plats recorded in the public records of Pasco County, all roads and rights of way within the District’s boundaries, including sidewalks, are dedicated to Pasco County (the “**County Right of Ways**”);

WHEREAS, Pasco County Ordinance 19-07 effective February 22, 2019 (the “**County Ordinance**”), states the County has no obligation to maintain driveways and sidewalks and shall only be responsible for maintenance of driveways or sidewalks when the County explicitly and voluntarily accepts maintenance of such driveways and sidewalks within County Right of Ways by the execution of a written agreement signed by both the property owner and the County;

WHEREAS, pursuant to the County Ordinance, when the County has not accepted the maintenance responsibility for driveways or sidewalks, the owner of the property served by or upon which a paver driveway or sidewalk is or was previously installed is solely responsible for maintenance and repair of the paver driveway and/or sidewalk within the County Right of Ways;

WHEREAS, the County has voluntarily accepted maintenance of the roads within the County Right of Ways within the District, but has not accepted maintenance of the sidewalks within the County Right of Ways throughout the District;

WHEREAS, pursuant to the requirements of the County Ordinance and the County’s failure to accept maintenance of the sidewalks in the County Right of Ways within the District, the Board of Supervisors of the District (the “**Board**”) have determined that it is in the best interest of the District’s residents, their guests and invitees, for the District to maintain in a reasonably safe condition only those certain sidewalks located within the County Right of Ways on District owned common area tracts as described in the map attached hereto as **Exhibit B**;

WHEREAS, also pursuant to the County Ordinance, the Board has further determined that it is not responsible for maintenance of any sidewalks located within the County Right of Ways located on residential privately owned property, or any other resident-installed improvements on private property (such as stamped concrete or pavers), or any portion of sidewalks in or adjacent to a resident’s driveway apron, or any sidewalks adjacent to or part of any bridges in the community, as described in this Resolution;

WHEREAS, in accordance with the County Ordinance, the Board deems the responsibility to maintain sidewalks within County Right of Ways located on private residential property as that of the property owner when the County has not accepted the responsibility to maintain sidewalks within the

{00084773.DOCX/3}

District;

WHEREAS, the landscaping and street trees within the landscaping strip of the County Right of Ways are the maintenance obligations of the homeowner who resides adjacent to the landscaping strip pursuant to the Country Walk Homeowners Association of Pasco, Inc.'s (the "**Association**") guidelines and the Declaration of Covenants, Conditions and Restrictions for Country Walk as recorded at O.R. book 6137 Pages 718-842 of the Public Records of Pasco County, Florida;

WHEREAS, this Resolution shall in no way impact such landscaping and street tree maintenance obligations and all homeowners are responsible for ensuring that their landscaping and street trees do not cause damage to the sidewalks located within the County Right of Ways;

WHEREAS, this Resolution shall in no way impact the Association's broad powers with respect to enforcing its restrictions pursuant to its authority and this Resolution specifically reaffirms the Association's ability to enforce such restrictions against residents for any resident obligations in the County Right of Ways;

WHEREAS, the Board is authorized to establish policies for District owned property and the maintenance thereof; and

WHEREAS, the Board desires to adopt the "**Maintenance Policy for Sidewalks Located in the County Right of Ways on District Property**" attached hereto as **Exhibit A** to clearly describe the specific areas of sidewalk that the District intends to maintain within the County Right of Ways located upon its property, so long as the County will not accept maintenance for those sidewalks located within the County Right of Ways on District property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption of Policy.** The Board hereby adopts the Maintenance Policy for Sidewalks Located in the County Right of Ways on District Property.
3. **Recognition of Association's Authority to Enforce Restrictions in County Rights of Way.** The District hereby reaffirms and recognizes the Association's ability to enforce restrictions against residents for any resident obligations in the County Right of Ways within the District.
4. **Conflicts.** This Resolution replaces any resolution, policy, rules, actions, or motion in conflict with this Resolution.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED ON THIS 9TH DAY OF JULY, 2020.

Attest:

**Country Walk
Community Development District**

Matthew Huber
Assistant Secretary

Nina Siegel
Chair of the Board of Supervisors

Exhibit A

Maintenance Policy for Certain Sidewalks Located in the County Rights of Way on District Property

The Country Walk Community Development District (the “**District**”) owns certain common area tracts of land within the community. The right of ways located within the District are dedicated to Pasco County (the “**County**”) per the plat for the District (“**County Rights of Way**”). The County has accepted maintenance of the roads, but not maintenance of the sidewalks located within the County Rights of Way. This policy establishes the level of service and responsibilities voluntarily assumed by the District in undertaking the maintenance of certain sidewalks within the County Rights of Way located upon District common area tracts (the “**Common Area Sidewalks**”) as further described and specified in **Exhibit B**. The term Common Area Sidewalk shall specifically exclude any portion of sidewalks located upon a resident’s private property, sidewalks located within a resident’s driveway apron, any resident improvements, including, but not limited to stamped concrete or pavers, and shall also specifically exclude any sidewalks adjacent to or part of the various bridges located throughout the community. Residents shall remain responsible for such areas on their private property.

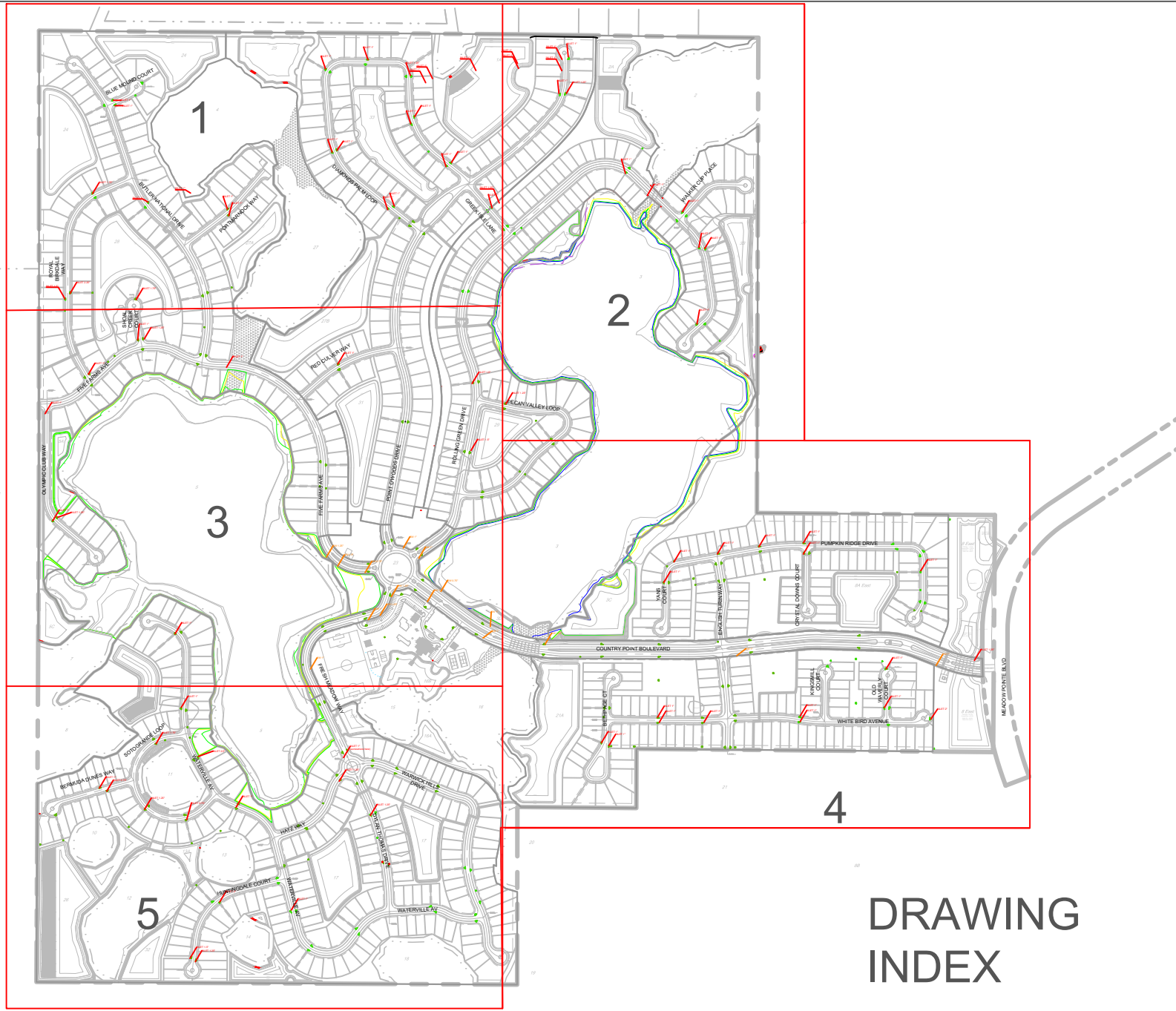
1. During the first quarter of each calendar year, the District Engineer or a qualified, professional, and insured sidewalk inspector or contractor (the “**Inspector**”) shall inspect the Sidewalks and provide a written report, including any recommendations regarding the condition of the Sidewalks and any needed repairs or corrections, to the Board of Supervisors of the District (the “**Board**”) at or before the April Board meeting.
2. Following receipt of the Common Area Sidewalk report, the Board shall provide direction to the District Manager concerning Common Area Sidewalk repairs and/or replacement, as permitted by the District’s budget and as necessary.
3. The Inspector shall also conduct a site inspection upon receipt of any credible complaint about an existing condition or an injury occurring on the Common Area Sidewalks. The Inspector shall keep and maintain a record of any such events or reported conditions by taking photographs and appropriate notes concerning the conditions reported and observed. The Inspector shall send a copy of all materials to the District Manager within 10 calendar days of their inspection.
4. Whenever a reasonably dangerous Common Area Sidewalk condition is discovered, the District Manager shall cause a barricade, warning cone or safety (warning) paint to be placed at the location in a timely manner, as conditions warrant. In each case, the Inspector shall promptly consult with the District Manager concerning the Common Area Sidewalk condition observed and the corrective action to be taken, including, without limitation, repair, replacement or grinding of Common Area Sidewalk segments.
5. Any homeowners who desire to construct any improvements (including, but not limited to stamped concrete or pavers, and/or a limited-time construction access license over a Common Area Sidewalk) within the County Rights of Way upon which a Common Area Sidewalk is located should notify the District Manager by submitting a request in writing. If such request is approved by the District, then such homeowner shall be responsible for maintaining and repairing such improvements in perpetuity and the District will remove that location from their

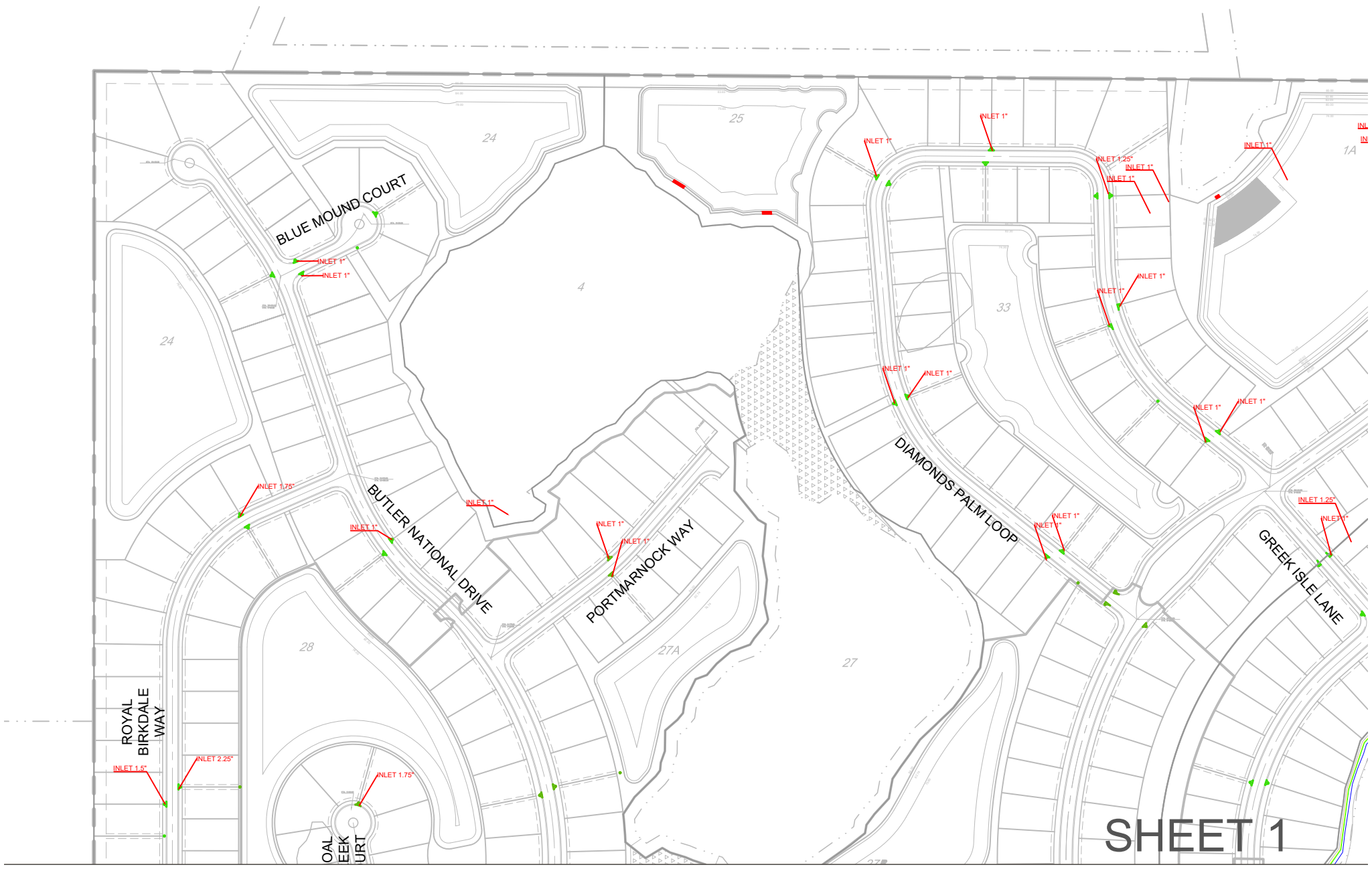
list of Common Area Sidewalks to maintain. The District Manager shall keep a list of all locations where such resident improvements exist.

The District reserves the right to review, amend, replace, or rescind this Policy. Nothing in this Policy shall be construed to create or imply a present or continuing obligation on the part of the District to maintain or repair sidewalks located in County Rights of Way located on a resident's private property, sidewalks within a resident's driveway apron, or any resident improvements installed within a County Right of Way.

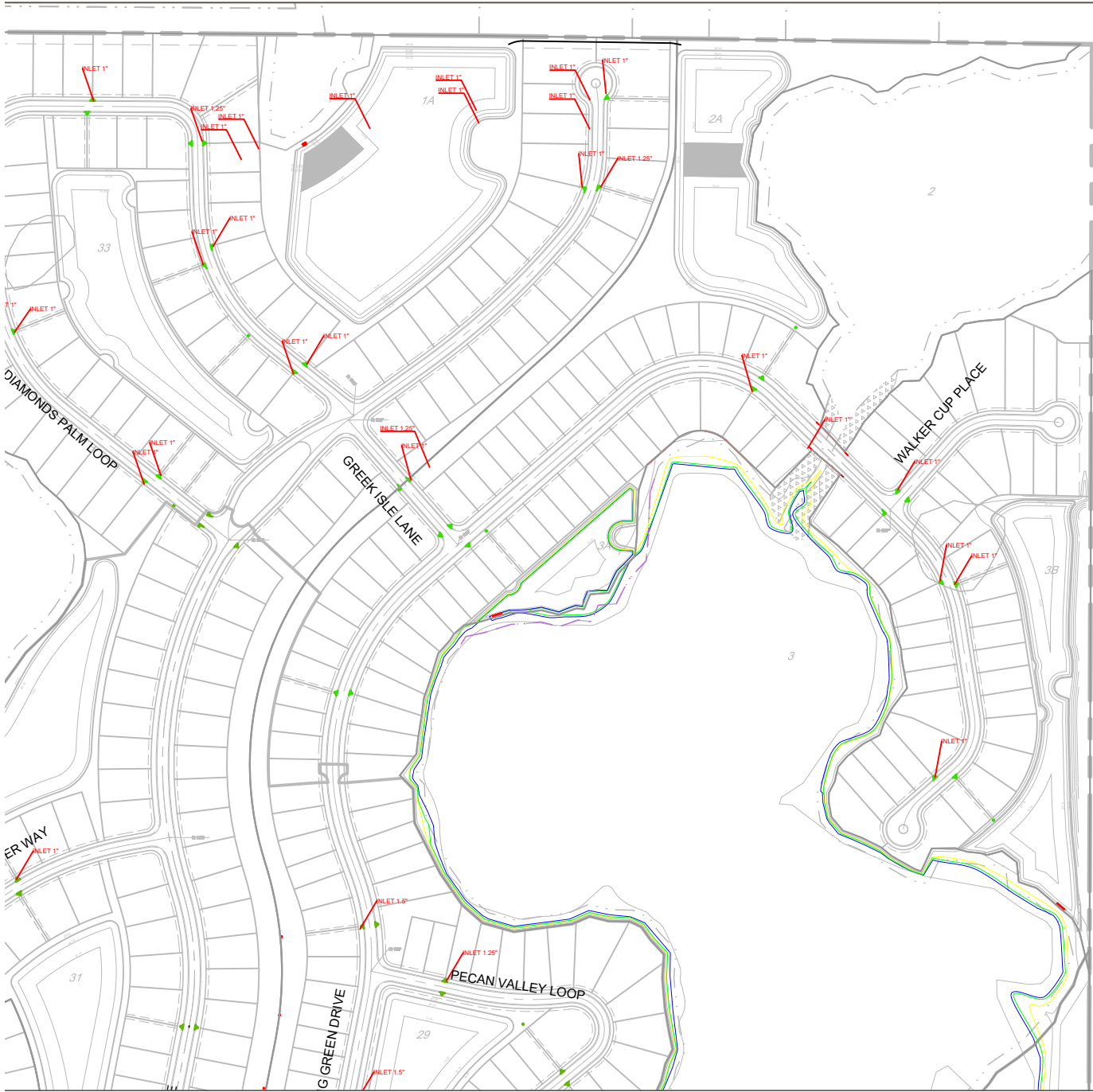
Exhibit B

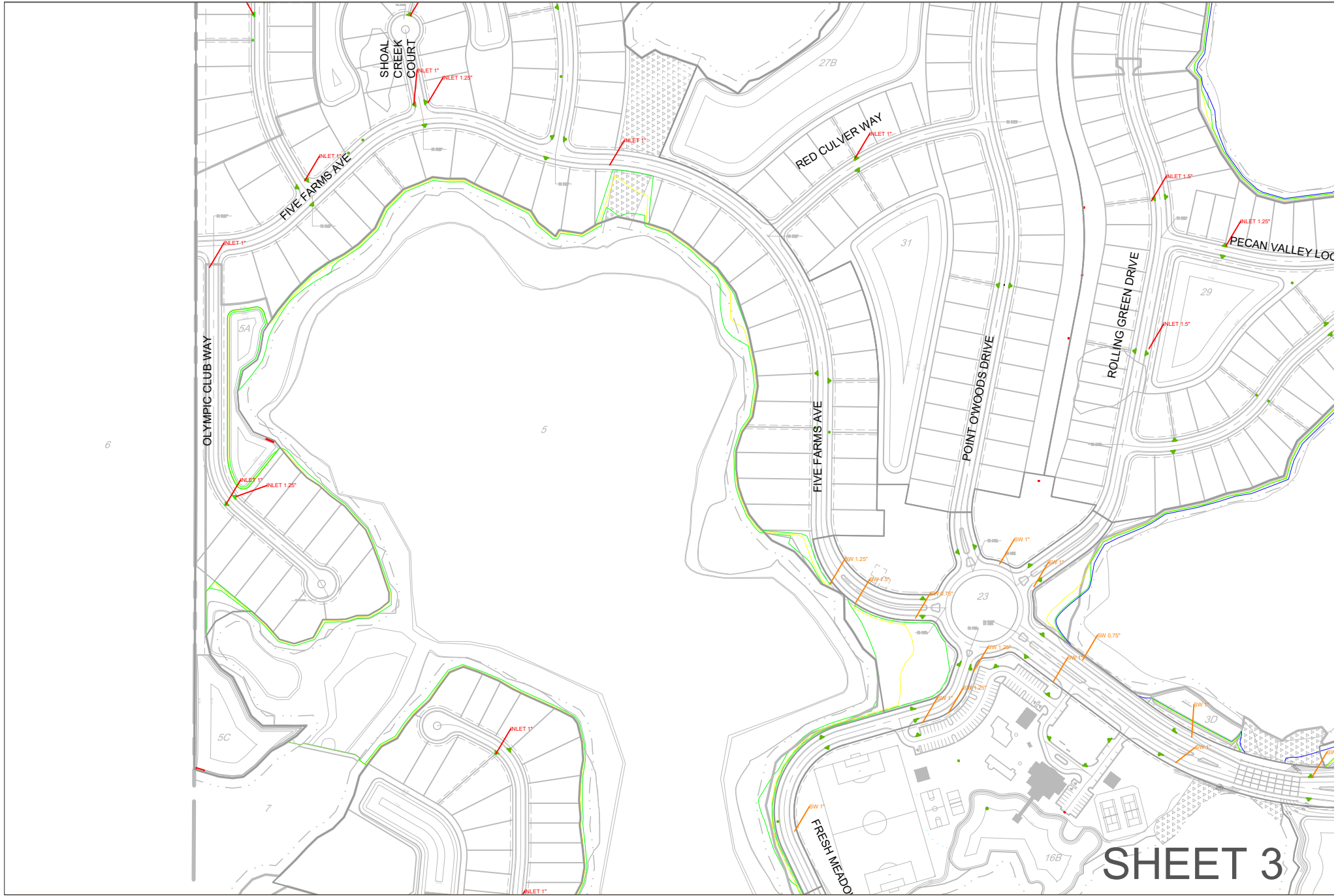
Map of Common Area Sidewalks to be Maintained by the District



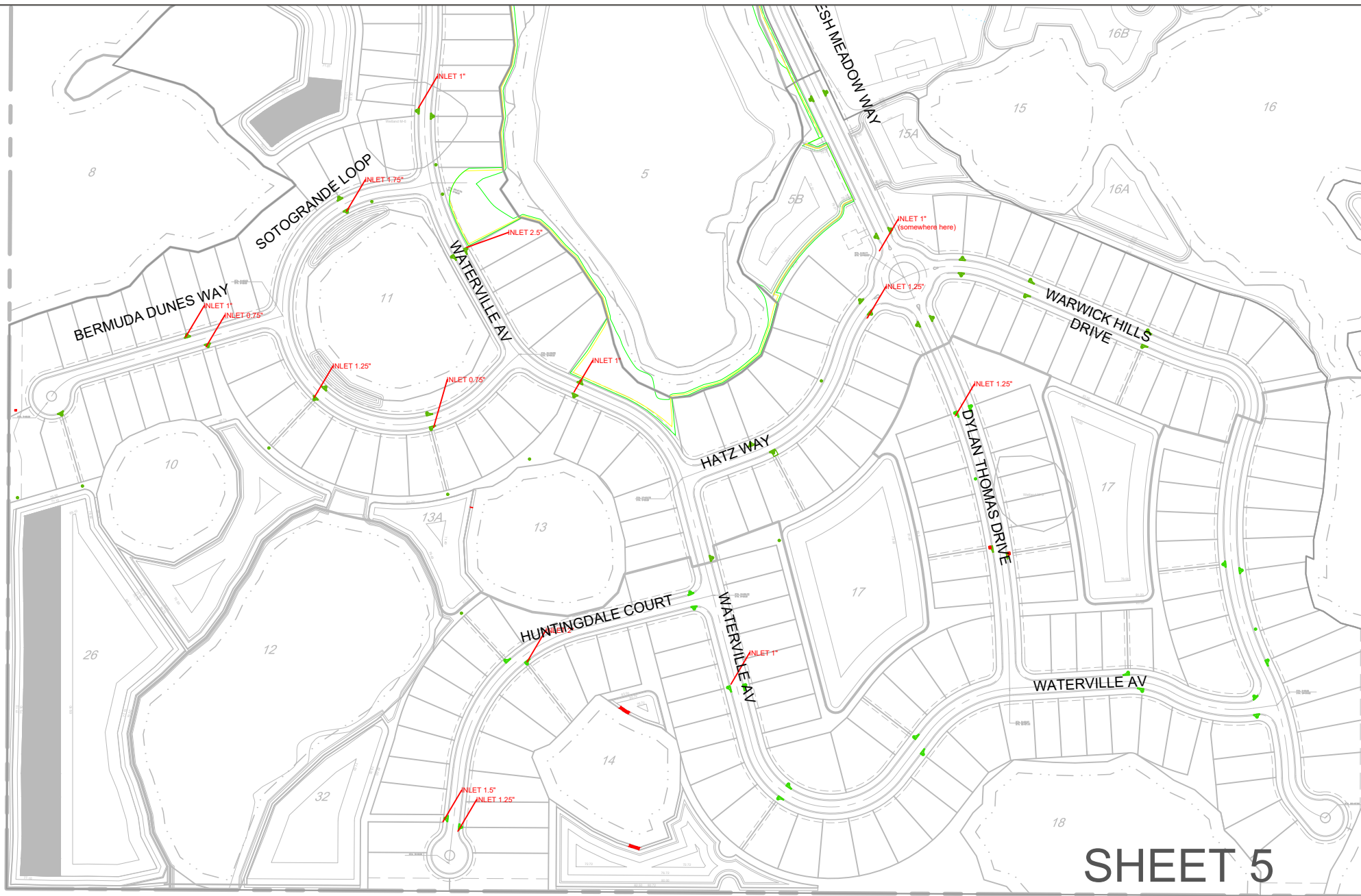


SHEET 1





SHEET 3



SHEET 5

Tab 2



Estimate

2003-1314-0602

2020-03-24

Poly Lift USA~Corporate Headquarters
5400 S University Drive Suite #413 Davie, FL 33328
11341 Cockleburr RD #215 Roanoke, TX 76262
3355 Lenox Road Suite 1000 Atlanta, GA 30326
info@polyliftusa.com
(844-765-9872)

Gerry Fezzuoglio
30400 Country Point Blvd
Wesley Chapel FL 33543
gerry.fezzuoglio@aecom.com
401-932-5110

30400 Country Point Blvd, Wesley Chapel, FL, 33543

| Description | Unit Price | Quantity | Total |
|---|-------------|----------|-------------|
| <u>Mobilization Fee</u> 1 Eco-Pro 3500 Dodge, equipped w/ E-20 Reactor/Heator, 17.5KW Generator, Transfer Pump and A & B Drums | \$100.00 | 1.00 | \$100.00 |
| <u>Installation Management / Labor</u> Poly Lift USA will furnish and install all materials and equipment to complete project. Poly Lift USA will also provide all labor and technical project management. | \$0.00 | 1.00 | \$0.00 |
| <u>Safety and Clean up Procedure</u> All 5/8" holes will be filled with a sanded concrete. All active work areas will be protected by safety cones. Once completed will be cleaned and restored to full function. | \$0.00 | 1.00 | \$0.00 |
| <u>Sidewalk Slab Repair</u> This project is based on the assumption that there are approximately 125 areas that need repair. Repair is defined as FOAMJECTION lift plus grinding where necessary to eliminate the trip hazard. Include are about 75 standard slabs and the slabs surrounding about 50 inlets. We can commit to as many as 130 such situations. If more is needed, we will charge \$100 per slab. | \$11,400.00 | 1.00 | \$11,400.00 |

| | |
|----------|-------------|
| Subtotal | \$11,500.00 |
| Tax | \$798.00 |
| Total | \$12,298.00 |

Note: Please notify us 72 hours in advance of any required schedule changes or you may be subject to a cancellation fee.

POLY LIFT USA warrants the following:

For a period of 5 years after completion of its work, Poly Lift USA will return and repair any vertical settlement of greater than 1/4" in the work area at no cost to the client, except if caused by Acts of God or other extraordinary factors causes. This change must be documented by before and after photos, which are taken at time of installation by both parties. For an additional period of 5 years (years 6-10) after completion, Poly Lift USA will return and repair any vertical settlement of greater than 1/4", except if caused by Acts of God or other extraordinary factors. The only cost to the client will be the prevailing mobilization fee for warranty repairs.

In the event Poly Lift USA damages any client structures or systems (e.g., pool or spa shell, pipes), Poly Lift USA

will repair or compensate the client for repair of said damages. Such claims must be made within 15 days of completion of work by Poly Lift. All disputes arising from this warranty shall be governed by Florida, Georgia and Texas law.

CANCELLATION NOTICE; If a project is cancelled 72 hours or more before the scheduled date there will be no cancellation fee. If the project is cancelled less than 72 hours of the scheduled date there will be a cancellation fee of 25% of the price of the job.

PAYMENT TERMS: a.) Invoice will be sent immediately upon completion of project. Payment will be rendered due and collected upon the completion and delivery of services. A 3% credit card processing fee will be applied to all credit card transactions.

I have read and accept the terms of this proposal.

Signature _____ **Date** _____



Typical example of 1"





Inlets. Level slab around with edge around main to best degree possible.

Tab 3



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 5/26/2020

Proposal #

111

| Customer Information | | Project Information Countrywalk CDD Conservation ... | |
|--|------------------|--|---|
| Countrywalk CDD Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544 | Contact | Countrywalk CDD Conservation Cutbacks | |
| | Phone | 813.994.1001 | |
| | E-mail | mhuber@rizzetta.com | Proposal Prepared By: Joe Hamilton |
| | Account # | | Type Of Work Conservation |

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description | Cost |
|--|----------|
| Scope - Cut vegetation back 10 feet on average within designated areas on the map. Methodology includes flush cut and hand removal, removal via skid steer and forestry mulching attachment where applicable. Areas to be treated with herbicide after removals are complete to aid in re-growth prevention. | 0.00 |
| See map for reference. | |
| Area 24 B - 912 LF | 2,781.60 |
| Area 25 - 754 LF | 2,299.70 |
| Area 3 A - 580 LF | 1,769.00 |
| Area 27 B - 1102 LF | 8,760.90 |
| Area 27 A - 595 LF | 1,814.75 |
| Area M5 - 422 LF (Behind Ponds Only) | 1,688.00 |
| Area 58 - 1244 LF | 3,856.40 |
| Area 3C - 791 LF | 3,955.00 |
| Walkway railing across from clubhouse, Pond 30 Wax Myrtle trimming & Outflow Structure Cleanout 378 LF | 2,646.00 |
| 5 Farms Bridge/Walkway Railing cutback of 10' 278 LF | 1,112.00 |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$30,683.35

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



Tab 4

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Estimate

| Date | Estimate # |
|-----------|-------------|
| 4/30/2020 | 04302020003 |

| Name / Address |
|------------------|
| Country Walk CDD |

| | | | | Project |
|--|-----|-----|--------------|------------------------|
| | | | | Entrance Sign Lands... |
| Description | Qty | U/M | Rate | Total |
| Entrance landscape Light Fixture Replacement | | | | |
| Estimated Labor | 4.5 | | 75.00 | 337.50 |
| Service Charge | 1 | | 95.00 | 95.00 |
| Estimated Brass Construction Spotlight, Integrated 500 lumen LED Lamp 60,000 hour in 2700k and Freight | 9 | | 89.44 | 804.96 |
| Estimated Medium Waterproof Wire Connectors 20 Count | 1 | | 18.82 | 18.82 |
| Estimated 50 ft. 12/2 Black Stranded CU Low-Voltage Landscape Lighting Wire | 1 | | 29.44 | 29.44 |
| <p>-This estimate is for the procurement and replacement of Nine (9) 12-volt-60 Degree Optic-Brass Construction-500 Lumen Integrated LED Lamp-2700K (warm white)-Spot light fixtures. The fixtures are direct replacements for existing non-working fixtures located in the Left and Right areas adjacent to the Country Walk entrance sign at the intersection of Meadow Pointe Blvd and Country Point Blvd.</p> <p>-Payments are due upon receipt. If additional time and material is needed to complete this project due to any unforeseen damages, obstructions, device compatibility with equipment or changes to the installation plan during the time of installation you will be notified immediately of the problem and be advised of the additional costs.</p> <p>Please note these light fixtures have a 14-day lead time from the manufacture. Due to the Covid-19 pandemic shipping lead times may be delayed at any time. You will be informed immediately of any shipping delays.</p> <p>-This estimate is good for 30 days from the date shown at the top of the estimate.</p> | | | | |
| | | | Total | |

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Estimate

| | |
|-----------|-------------|
| Date | Estimate # |
| 4/30/2020 | 04302020003 |

| |
|------------------|
| Name / Address |
| Country Walk CDD |

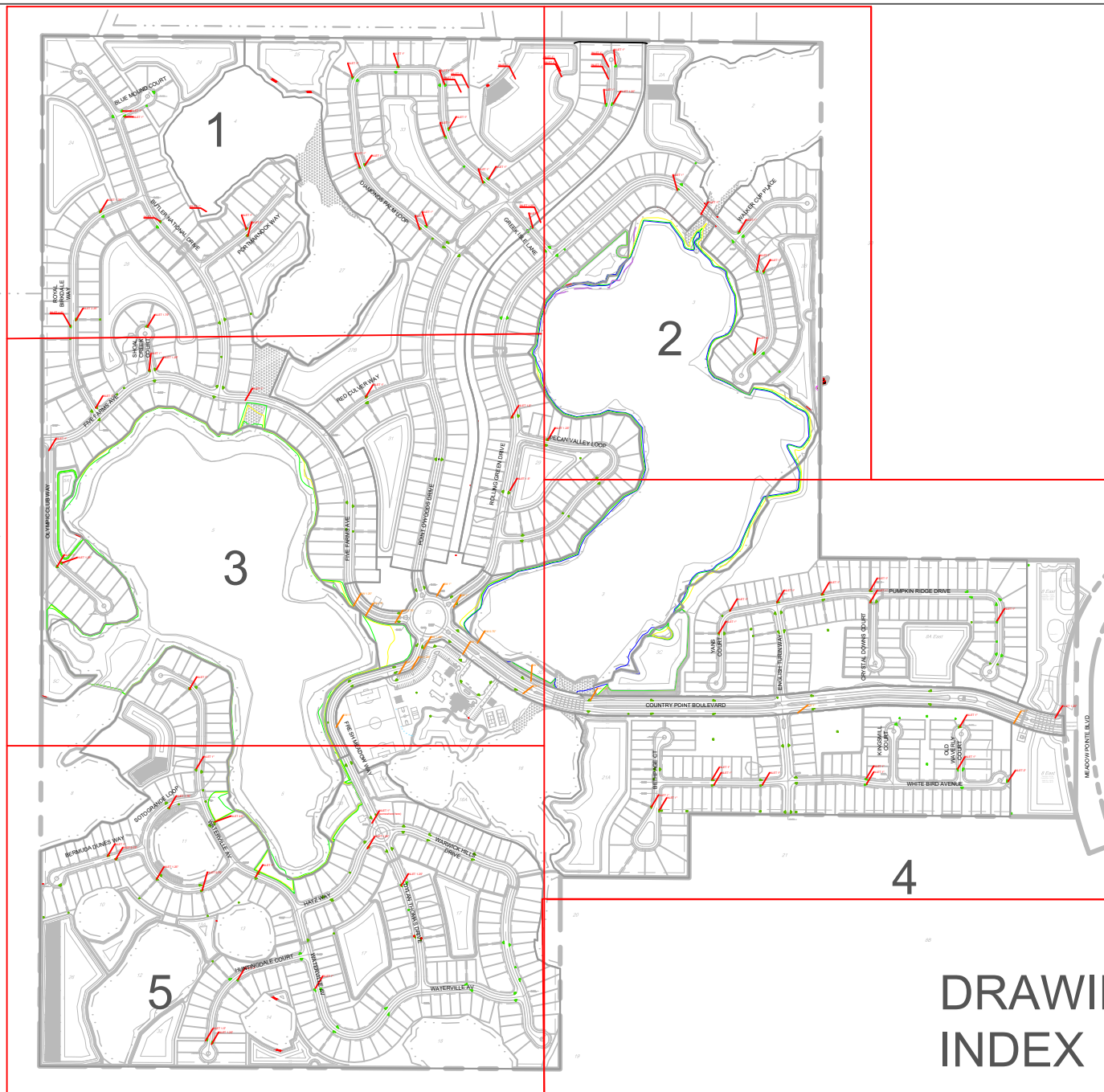
| |
|------------------------|
| Project |
| Entrance Sign Lands... |

| Description | Qty | U/M | Rate | Total |
|---|-----|-----|-------|------------|
| <div>-I have reviewed the attached items and confirm that they meet my requirements. I accept this estimate and all its contents and wish to move forward with the repair.</div> <div>Printed Name Signed Name Date</div> | | | | |
| | | | Total | \$1,285.72 |

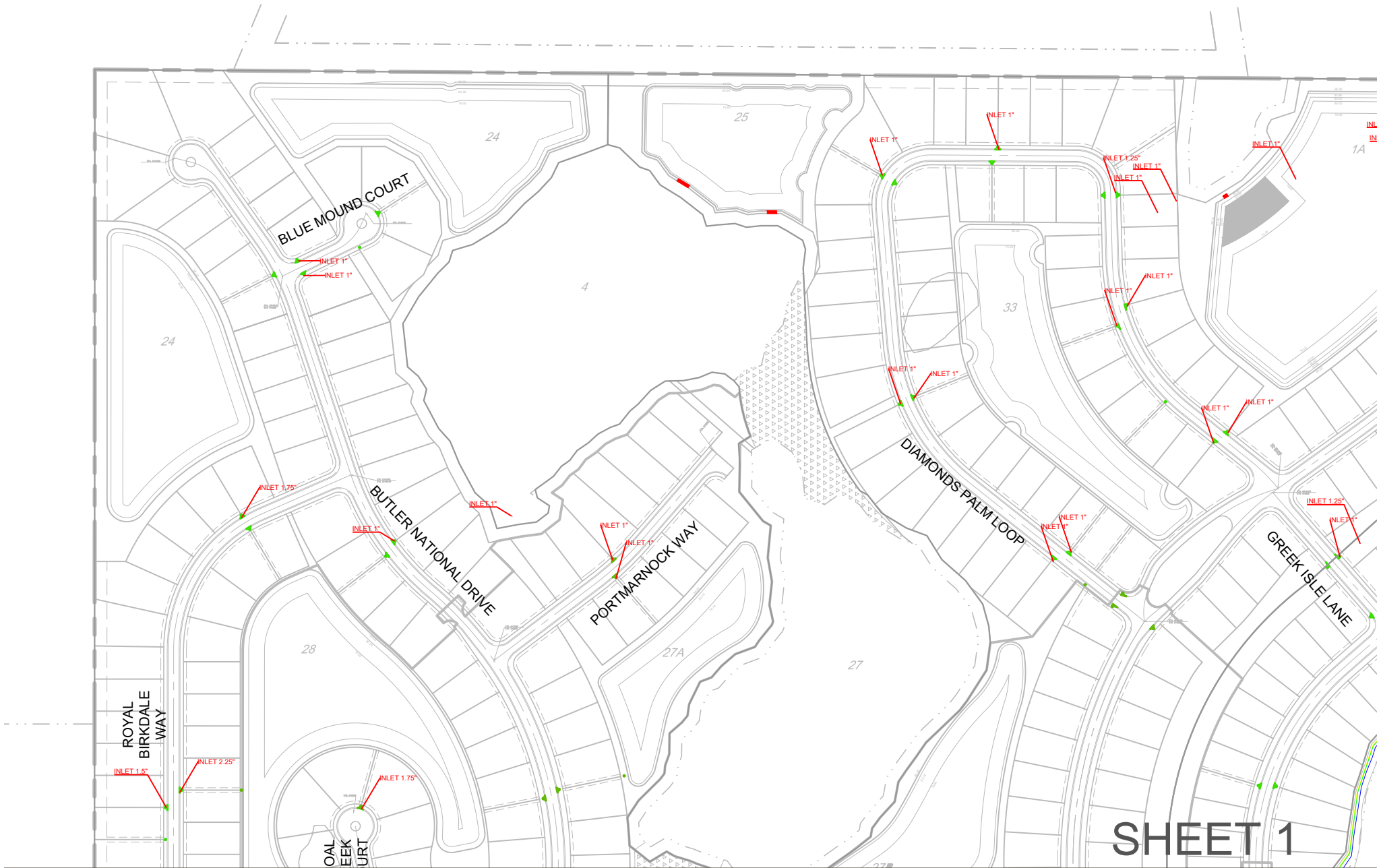
Tab 5

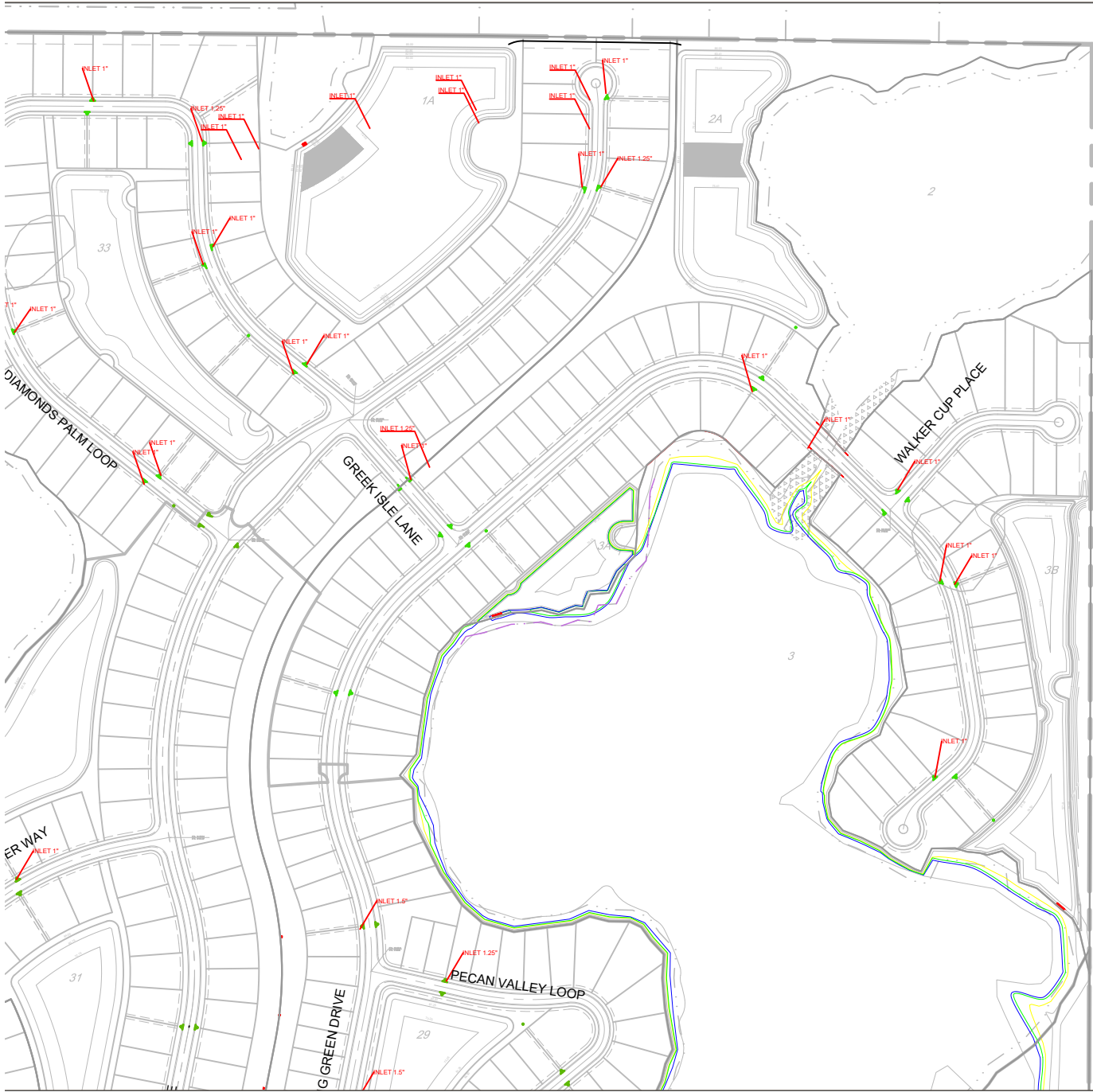
| Street | Street# | Height =>1" | Comments | inlet/sw |
|--------------------|---------|-------------|---|----------|
| Bermuda Dunes | 30033 | 1 | | inlet |
| Bermuda Dunes | 30039 | 0.75 | across from 30039 | inlet |
| Bethpage | 4233 | 1 | | inlet |
| Bethpage | 4228 | 1 | | inlet |
| Butler National Dr | 4912 | 1 | | inlet |
| Butler National Dr | 4924 | 1 | | inlet |
| Butler National Dr | 4824 | 1 | | inlet |
| Country Pt Blvd | | 0.75 | left side of street - sw of sign roundabout | sw |
| Country Pt Blvd | | 1 | sw after cross walk | sw |
| Country Pt Blvd | | 1.25 | in font of tree | sw |
| Country Pt Blvd | | 1 | on the other side same concrete square | sw |
| Country Pt Blvd | | 1 | sw near tennis court | sw |
| Country Pt Blvd | | 1 | sw near lampole near transfer station | sw |
| Country Pt Blvd | | 1.25 | right side of street - at entrance - inlet | sw |
| Country Pt Blvd | | 1 | tree near gazebo | sw |
| Country Pt Blvd | | 1 | near tree after speed sign | sw |
| Country Pt Blvd | | 1.25 | near pine tree cluster | sw |
| Country Pt Blvd | | 1.25 | inlet near last bridge | inlet |
| Country Pt Blvd | | 1 | in roudabout near transformer 3287 | sw |
| Diamond Palm Loop | 4802 | 1 | | inlet |
| Diamond Palm Loop | 4805 | 1 | | inlet |
| Diamond Palm Loop | 4821 | 1 | | inlet |
| Diamond Palm Loop | 4849 | 1 | | inlet |
| Diamond Palm Loop | 4927 | 1.25 | | inlet |
| Diamond Palm Loop | 4939 | 1 | | inlet |
| Diamond Palm Loop | 4946 | 1 | | inlet |
| Diamond Palm Loop | 4958 | 1 | | inlet |
| Diamond Palm Loop | 4955 | 1 | | inlet |
| Diamond Palm Loop | 4911 | 1 | | inlet |
| Diamond Palm Loop | 4824 | 1 | | inlet |
| Dylan Thomas | 4145 | 1.25 | | sw |
| Five Farms | | 0.75 | as you enter left side near transformer 385 | sw |
| Five Farms | | 1.5 | beginning of bridge | sw |
| Five Farms | | 1.25 | leaving the bridge | sw |
| Five Farms | | 1 | next bridge same side at the end | sw |
| Fresh Meadow Way | | 1 | sw in front of crosswalk of Dylan Thomas | sw |
| Fresh Meadow Way | | 1 | sw near multi purpose filed | sw |
| Fresh Meadow Way | | 1.25 | sw frnt of parking lot near pool | sw |
| Greek Isle Lane | | 1.25 | | inlet |
| Hatzway | 30310 | 1.25 | | inlet |
| Huntingdale | 4017 | 1.5 | | inlet |
| Huntingdale | 4016 | 1.25 | | inlet |
| Huntingdale | 4048 | 2 | | inlet |
| Old Waverly Ct | 4321 | 1 | | inlet |
| Old Waverly Ct | 4249 | 1 | | inlet |
| Olympic Club Way | | 1 | as you enter on the right side | sw |
| Olympic Club Way | 4461 | 1 | right before houses | inlet |
| Olympic Club Way | 4464 | 1.25 | right before houses | inlet |
| Orourke Ct | 4423 | 1 | | inlet |
| Pecan Valley | 30608 | 1.25 | | inlet |
| Pointe O Woods | 4931 | 1 | | inlet |
| Pointe O Woods | 4932 | 1.25 | | inlet |

| | | | | |
|------------------|---------|------|--------------------------------|-------|
| Pointe O Woods | 4944 | 1 | | inlet |
| Pointe O Woods | 4947 | 1 | | inlet |
| Portmarnock | 4816 | 1 | | inlet |
| Portmarnock | 4813 | 1 | | inlet |
| Punmpkin Ridge | 30803 | 1 | | inlet |
| Punmpkin Ridge | 30731 | 1 | | inlet |
| Punmpkin Ridge | 30750 | 1 | | inlet |
| Punmpkin Ridge | 30731 | 1 | | inlet |
| Punmpkin Ridge | 30628 | 1 | | inlet |
| Red Culvert | 30307 | 1 | | inlet |
| Rolling Greene | @bridge | 1 | bridge as you enter right side | sw |
| Rolling Greene | 4541 | 1.5 | across street from pond | sw |
| Rolling Greene | 4919 | 1 | small | inlet |
| Rolling Greene | 4920 | 1 | | inlet |
| Rolling Greene | 4952 | 1 | small | inlet |
| Rolling Greene | 4858 | 1 | | inlet |
| Royal Birkdale | 4825 | 1.25 | | inlet |
| Royal Birkdale | 4722 | 2.25 | | inlet |
| Royal Birkdale | 4717 | 1.5 | | inlet |
| Royal Birkdale | 4632 | 1 | on corner of Five Farms | inlet |
| Shoal Creek Ct | 4651 | 1 | | inlet |
| Shoal Creek Ct | 4720 | 1.75 | | inlet |
| Shoal Creek Ct | 4652 | 1.25 | | inlet |
| Sotogrande | 30030 | 1.75 | pond side across from 30030 | inlet |
| Sotogrande | 30100 | 1.25 | | inlet |
| Sotogrande | 30128 | 0.75 | | inlet |
| Walker Cup Place | 30635 | 1 | at stop sign | inlet |
| Waterville | 4153 | 1 | | inlet |
| Waterville | 4055 | 1 | | inlet |
| Waterville | 4224 | 2.5 | | inlet |
| Waterville | 4224 | 1 | | inlet |
| Waterville | 4303 | 1 | | inlet |
| White Bird Ave | 3625 | 1 | | inlet |
| White Bird Ave | 3628 | 1 | | inlet |
| White Bird Ave | 3654 | 1 | | inlet |
| White Bird Ave | 3927 | 2 | | inlet |
| White Bird Ave | 3748 | 1 | across the street from 30748 | inlet |
| Yan's Court | 4419 | 3 | | inlet |
| | | | | |



DRAWING INDEX



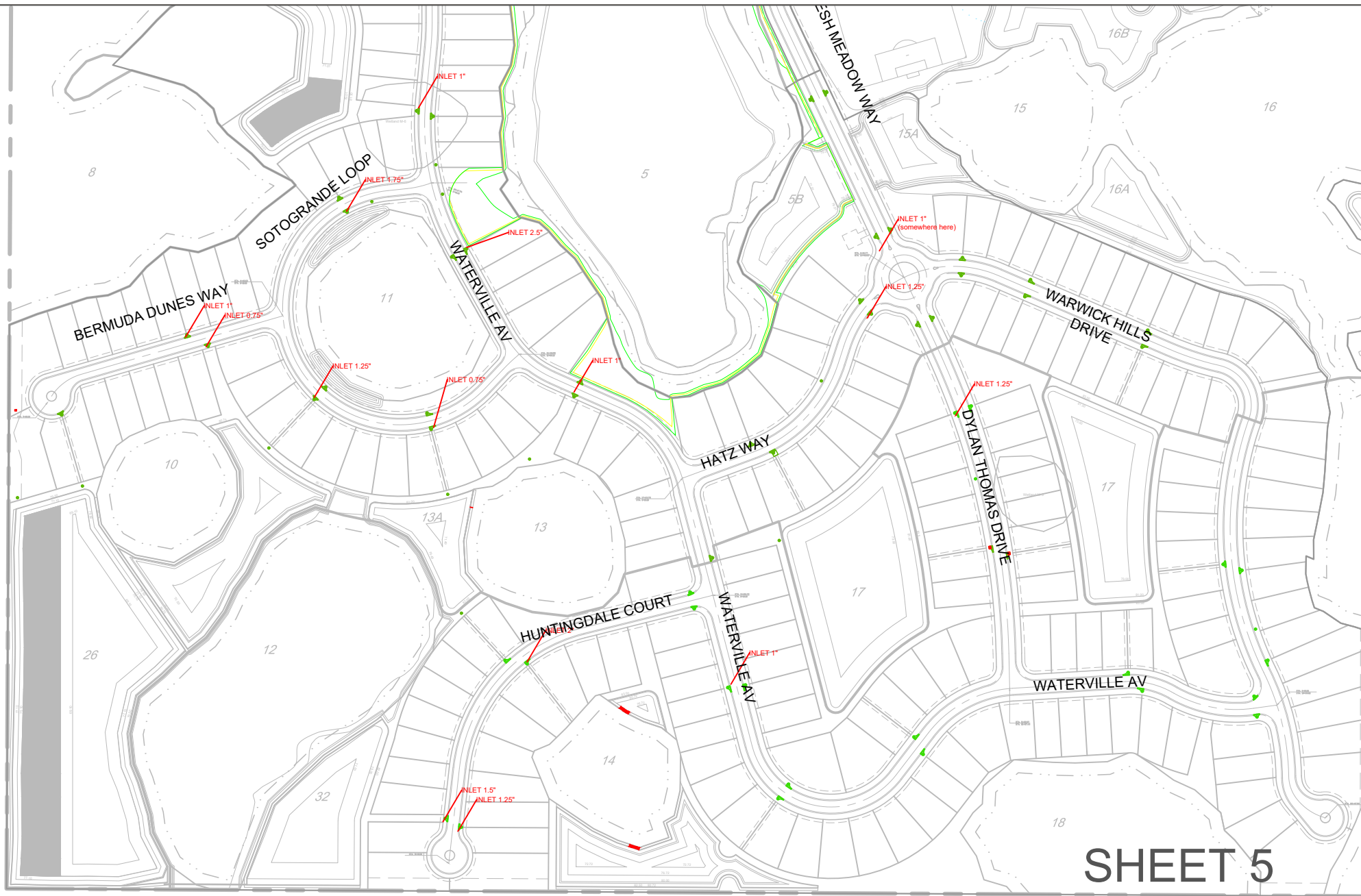




SHEET 3



SHEET 4



SHEET 5

Tab 6

COUNTRY WALK

FIELD INSPECTION REPORT



June 12, 2020

Rizzetta & Company

John Toborg – Sr. Field Services Manager

Bryan Schaub - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CLUBHOUSE

General Updates, Recent & Upcoming Maintenance Events.

Continue to work on cleaning up the buffers on both sides of Country Point Blvd.

Make sure all the stormwater pond easements in the community are being mowed per the landscape maintenance map.

Remove dead, vines and weeds in planted nature areas property-wide.

Rejuvenate cut thin and stick-like Wax Myrtles, property-wide to promote new growth.

Remove all suckers and/or water shoots from trees property-wide.

The following are action items for Greenview to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

1. Vendor to create better water retention areas around transplanted Sylvester palms and add irrigation bubblers to each. (Pic 1>)

2. Prune all dead fronds, fruit, seed pods and stalks from palms near clubhouse.

3. Prune Jack Frost Ligustrums near Pool House, as they are getting "leggy".

4. **Mammy Crotons are stressed and failing in beds on either side of pool deck entrance. This is most likely due to excessive water from pool overflow and heavy soils. Potentially to replace area with water tolerant ground cover.** (Pic 4>)

5. East side of Pool area, prune back Crepes and Oleander to form plant separation. Plants are grown together and are hard to differentiate.

6. Monitor and treat tiny palm near vac station by pool deck. Add fertilizer regimen to include a cup of fertilizer spread on drip line, monthly. (Pic 6>)



POOL DECK, ENGLISH TURN WAY & GUARD HOUSE



< 6

7. Weed grassy and broadleaf weeds from Paurotis palm bed in pool deck.
8. On the exit side of Clubhouse, treat or manually remove weeds from jasmine minima beds.
9. West of English Turn Way, in ROW invasive vines and other weeds in beds. Vines are growing up the pine trees and are growing through other plant material. Also, Viburnums need to be trimmed and shaped into even hedges. (Pic 9>)
10. In same area, Bermuda grasses are growing over the curb, needs edging.
11. South on English turn Way, in cul-de-sac area there are weedy and formerly damaged turf areas. Continue treating these areas for weeds and monitor.
12. Turning on to Country Pointe Blvd, check to see if homeowner's lots are contiguous or extend to roads. Possible CDD maintenance areas, check to confirm.

13. By Guard House, in south buffer remove all dead and non-viable plant material near newly planted Viburnums.
14. In same area, trim Viburnum hedges to 8 feet and maintain at this height.
15. Investigate dead turf, most likely from prior fungal infection, near Guard House in ROW.
16. Near where last homes are located before returning to Meadow Pointe Blvd, clean out dead material and downed branches from beds.
17. Dead pine tree on left side of lift station, flush cut. (Pic 17)



17



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ENTRANCE & COUNTRY POINT BLVD

- 18. Near entrance, tip tree Ligustrum to remove long shoots.
- 19. Near bridge, weed area between fence line and sidewalk. (Pic 19)



20. Confirm if newly planted Bald Cypress have bubblers connected.

- 21. On the ROW for Meadow Pointe Blvd, carefully remove moss from plant material at south end of the pond.
- 22. In same area, lift low branches on Live Oak.
- 23. In the area where the transplanting and removal of Sylvester palms occurred, Greenview to do an irrigation wet check.
- 24. North of entrance in Meadow Point Blvd ROW remove all stink and bitter melon vines from plant material.
- 25. In same area, treat and remove all weeds from beds.
- 26. Take out stump cuts of Wax Myrtles by flush cutting.
- 27. There are some spots in this area, along the trail, that need to be edged.

- 28. Past Guard House, near pergola, there are two dead Sweet Viburnum. Remove and replace with 7-gallon Sweet Viburnum. Investigate and report probable cause. (Pic 28)



- 29. Cut back Wax Myrtle "sticks" in this area, to cause new growth.
- 30. Weeds in front of the Guard House on the median.
- 31. Crystal Downs Court, remove at ground the vines that are growing all over the plant material and trees in beds.
- 32. Approaching English Turn North, remove and eradicate vines growing in natural beds.
- 33. Coming up to the second bridge, prune back limbs and/or branches that are blocking signage.
- 34. In same area, in median bed, remove tall thistle weed in Flax Lily.
- 35. Approaching major round about, treat broadleaf weeds, including dollar weed in ROW turf.



FIELDSTONE MANOR & SOTOGRANDE

- 36. On main round about, near Rolling Green Dr, cut back Oleander and Bottle Brush to promote new and lower growth.
- 37. Turf intrusion into beds on interior of round about, needs to be remedied. Treat and/or hand pull.
- 38. Turing into Fieldstone Manor, large patches of goose grass in Bahia to be treated before they overtake the Bahia turf.
- 39. On bridge approaching the round about, at Fresh Meadow, remove dying tree and a possible replacement with Bald Cypress. (Pic 39)



- 40. At Fresh Meadow and Dylan Thomas, near round about, cut and remove dead limb.
- 41. Around lift station, let Wax Myrtles grow natural instead of pruning into a box shape.
- 42. On Hatz Way, keep wetland material cut back.
- 43. In Sotogrande, treat and/or remove weeds in curbs, gutters and storm drains. Vendor to keep these areas free of weeds.

- 44. By corner of Waterville and Dylan Thomas, homeowner plantings on CDD property (Pic44)



- 45. Possible construction access through CDD property on Dylan Thomas. Check if this is CDD property. (pic 45)



- 46. Center park off of Rolling Green Dr. weeds in Muhly Grass beds. Treat and/or remove.
- 47. In same area, overgrown drains in center of park area in turf. Remove weeds and turf and edge regularly. Also, remove old stakes and line trim tall turf.

5 FARMS AVENUE

48. At dead end of 5 Farms Avenue, weeds in turf on ROW. This is the first area where the weeds are this prevalent. (Pic 48)



55. In the tip of the median in the same area, vendor to check irrigation for annual beds. They are dry.

56. There is a lack of mulch in the beds in this area. Also, remove treated and dead weeds in these beds.

57. Remove vines from Jasmine Minima beds at tip of median at main round about.

58. Check maps for demarcation of area between 5 Farms and Fresh Meadow, to see if it is CDD property. Not currently marked as such.

49. At the end of 5 Farms and heading onto Olympic Club, no mulch in beds.

50. In same area, lift all deciduous trees along western ROW.

51. At end of Olympic Club, triangular park is devoid of most turf.

52. In park at the end of 5 Farms at main round about near the lift station, cut and remove dead Wax Myrtles. Detail area. (Pic 52>)



53. In same park, treat for broadleaf weeds in turf.

54. On north end of same park abutting a home on Pointe O Woods, the natural bed is overgrown. Greenview to cut and remove dead limbs and plants, treat for weeds and trim plant material. (Pic 54>)



PROPOSALS

1. At end of 5 Farms and along Olympic Club Way n western ROW. Greenview to generate proposal to remove drip and bubbler tubing wrapped around large trees. Cut out tubing and if inactive, shut down or remove valve. (Pic 1)



Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Country Walk Community Development District was held on **Thursday, June 11, 2020 at 9:33 a.m.** and was conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

| | |
|-------------------|--|
| Nina Siegel | Board Supervisor, Chairman |
| Steve Hyde | Board Supervisor, Vice Chairman |
| George O'Connor | Board Supervisor, Assistant Secretary |
| Margo Rae Moulton | Board Supervisor, Assistant Secretary |
| Luanne Dennis | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------|---|
| Matthew Huber | District Manager, Rizzetta & Company, Inc. |
| Gerry Fezzuoglio | District Engineer, AECOM |
| Sean Craft | Clubhouse Manager |
| Kristen Schalter | District Counsel, Straley & Robin |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order, performed roll call and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments presented at this time.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-01, Adopting a Sidewalk Maintenance Policy

A brief discussion ensued regarding the Sidewalk Maintenance Policy. The Board decided to table this item until the next CDD meeting being to be held on July 9, 2020 at 9:30 a.m.

FOURTH ORDER OF BUSINESS

Consideration of Poly Lift USA Sidewalk Proposal

The Board decided to table this item until the next CDD meeting being to be held on July 9, 2020 at 9:30 a.m.

FIFTH ORDER OF BUSINESS

Ratification of Resident's Temporary Pool Construction Access Agreement

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors ratified the temporary pool access agreement, for Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of CDD Newsletter

Mr. O'Connor will work on a "Welcome Letter" draft for new residents.

SEVENTH ORDER OF BUSINESS

Staff Reports

District Engineer

Mr. Fezzuoglio gave the Board an update on the CDD sidewalk repairs, the pond inspection report, the pond repair report, the landscape inspection report and the Dragonfly agreement.

Clubhouse Manager

The Board reviewed the Clubhouse Operations Report. It was asked that Mr. Huber get contact information for more Christmas Lighting.

The Board put in motion to open the Gym and Tennis Courts to 100% capacity while keeping the pool at 50%.

Mr. Craft will send an eblast and post on the website informing the residents of these changes.

On a Motion by Ms. Dennis, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved opening the Gym and Tennis Court to 100% capacity while keeping the Pool at 50% capacity until further notice for Country Walk Community Development District.

District Counsel

No Report

District Manager

Mr. Huber announced that the next regular meeting will be held on July 9, 2020 at 9:30 a.m.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on May 14, 2020**

There were several line items that were discussed and amended on the Minutes from the meeting held on May 14, 2020.

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Minutes of Supervisors Meeting held on May 14, 2020, as amended, for Country Walk Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on May 21, 2020**

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Minutes of Supervisors Meeting held on May 21, 2020 for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for April 2020**

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for April 2020 (\$66,878.00) for Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisors Request

Ms. Dennis requested hiring a consultant to assist and review the Pond Cutbacks proposals.

On a Motion by Ms. Moulton, seconded by Mr. O'Connor, with all in favor, the Board of Supervisors approved Ms. Dennis' request to hire a Consultant to assist and review the proposals for the Pond Cutback project, not to exceed \$275, for Country Walk Community Development District.

TWELVETH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that if there were no further business items to come before the Board, then a motion to adjourn was in order.

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor the Board of Supervisors adjourned the meeting at 11:47 a.m. for Country Walk Community Development District.

Tab 8

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,047.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|---------------------|-----------------------|---|-----------------------|
| ADT Security Services | 0071616 | 758168684 | Alarm Monitoring -Country Walk Lifestyle Center 30400 CP 05/20 | \$ 75.75 |
| AECOM Technical Services, Inc. | 007622 | 2000353884 | Engineering Services Project #60530675 04/20 | \$ 2,822.16 |
| American Ecosystems, Inc. | 007639 | 2005088 | Water Management Treatment 05/20 | \$ 1,888.00 |
| Aquarius Water Refining, Inc. | 007629 | 158900 | Commercial Triplex Aris System Rental 05/20 | \$ 395.00 |
| Clean Sweep Supply Co., Inc. | 0071614 | 00208900 | Janitorial Supplies 04/20 | \$ 370.00 |
| Clean Sweep Supply Co., Inc. | 007623 | 00209038 | Janitorial Supplies 05/20 | \$ 71.70 |
| Clean Sweep Supply Co., Inc. | 007640 | 00209234 | Janitorial Supplies 05/20 | \$ 53.86 |
| Cool Coast Heating & Cooling Inc. | 0071615 | 4424 | Maintenance & Repairs 10/19 | \$ 249.00 |
| Country Walk CDD | CD367 | CD367 | Debit Card Replenishment | \$ 694.07 |
| Country Walk CDD | CD368 | CD368 | DC Replenishment | \$ 459.18 |

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------|---------------------|-----------------------|--------------------------------------|-----------------------|
| DCSI, Inc. | 007624 | 27036 | Camera Service & Repairs 04/20 | \$ 105.00 |
| DCSI, Inc. | 007624 | 27040 | Replace Camera Playground Area 04/20 | \$ 299.00 |
| Funez Drywall And Painting LLC | 007642 | 014 | Maintenance and Repairs 05/20 | \$ 1,100.00 |
| George O'Connor | 007646 | GO051420 | Board of Supervisor Meeting 05/14/20 | \$ 200.00 |
| Greenview Landscaping Inc. | 007643 | 5CWALK20 | Grounds Maintenance 05/20 | \$ 13,000.00 |
| Insect IQ Inc. | 007631 | 27071 | Pest Management & Treatment 05/20 | \$ 80.00 |
| Jerry Richardson | 007648 | 1360 | Wildlife Removal Service 05/20 | \$ 1,300.00 |
| Luanne Dennis | 007641 | LD051420 | Board of Supervisor Meeting 05/14/20 | \$ 200.00 |
| Margo Rae Moulton | 007645 | MM051420 | Board of Supervisor Meeting 05/14/20 | \$ 200.00 |
| Nina J Siegel | 007647 | NS051420 | Board of Supervisor Meeting 05/14/20 | \$ 200.00 |

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|---------------------|-----------------------|---|-----------------------|
| Pasco County Property Appraiser | 007625 | 040120 | Non-Ad Valorem Assessment Annual Fee 20/21 | \$ 150.00 |
| Pasco County Utilities Services Branch | 0071617 | 13351099 | #0489145 - 30400 Country Point Blvd 04/20 | \$ 662.84 |
| Poop 911 Tampa | 007626 | 3344026 | Weekly Dog Park Waste Removal 04/20 | \$ 232.70 |
| Protection 1 / ADT | 0071613 | 133879368 | Repairs/Labor Charges 04/20 | \$ 220.12 |
| Protection 1 / ADT | 0071613 | 133907029 | Monitoring Services/Extended Service Protection 4/13/20-6/12/20 | \$ 88.00 |
| Protection 1 / ADT | 007638 | 134389282 | Monitoring Services/Extended Service Protection 06/20 | \$ 44.00 |
| Rizzetta & Company, Inc. | 0071618 | INV0000049291 | District Management Fees 05/20 | \$ 6,380.41 |
| Rizzetta Amenity Services, Inc. | 007632 | INV00000000007497 | Amenity Management Services 05/20 | \$ 5,940.80 |
| Rizzetta Amenity Services, Inc. | 007632 | INV00000000007528 | Out of Pocket Expenses 04/20 | \$ 97.94 |
| Rizzetta Technology Services | 0071619 | INV0000005818 | Email & Website Hosting Services 05/20 | \$ 175.00 |

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------------|---------------------|-----------------------|--|-----------------------|
| Security Lock Systems of Tampa, Inc | 007633 | 1470 | Maintenance/Monitoring 05/20 | \$ 324.21 |
| Signs Plus | 007634 | 051420 | Deposit - New Marquee Sign at Community Entrance 05/20 | \$ 8,447.50 |
| Spectrum Business | 007630 | 0034122118-01 05/20 | 30400 Country Point Blvd TV - 05/20 | \$ 8.09 |
| Spectrum Business | 007630 | 048209801051320 | 30400 Country Point Blvd TV - 05/20 | \$ 327.86 |
| Stephen Hyde | 007644 | SH051420 | Board of Supervisor Meeting 05/14/20 | \$ 200.00 |
| Suncoast Pool Service | 007649 | 6206 | Monthly Pool Maintenance 05/20 | \$ 900.00 |
| Times Publishing Company | 007635 | 0000081434 05/06/20 | Account 113773 Legal Advertising 05/20 | \$ 172.00 |
| United Building Maintenance, Inc. | 0071620 | 324 | Cleaning Services 05/20 | \$ 600.00 |
| US Bank | 007636 | 5719474 | Trustee Fees/Expenses Bond Series 2015 04/01/20 - 03/31/21 | \$ 3,771.25 |
| Walt's Upholstery | 007627 | 1978 | Furniture Reupholstered 05/20 | \$ 205.00 |

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|-------------------------------|----------------------------|
| Waste Management Inc. of Florida | 007628 | 0520553-1568-4 | Waste Disposal Services 04/20 | \$ 57.00 |
| Waste Management Inc. of Florida | 0071621 | 0525631-1568-3 | Waste Disposal Services 05/20 | \$ 57.00 |
| Withlacoochee River Electric Cooperative, Inc | 007637 | 10270434 04/20 | Summary Billing 04/20 | <u>\$ 8,223.34</u> |
| Report Total | | | | <u>\$ 61,047.78</u> |