



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisors' Meeting
November 23, 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	Vivek Babbar	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

November 17, 2020

Board of Supervisors
Country Walk Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Monday, November 23, 2020 at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatics Service Report**
 1. Review of Aquatic Treatment Report.....Tab 1
 - B. Review of Landscape Inspection Report**
 1. October Inspection Report.....Tab 2
 - C. Clubhouse Manager**
 1. Review of Clubhouse Operations Report.....Tab 3
 2. Review of Deputy Report.....Tab 4
 - D. District Engineer**
 - E. District Counsel**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Discussion of Parking and Towing Policies.....Tab 5**
 - B. Update on Project Management**
 - C. Update on Board Vacancy Replacement**
 - D. Update on Marquee Sign**
 - E. Consideration of Pickleball Court Proposals.....Tab 6**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Meeting held on October 8, 2020.....Tab 7**
 - B. Consideration of Operation and Maintenance Expenditures for September 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
Matthew Huber
District Manager

Tab 1



Serving Florida Statewide



American Ecosystems, Inc.®

AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404CUSTOMER: Country Walk CDD ACCOUNT # _____BIOLOGIST: STROUS DATE: 10-15-20 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>all sites</u>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>28, 33, 29, 24B, 3B</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
<u>27A</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
<u>3A</u>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: Treated all sites for submerged grasses as needed. Treated sites listed above for algaeCustomers Signature Email Copy Date 10-15-20

Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



October 22, 2020
Rizzetta & Company
Bryan Schaub - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

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

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

Grass to be mowed in a more neat and tidy manner. Avoid improperly cut turf, poor edging and missing areas that need weed whipping.

This report was based on previous vendor's work. These items will revert to non-carry over items on the next report for the new vendor.

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. Remove all woody or tree weeds in shrubs at Club House Pool area.
2. Prune all fruit, seed pods, dead fronds, and stalks from palms near clubhouse. (Pic 2 >)
3. Remove dead from Shell Ginger around Pool Deck.
4. On east side of Pool area, incomplete pruning of Oleander to form plant separation and to promote lower growth.
5. Hand pull all palm 'volunteers' in pool deck beds
6. Trim back Wax Myrtle and Lilies that are growing through the fencing. Detail all Lilies.
7. Continue treating Viburnum hedge in pool deck area and replace dead Viburnum. (Pic 7>)
8. Prune Crepe Myrtle branches that are drooping into walking areas in the pool deck.



POOL DECK, AMENITIES CENTER & COUNTRY POINT

9. Continue treating joint crack weeds in pool deck area, including all beds and drains.
10. In foundation bed on south side of Pool House, investigate and treat two stressed/declining hedges.
11. **In same area, prune appropriately to create plant separation between Ginger and Indian Hawthorn.**
12. By main pool entrance, remove all suckers and lower, internal shoots from Tree Ligustrum. (Pic 12 >)
13. **In front of Club House by second pool entrance, remove vines in Loropetalum.**
14. **By restroom building in parking area, remove vines from Feijoa hedge. (Pic 14 >)**
15. **In same area, prune all branches encroaching into parking areas and sidewalks.**
16. **Near playground equipment in parking lot island, treat bed for weeds. Also through out pool area, poor maintenance- tire damage from mower, missed or rushed mowing, missed weed whipping, poor edging.**
17. **Remove woody weeds in hedges between pool parking and round about.**
18. Trim Oleander hanging over sidewalks behind pool.
19. Remove and replace 2 dead Hollies in parking area.
20. Leaving the Pool area parking east on Country Point, remove moss in Magnolias in all the beds in the area treat and/or remove weeds. (Pic20 >)



21. Near the main bridge treat joint crack weeds.
22. Prune back Crepe Myrtles hanging over sidewalk by bridge.
23. **On east side of bridge at columns on both sides, properly prune the Bougainvilleas.**
24. Heading east on Country Point by electric boxes, treat and/or remove weeds in Crepe Myrtles.
25. All along Country Point, treat broadleaf weeds in turf.



ENTRANCE & COUNTRY POINT BLVD

26. At Deer Run Monument, remove volunteer Palms.

27. In same area, trim dead from Junipers and treat for Spider Mites.



28. 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. To include all, natural beds along Country Point Blvd.

29. North of entrance on Meadow Point Blvd ROW remove all stink and bitter melon vines from plant material.

30. In same area, treat and remove all weeds from beds.

31. In same area, remove dead from Crinum Lilies.

32. Along Country Point in both ROWs, vendor to keep grass clippings clear from mulched beds and utility pads and covers. And detail covers. (Pic 32 >)

33. Vines on Viburnum hedge by lift station.

34. By Guard House, treat stressed hedges.

35. Remove all seed pods, fruit and stalks from Queen Palms along Country Point.

36. Treat and/or remove all weeds in all beds at entrance and along Meadow Point Blvd. including the monument beds. (Pic 36 >)

37. In multiple areas along Country Point, there is poor weed whipping, poor/missed mowing, mower tire damage, and missed edging. Rejuvenate cut thin and stick-like Wax Myrtles, property-wide to promote new growth. (Pic 37)



ENTRANCE & COUNTRY POINT

38. Annuals in main entrance are in poor shape.

39. Along the north entrance pond on Meadow Point Blvd, clean up Wax Myrtle beds and remove vines growing on plant material.



40. Edging on sidewalk along Meadow Point Blvd needs to improve.

41. Vendor needs to improve weed whipping around stakes and bed lines. (Pic 41)



42. Heading west along Country Point, prune back Crinum Lily off of sidewalks. This is near entrance on north ROW.

43. Trim Wax Myrtle overhanging lift station.

44. In same area, trim out dead from Indian Hawthorn and fertilize. (Pic 44)



45. Remove suckers from Ligustrum trees.

46. At entrance bridge, properly trim Loropetalum to remove overhanging tops. (Pic 46) below

47. Vendor to clean pine needles off sidewalk.

48. At north entrance pond, remove dead deciduous tree or trees on west bank.

49. On Rolling Green, treat remaining Ornamental Grasses and replace dead.



ROUND ABOUT, 5 FARMS AVENUE & ALL-PURPOSE FIELD

50. In all beds near and in main Round About, treat and/or remove all weeds.

51. Continue to clean up bed surrounding lift station at the end of Five Farms Road.

52. On main round about, near Rolling Green Dr, continue cutting back to lower levels the Oleander and Bottle Brush to promote new and lower growth.

53. 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.

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

55. Weed trees in Holly hedge to be removed, near third Pool parking entrance.

56. Annuals at main Round About are in poor shape.

57. In same area, poor mowing and weed whipping. Along natural areas, grasses are not being maintained to proper depth (Pic 57)

58. At the end of Five Farms by pond, suckers on trees to be removed and treat weeds in tree rings.

59. At Picnic Area by Pool, spray Ornamental Grasses for Spider Mites.

60. Mower tire damage from mowing in multiple spots. Also, suckers in bed on Fresh Farm behind All Purpose field to be removed.

61. On the All-Purpose Field, treat grassy weeds as directed. There is minor improvement in the grassy weeds present in Bermuda turf, but not to acceptable levels. (Pic 61a b)



5 FARMS, ROLLING GREENE & SOTOGRANDE

62. Continue treating weeds at the end of Five Farms between road and sidewalk. (Pic 62 >)

63. Trim Gold Mound Duranta.

64. Poor general maintenance along Olympic Club. (Pic 64)



65. On 5 Farms at natural area, continue maintaining but do a better job. (Pic 65 >)

66. Poor general maintenance in long park between Rolling Greene and Pointe O Woods. Drains in same park have not been edged and/or weed whipped. (Pic 66 >)

67. Scalped turf along 5 Farms, vendor to monitor and treat appropriately.

68. On Sotogrande along interior retention ponds, vendor missed weed whipping.

69. On Fresh Meadows, vines in Thryallis. (Pic 69 >)

70. At round about on Fresh Meadows, poor maintenance. (Pic 70 >)

71. Poor weed whipping along maintenance area along Waterville and at corner of Waterville and Sotogrande. (Pic 71)



PHOTOGRAPHS



PROPOSALS



Tab 3



Country Walk Community Development District (CDD)

Country Walk Clubhouse

30400 Country Point Blvd. • Wesley Chapel, FL • 33543

Phone: 813-991.6102 • Fax: 813-991.6127

October 2020 Clubhouse Operations/Maintenance Updates:

- Had repairs to the roof completed to address the black mold issue which was protruding through to the ceiling of the clubhouse lobby.
- Completed Phase III of the flagpole project which now allows the area to be illuminated during the evening hours.
- Repaired two high reach tennis lights which were burned out from years of usage as well as several clubhouse interior lights which needed to have their ballasts replaced.
- Obtained proposal to repaint unisex bathroom at pool bar.
- Executed proposal to replace air conditioner units for both the clubhouse as well as the fitness center.
- Executed proposal to repaint interior ceiling of clubhouse and to repaint the clubhouse tower which needed to have the stucco painted over after repairs were completed.
- Obtained proposals to install two new pickleball courts to be built at multi-purpose field area.
- Executed proposal to replace bathroom door handle in fitness center.
- Deputy Summary Report Attached.

Items to Discuss:

- All programming partners have been invited to resume and have been sent COVID waivers to sign and return. Three of the Four have stated their intention to resume their offerings in January 2021, while the fourth intends to resume in March of 2021.
- Food truck vendors have been wanting for several months to set up shop in our parking lot and there seems to be interest among our residents in allowing them to. Wondering whether now that we are in Phase III whether this is the time to consider it?
- Marquee sign project continues to be held up by Pasco County for the necessary permit which would allow for installation.

Upcoming Events / Program Updates:

- Halloween Home Decorating contest held in lieu of a traditional Halloween party due to COVID-19 concerns.
- Community Garage Sale scheduled for November 14th.
- Would like to run a drive through Christmas event in lieu of a traditional party. Each subdivision would have a dedicated time block to cycle through the parking lot to grab a goody bag from Santa and his elves.

Tab 4

OFF DUTY PATROL LOGS

October 2020

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO

Report Sent To: Country Walk

Employee Reporting : J. Cantagallo

Date of Work : 10/1/20

Event Number : 2020498417

Arrival Time : 1800

On arrival did you check in : yes w/ angela

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: not radar certified

Were there any other types of violations, such as trespassing, written warnings :
no

Please document a detailed Narrative of events that took place during your detail:

I arrived to the detail at 1800 hours and made contact with Angela at the clubhouse. She said there were no specific instructions left for today's detail. On multiple occasions I drove around the parking lot of the clubhouse, pool, park, soccer field, and tennis court. I proceeded to drive throughout all parts of the neighborhood looking for suspicious activity and traffic violators. I repeated this process multiple times throughout the detail. I did not observe any suspicious people or signs of foul play during the detail. While driving around the neighborhoods, I focused my patrols on Rolling Green Dr, Five Farms Rd, Fresh Meadow Way, Point O Woods Dr, and Waterville Ave as requested in the detail description. I did not observe any parking violations or traffic infractions on these roads.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Countrywalk neighborhood

Report Sent To: Sean Craft

Employee Reporting : Det. B Beson

Date of Work : 10-4-20

Event Number : 2020503461

Arrival Time : 1645

On arrival did you check in : yes clubhouse

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :

1

Please document a detailed Narrative of events that took place during your detail:

upon arrival, I made contact with Angela at the clubhouse. Angela did not have anything new to add. She just advised me to check the details page for updated info. As instructed by the details page, I conducted traffic control on several streets. I gave a written warning for parking on Royal Birksdale Rd. I did not witness any other traffic violations. I paid special attention to the clubhouse area/bball courts/playground and pool. I did not witness any criminal activity. I concluded my tour at 2100 hrs.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD

Report Sent To: Sean Craft

Employee Reporting : Deputy Troy Benton

Date of Work : 10/7/20

Event Number : 2020509078

Arrival Time : 1600

On arrival did you check in : YES

Number of field interview reports: NONE

Number of parking tickets: NONE

Amount of time running radar: NONE - NOT EQUIPPED

Were there any other types of violations, such as trespassing, written warnings :
NONE

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I made contact with the employee at the clubhouse to get any updated issues. He informed me of parking issues on certain streets and he provided me a list. I started my detail by patrolling the clubhouse due to there being a lot of people at the basketball courts, soccer field and playground. There were no issues during my initial patrol of the clubhouse. I then conducted a complete patrol of the community. During my patrol I observed some vehicles parked in the streets but most of them were work vehicles on Five Farms Rd and Butler National Drive. I did observed some other vehicles on different streets and some of them were parked in the street because people were pressure washing their driveway. I did not observe any issues with parking during my detail. I then conducted another patrol of the clubhouse and I parked my patrol vehicle by the playground to show Law Enforcement presence. There were no issues and I then ended my detail by conducting patrol around the community until the end of my shift. During my detail there were no issues, no parking issues, and no calls

for service. It should be noted that I am not equipped with a radar so i was unable to run traffic but I did make myself present on the roads to detour speeders.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk

Report Sent To: Country Walk

Employee Reporting : Shane Hughes

Date of Work : 10/10/2020

Event Number : 2020514714

Arrival Time : 1800

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

I checked in with staff upon my arrival and provided my contact information. There were no new issues to report. There were numerous residents out in the community due to the nice weather While patrolling Butler National Drive I observed a male entering the window of a house under construction. I requested patrol who came and took over the

investigation (20-035840). I did not observe any signs of criminal mischief. I provided a visible presence during the detail. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

Sincerely

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Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk

Report Sent To: Country Walk

Employee Reporting : Shane Hughes

Date of Work : 10/13/2020

Event Number : 2020519989

Arrival Time : 1700

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
four parking warnings

Please document a detailed Narrative of events that took place during your detail:

Upon arrival I made contact with clubhouse staff, I was provided a list of some parking issues in the community. I monitored the homes under construction to thwart any trespass or criminal mischief issues. I did address parking issues in the community. I monitored the patrol radio and did not hear any calls for service being dispatched to the community. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO

Report Sent To: Country Walk CDD

Employee Reporting : Detective W. Schotte

Date of Work : 10/16/2020

Event Number : 2020526224

Arrival Time : 1800

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
written warnings

Please document a detailed Narrative of events that took place during your detail:

patrolled/provided security throughout the community. parking issues and speeding on particular roads were brought to my attention by clubhouse staff. only 1 located provided by staff had an illegally parked vehicle and it was issued a written warning due to having no previous warnings. there were no suspicious people, vehicles, or activity in the community. traffic conditions were monitored and no moving violations were observed. there were no trespassers at the park, pool, clubhouse, or courts after dark. there were no reports or observations of criminal activity.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD

Report Sent To: n/a

Employee Reporting : M. Brewer

Date of Work : 10/19/20

Event Number : 2020531353

Arrival Time : 1700

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
see below

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I was specifically made aware of parking issues on Point O Woods, Warwick Hills and Waterville Ave. During my patrol I did not observe any parking violations at the listed locations. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD

Report Sent To: n/a

Employee Reporting : M. Brewer

Date of Work : 10/22/20

Event Number : 2020537458

Arrival Time : 1800

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
see below

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I was specifically made aware of parking issues on Point O Woods, Warwick Hills and Waterville Ave. During my patrol I did not observe any parking violations at the listed locations. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: country walk CDD

Report Sent To: Sean Craft

Employee Reporting : Det. Ben Beson

Date of Work : 10-25-20

Event Number : 2020542803

Arrival Time : 1545

On arrival did you check in : Yes, Clubhouse

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I went to clubhouse and made contact with Calvin. Calvin did not have any new information to add. Calvin asked I continued patrolling the Five Farm Ave Road for speeders by the construction areas. Ive worked this detail before and I know the CDD requested special patrols of the Clubhouse/pool area. I ran traffic control at Five Farm Ave, Rolling Greene Ave, and Country Point by the entrance. I did not observe any gross speeders or other traffic violations. I patrolled the neighborhood and did not notice any criminal activity. After a quiet 4 hours, I finished at 2000 hrs.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD

Report Sent To: n/a

Employee Reporting : M. Brewer

Date of Work : 10/28/20

Event Number : 2020548747

Arrival Time : 1700

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 3

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
see below

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I was specifically made aware of parking issues on Point O Woods, Warwick Hills and Waterville Ave. During my patrol I issued multiple parking citations. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

Should you have any questions please contact us.

Sincerely

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Pasco County Sheriff Office

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E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

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The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: coUTRY wALK cdd

Report Sent To: S. Craft

Employee Reporting : Dep. P. Roehrig

Date of Work : 10-31-20

Event Number : 2020554777

Arrival Time : 1900

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

- Conducted a variety of citizens contacts during Halloween activities and assured safety for trick or treaters through out subdivision. - Checked the soccer field, pool area, playground with no activity. - Responded to a 911 complaint at 4654 Rolling Greene Dr. which turned out to be a domestic issue. Patrol units also responded and assumed incident.

Should you have any questions please contact us.

Sincerely

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Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 5

Exhibit A

Country Walk Community Development District Parking and Towing Policy

The Country Walk Community Development District (the “**District**”) adopted the following policy regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) on District owned property including the District owned parking lot (the “**Parking Lot**”) that is adjacent to the clubhouse and other recreational facilities located at 30400 Country Point Boulevard Wesley Chapel, FL 33543. This policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking. Any term not defined herein shall have the meaning provided for in the District’s Amenity Facilities Policy.

General Parking

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
4. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Amenity Facilities during hours of operation
 - b. Residents or Renters as permitted below for overnight/extended parking
 - c. Visitors of Residents or Renters as permitted below for temporary overflow parking
 - d. Visitors for an authorized event under a Private Event Rental Agreement
 - e. Any member of the general public attending a District meeting
 - f. Any residents or visitors for a Homeowners Association meeting
5. The District shall post notice of the overnight parking restrictions within the Parking Lot.
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. Unauthorized parking may result in being reported to the local authorities for trespassing.
8. Violations of these policies may result in suspension of Amenity Facility Privileges.

Overnight /Extended Parking

1. The District designated (with appropriate signage) 5 parking spaces in its Parking Lot for overnight/extended parking.
2. Residents or Renters may request an overnight/extended parking pass (“**Overnight Parking Pass**”) by making a reservation in person at the clubhouse.
 - a. Availability is on a first come, first serve basis.
 - b. The Overnight Parking Pass will be valid for a period of up to 5 consecutive days at a time.
 - c. Only 1 Overnight Parking Pass may be requested per household at any time.
 - d. Maximum of 3 Overnight Parking Passes (maximum of 15 days) that will be issued to any household within a 60-day period. For example:
 - i. The first pass, and 2 consecutive renewals (a total of 15 consecutive days), or
 - ii. 3 separate passes at any time within a 60-day period.
 - e. There is a \$10 flat fee, regardless of usage (for example if the Overnight Parking Pass is only needed for 1 night versus all 5 nights), for each parking pass or each renewal.
 - f. Payment can be made only by check, credit card, debit card, or Apple Pay.
3. The Overnight Parking Pass must be placed on the driver’s side dashboard of the vehicle.
4. Any vehicle parked longer than the time period permitted by the Overnight Parking Pass, will be towed at the owner's expense.

Temporary Overflow Parking

1. If Residents or Renters are hosting an event at their home and are in need of temporary overflow parking, they may call the clubhouse and request that their visitors be issued a temporary overflow parking pass (“**Temporary Parking Pass**”).
2. Temporary Parking Passes will be issued subject to availability of spaces on a first come, first serve basis (there is no limit on the number of spaces).
3. The Temporary Parking Pass must be placed on the driver’s side dashboard of the vehicle.
4. The visitors may not leave their vehicle parked overnight.

Towing for District Property and Parking Lot

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.
3. Upon discovery of a violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District’s records custodian.
4. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - a. take a picture evidencing the failure to move the vehicle or vessel
 - b. enter the relevant information in the logbook and provide the picture to the District’s records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Tab 6

BayCo Contracting
 235 W Brandon Blvd Suite 194
 Brandon, FL 33511
 813-820-3491
 Bryan@bay-co.net
<https://baycocontracting.com>



Estimate

ADDRESS

Sean Craft

ESTIMATE # 1338

DATE 10/22/2020

ACTIVITY	DESCRIPTION
Scope	Our proposal is to supply and install new black chain link fence around the pickleball court. Court and stripping to be done by others.
Fencing	Our fence post will be set outside the court perimeter and the mesh will be held approximately 1" off courts surface to allow for debris to be blown off the court. We will install 8' high fence all the way around the perimeter of the 64'x64' court with a 4' walk in gate on one side.
Fencing	8' High Fence Chain link Mesh – 2x9x120" kk Blk Top and Bottom rails corners- Lg40 LM MJ 1 5/8"x21' PE BLK Corner/Terminal Post- LG40 LM CP 2-7/8" x13' BLK Line Post – LG LM CP 2 3/8" x 13' BLK 100lbs Concrete Per Post
Fencing	Below is the list of all fence material to be used... BLK VNL EXT 2x8(11core)x120in KK 50ft/rl BLK PLY 1-5/8" x 21' x PP065 SW x 30pc BLK PLY 1-5/8" x 21' x PP40 x 15pc 1.8575 585.11 BLK PLY 2 " x 12'6" x PP20 23.695 734.55 BLK PLY 3 " x 12'6" x PP40 59.38 475.04 BLK PLY TENSION BAR 120"x3/4" 5.243 41.94 BLK PLY TENSION BAND 2-1/2in 0.7535 54.25 BLK PLY BRACE BAND 2-1/2in 0.885 21.24 BLK PLY FEMALE HINGE PS 1-5/8in 1.3266 10.61 BLK PLY MALE HINGE 2-1/2in 2.107 16.86 BLK PLY PS LOOP CAP 2x1-5/8in 2.0584 63.81 BLK PLY PS RAIL END COMBO 1-5/8 1.8664 14.93 BLK PLY ST BRACE RL END 1-5/8in 2.2459 35.93 BLK PLY PS DOME CAP 1-5/8in 0.6728 5.38 BLK PLY PS DOME CAP 2-1/2in 2.0305 16.24 BLK SNG GATE 4Wx7 1-5/8" SP065 8gaEXT KK 127.37 509.48 BOLT/NUT 5/16x1-1/4in 0.0589 11.78 BOLT/NUT 3/8x2-1/2in 0.126 25.20 BOLT/NUT 3/8x3in 0.1422 14.22 BLK VNL ALUM TIE 9gax6-1/2in 0.0482 24.10 BLK VNL ALUM TIE 9gax8-1/4in 0.0674 20.22 BLK PLY DROP FORK 2-1/2in 1.5298 6.12

ACTIVITY	DESCRIPTION
Exclusions	We have excluded all cost for architectural drawings or permitting of any type. If permitting is needed it will be handled and paid by owner.

Total Cost

Sean Craft Pickleball Court Fence	TOTAL	\$8,450.00
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Accepted By

Accepted Date

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Precision Courts, LLC

315 Bath St – Tarpon Springs, FL 34689 (901) 832-2333

Proposal/Contract

To: Country Walk

10/1/2020

For: Surfacing 2 New Pickleball courts

SCOPE OF WORK

1. Install 2 sets of pvc sleeves for net posts in 18"x18"x18" concrete setting
2. Clean courts as needed to ensure proper adhesion of materials
3. Make all necessary repairs/preparations to ensure even court texture
4. Sand repairs to reduce visibility
5. Apply 1 coat of SportMaster Acrylic Resurfacer
6. Apply 2 coats of SportMaster Acrylic Surfacing Material (in customer's choice of color)
7. Apply regulation lines using textured line paint
8. Deliver/install 2 sets of nets and posts
9. Clean work area

TOTAL COST - \$8,900

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, If no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

References:

1. Bruce Rhem – Homeowner
New Port Richey
727-741-3684
2. Robert Childs - Park Director
Germantown, TN
901-233-0843
3. Dale Jordan – Teaching Pro
Tournament Players Club
Memphis, TN
901-488-4482
4. Chris Hoban - Park Director
Dunedin, FL
727-433-1583
5. Mike Pezzino – Maintenance Supervisor
Safety Harbor, FL
727-423-9181
6. Jeff Nichols – Owner
American Tennis Courts
Mobile, AL
251-583-7264
7. John Sonner – Project Manager
Fast – Dry Courts
Pompano Beach, FL
954-553-2269
8. Dan Peterson – Owner
Project Backboard
512-492-2062
9. Hannah Hunter - Owner
Swishh Dreams
407-607-8947
10. James Bollinger
Homeowner
Brandon, FL
813-727-9456
11. Chris Hill
Project Manager – Rose Paving
813-774-2889
12. Kevin Masserian
Project Mgr – Commercial Interiors
727-686-9616

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, If no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.

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Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

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Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

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Countrywalk

**30400 Country Point Blvd.
Westley Chapel, FL 33543**

Proposed Scope

- Excavate 7.5" of grass and dirt and dispose offsite
 - Haul in 6" of crushed concrete, gradeand prep of paving
 - Pave 1.5" of SP 9.5
- (Precision Courts will install paint and nets for pickle ball)

Prepared by Chris Hill
813-505-8163
Blackrock Asphalt Co.



W 82° 18' 50.4"

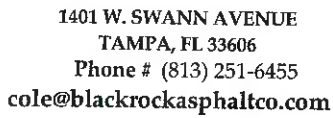
N 28° 13' 13.44"

64' X 64'

30400 Country Point Blvd

Google Earth

© 2020 Google



ATTN:
Countrywalk CDD
30400 Country Point Blvd.
Westley Chapel, FL 33543
Sean Craft

BRA2632

Terms and Conditions:

All labor and material included is as specified in this estimate. All work to be completed in a workmanlike manner in accordance with industry standards. This estimate does not include the following: water source on jobsite and/or water truck if needed, slope corrections and/or leveling due to base failure and/or erosion. Also, this estimate does not include removal of any structures on/or in the way of milling and/or paving. Contractor is to notify any and all patrons/residents in advance of mobilization onto jobsite. Any and all delays caused by contractor will be billed on a per hour basis based on cost incurred. There is no Bond included in price and no retainage is to be withheld.

Due to volatility of liquid asphalt and/or diesel/fuel the FDOT API Index and Fuel Index may be added to the cost at the time of each/and any mobilization. If applicable, this surcharge will be determined by the difference of the cost at bid time and the cost when work commences based on the stated Indexes and be billed at 150% of liquid asphalt price./ Exclusions: Permits, Impact Fees, Testing, As-Built Drawings, Bonds, Special MOT, Priming of any Limerock Base, and any Engineering. BlackRock Asphalt Co. LLC will not be held liable for any power steering marks, ponding of water in areas noted to have a history of ponding or due to any existing flat areas prior to proposal and/or not discussed above. Any specific asphalt specifications must be provided prior to paving otherwise such specifications are waived.

Monthly invoices will be rendered as project progresses with final invoice upon completion of work. If an invoice is not paid in full within 30 days, then a finance charge will be imposed from the invoice date on balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid. BlackRock Asphalt Co. LLC shall have the right to elect to stop work under this contract until all outstanding amounts, finance charges, are paid in full. In the event any or all of the amounts due under this agreement are collected by or through an attorney, the contractor agrees to pay all reasonable attorney fees.

This estimate shall be made part of our agreement for this project. This estimate is an offer for materials and service that remains open for 30 days and may be withdrawn if not accepted within 30 days. Commencement of work on this project without signature or an executed contract agreement shall constitute acceptance of the prices, terms, and conditions set forth herein. Any alteration or deviation from the work and materials specified in this estimate will be executed only upon written signed order, and will become an extra charge over and above this estimate. This estimate is contingent on no delays beyond our control.

\$14,403.42

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7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

October 12, 2020

Attn: Sean Craft
Country Walk CDD
30400 Country Point Blvd
Wesley Chapel, FL 33543

Dear Sean,

Thank you for expressing interest in having Sport Surfaces construct your pickleball courts.

Here at Sport Surfaces we believe that the key to successful business is having the right product/service at the right time, offering the best quality for the lowest price. We back this up with a two-year warranty unlike most of our competitors who only offer a one-year warranty. We are continually striving to be the most innovative, creative, service minded company in the tennis industry.

We have over 100 years of combined experience and our highly skilled technicians are trained to perform all phases of athletic court construction, resurfacing and maintenance.

Sport Surfaces has installed top quality athletic courts right in your neighborhood and all over the world. Our Company has a long list of satisfied customers ranging from Disney to top seated players.

In addition, we carry a full line of sport court equipment, accessories and lighting products

Please let us know if you have any questions or comments. For more detailed information about our services and products, please visit our web page at **www.sportsurfaces.com**

We look forward to hearing from you and the possibility of doing business with you. Our reputation and work history guarantee you have made the right decision.

Sincerely,

Adam Jenne

Adam Jenne
Sport Surfaces, LLC.



PROPOSAL/AGREEMENT

October 12, 2020

CUSTOMER

Country Walk CDD
30400 Country Point Blvd
Wesley Chapel, FL 33543

Agreement made between Sport Surfaces LLC., hereinafter called the Contractor, and Wesley Chapel CDD, hereinafter called the Customer, for the construction of your single pickleball court with respect to the following terms and specifications:

PAVING for HARD COURT: Area to be approximately: 60' x 60'

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).

The Contractor will pull necessary permits and pass on cost to the Customer plus a \$ 750.00 admin fee.

The Contractor will excavate and remove dirt as necessary and move to customers dumpster or designated area.

The Contractor will supply and install 6" of lime rock or crushed concrete compacted to approximately 4".

The Contractor will supply and install Virgin SIII D.O.T. approved hot mix asphalt compacted to 1".

COURT PREPARATION: Area to be approximately: 60' x 60'

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary and fill existing cracks as best as possible prior to surfacing Note: court must have a minimum of 1% slope in one plane in order to guarantee removal of water.

SURFACING OF PICKLEBALL COURT

The Contractor will apply (2) Coats of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface.

The Contractor will apply (2) Coats of Acrylic Color Concentrate (two-tone), to provide in depth color over court surface.

Kitchen color choice _____ Inner court color choice _____ Outer court color choice _____

(Colors may be selected by visiting <http://www.sportsurfaces.com/color-selector/>)

The Contractor will accurately locate, mark, and paint two-inch-wide playing lines in accordance with U.S.A.P.A. regulations using white, textured, heavy-bodied, acrylic latex paint.

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of

**** TWENTY-SEVEN THOUSAND THREE HUNDRED DOLLARS (\$ 27,300.00) ****

OPTIONS – Please Initial to Accept

FENCING - ADD \$ 9,600.00

Color _____ (Black or Green)

Please initial to order _____

Contractor will install approximately 240' x 6' high green or black fencing with vinyl coated wire. Line posts to be 2 1/2" OD and Corner posts to be 3" OD. Top rail all 15/8".

ASPHALT - Add \$ 1,800.00

Please initial to order _____

The Contractor will install 1.5" of compacted SIII asphalt in lieu of the 1" thickness specified above.

CUSHION - Add \$ 9,400.00

Please initial to order _____

Contractor will install 3 coats of SportMaster CushionMaster II, 2 coats of CushionMaster I, and color coating as described above in "Surfacing of Basketball Court."

*All prices are in US Dollars. Prices are subject to change after ninety days. Our bid prices are based upon you providing adequate access and storage areas.





7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

October 12, 2020

Country Walk CDD
30400 Country Point Blvd
Wesley Chapel, FL 33543

PROVISIONS

The Customer agrees to pay a 10% deposit upon acceptance of proposal.
The Customer agrees to pay 33% upon commencement.
The Customer agrees to pay 33% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

PRIVACY/TERMS AND CONDITIONS

Customer agrees that by signing the below contract they agree to abide by our privacy / terms and conditions which can be found on our website: <https://sportsurfaces.com/terms-and-conditions/>

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the amount of the work done. No further work shall be accomplished if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. Interest of 1 ½ % per month will be charged on accounts past due

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Total Price with Options: \$ _____

Respectfully submitted by: Adam Jenne
Adam Jenne
Sport Surfaces, LLC.

Proposal accepted by: _____

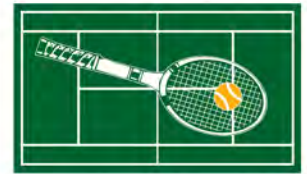
Date: _____



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Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

USTA - USPTA
ASBA - TIY

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct two (2) All-Weather Pickleball Courts at Country Walk in Wesley Chapel, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for determining the physical location of the courts, assuring that the plans and the work described in this proposal comply with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs in excess of this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the contractor an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to complete the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. SITE PREPARATION: The Contractor shall scalp the existing court pad and dispose of spoils; import up to six (6) inches of clean fill material and prepare the sub-base for installation of new court base material and asphalt. No other site preparation, including clearing, grubbing, tree and stump removal, debris removal and rock removal, is included in the price of this proposal. If large rocks, tree roots, tree stumps, debris or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

3. COURT CONSTRUCTION: The Contractor shall construct two (2) all-weather pickleball courts in a battery measuring 68 feet by 64 feet.

- a. **Base:** The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**

- b. Surface: After the asphalt has properly cured, the Contractor shall apply two (2) filler coats of Deco Acrylic Resurfacer material to the entire court surface. Then two (2) full coats of Deco Color MP on the entire court surface. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- c. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Permanent net posts with nets shall be installed.

4. **FENCING:** The Contractor shall provide and install approximately 264 lineal feet of eight-foot high vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⁵/₈-inch PC-20 Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 2-inch #9-gauge vinyl mesh.
- d. Bottom tension wire will be installed on all fencing.
- e. Two (2) walk gates will be provided.

5. **WINDSCREEN CURTAINS:** The Contractor shall provide and install six-foot high open mesh polyester windscreen curtains (WTC Premium) on all eight-foot high fencing.

6. **COURT EQUIPMENT:** The Contractor shall provide two (2) Clean Court Units and one (1) Court Sponge Unit

7. **CONTRACT PRICE:** The Contractor shall complete the Project described above for the following contract prices:

PICKLEBALL COURTS	\$53,530.00
WINDSCREENS	\$2,190.00
COURT EQUIPMENT	\$230.00
ALLOWANCE FOR PERMITS/FEES/ENGINEERING	\$750.00
<u>TOTAL</u>	<u>\$56,700.00</u>

OPTION 1: FIBERGLASS OVERLAY: Due to the national decline in the quality of available asphalt, the Contractor recommends installation of a fiberglass overlay on the cured asphalt of the all-weather courts, prior to the application of the acrylic color surfacing system. The overlay will mitigate, but not necessarily eliminate, cracking of the court surface.

Add \$1,800.00

Option Accepted _____ Initials

or

Option Declined _____ Initials

OPTION 2: STAIN BLOCKER: Because some stone aggregates used in the production of asphalt contain trace amounts of ferrous material (e.g. iron pyrite), the installation of an acrylic stain blocker prior to the application of the acrylic court surfacing system is recommended.

Add \$1,600.00

Option Accepted _____ Initials

or

Option Declined _____ Initials

OPTION 3: WINDSCREEN LOGO (4' x 6' Single Color) \$590.00/Each _____ Initials

8. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

9. **ESCALATION CLAUSE:** If, for any reason the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price(s) specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be "significant" if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

10. **BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons;** provide staked corners for the courts; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of the Project.

The Owner shall provide an onsite dumpster for the Contractors use during the Project. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage.

11. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including charge orders and late payment fees (if applicable).

Cracking in court surface is not warranted.

12. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

13. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

14. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

15. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman

ACCEPTED BY:

_____ (OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed Change Order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Adobe Tan
- ☐ Forest Green
- ☐ Olympic Blue
- ☐ Royal Blue
- ☐ Spring Green
- ☐ Stone Gray
- ☐ Summer Red
- ☐ Winter Green
- ☐ Tour Purple*

Interior Color

- ☐ Adobe Tan
- ☐ Forest Green
- ☐ Olympic Blue
- ☐ Royal Blue
- ☐ Spring Green
- ☐ Stone Gray
- ☐ Summer Red
- ☐ Winter Green
- ☐ Tour Purple*

*Premium Court Color. Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

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 regular meeting of the Board of Supervisors of the Country Walk Community Development District was held on **Thursday, October 8, 2020 at 6:00 p.m.** conducted by telephonic or video conferencing communications media technology pursuant to Governor DeSantis Executive Orders 20-179 (as extended by Executive Order 20-193) 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.
Aimee Brandon	District Manager, Rizzetta & Company, Inc.
Gerry Fezzuoglio	District Engineer, AECOM
Sean Craft	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin
Bryan Schaub	Field Services, Rizzetta & Company, Inc.
Audience	

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

The Board entertained comments regarding the HOA using the Clubhouse for its annual meeting and the possibility of adding a 2nd fenced in and locked basketball court.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Services Report

Mr. Schaub reviewed his report and led discussions regarding Robleni Palms that were planted in CDD common area property. A request was made to send a letter to the adjacent property owner requesting the palms be moved.

B. Clubhouse Manager

A lengthy discussion was held regarding the Phase 3 re-opening of District Amenities, with varying opinions being put forward regarding the number of participants for the Books and Basketball, Soccer Shots, and Fit 320. The possibility of requiring waiver forms for vendors and parents was part of the discussion.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved staying with current re-opening guidelines for Country Walk Community Development District.

Discussions were also held regarding the fall yard sale, holding a Halloween Home Decorating event for the community, and allowing overnight parking at the Clubhouse (5 spots for a maximum of 5 days). The following Board actions were taken:

On a Motion by Mr. O' Connor, seconded by Ms. Moulton, with all in favor, the Board of Supervisors approved a community yard sale for November 14, 2020 for Country Walk Community Development District.

Management was asked to prepare an amendment to the District Rules and Rates to include allowing overnight parking at the clubhouse for a \$10.00 fee.

Mr. Craft presented a proposal to re-stripe the lines on one of the Pickle Ball courts at a cost of \$650 and discussed needed repairs to the clubhouse HVAC and noted that Harris would be addressing the open trenching. The Board asked that Mr. Croft obtain a quote to re-stripe the full court.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors the repairs for the HVAC at the Clubhouse, not to exceed \$20,000, for Country Walk Community Development District.

C. District Engineer

Mr. Fezzuoglio provided an update on the status of the sidewalk grinding, noting that the invoice for this project can be processed for payment. He stated that the pond repairs are still ongoing, and he is waiting for the slope to be fixed before releasing that invoice.

Mr. Fezzuoglio responded to a question regarding flooding and explained that he needs a survey and sketch of the area in order to move forward with addressing the drainage issues at the Pabillion.

D. District Counsel

No report at this time.

E. District Manager

Mr. Huber announced that the next regular meeting will be held on November 12, 2020 at 9:30 a.m. He noted that unless Governor DeSanctis extends his executive order again it will be an in-person meeting with Supervisors seated six feet apart.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Authorizing the Award of a Landscape and
Irrigation Maintenance Agreement to CLM**

Mr. Babbar reviewed the resolution which authorizes the Board to enter into an agreement for landscape services with the 2nd ranked vendor from an RFP process occurring within a year as the first ranked firm has been terminated for cause.

On a Motion by Ms. Dennis, seconded by Ms. Moulton, with all in favor, the Board of Supervisors approved Resolution 2021-01, authorizing the District to contract for landscape and irrigation maintenance with CLM (the second ranked firm from their most recent RFP), for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on August 13, 2020 and September
10, 2020**

Mr. Huber presented the minutes from August 13th and September 10th. Minor revisions were noted.

On a Motion by Ms. Siegal, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the meeting minutes from August 13, 2020 and September 10, 2020, as amended, for Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

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

On a Motion by Ms. Moulton, seconded by Mr. O'Connor, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for August 2020 (\$60,377.96) for Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Project Management

Mr. O' Connor briefly reviewed his recommendations regarding project management to help alleviate the frustration of delays and additional expenses for major projects to include possibly having a Board liaison or junior engineer providing oversight. It was decided that further discussion was needed.

EIGHTH ORDER OF BUSINESS

**Discussion of Board Vacancy Replacement
Policy**

Discussion was held regarding the need to develop a policy to establish a procedure to fill a Board vacancy. A proposed timeline was reviewed relative to the pending resignation of Board Supervisor Steve Hyde.

NINTH ORDER OF BUSINESS

Supervisors Request

Ms. Moulton inquired about installing Dog Stations and requested that the March meeting be moved from 9:00 a.m. to 6:00 p.m.

On a Motion by Ms. Moulton, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved changing the time of the March 11, 2020 meeting from 9:00 a.m. to 6:00 p.m. for Country Walk Community Development District.

Ms. Dennis recommended that the holiday lights be limited to red, white and green lights.

TENTH 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 8:57 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$97,160.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	007764	135748424	Monitoring Services 09/20	\$ 155.22
AECOM Technical Services, Inc.	007785	2000406676	Engineering Services Project #60530675 08/20	\$ 2,526.78
American Ecosystems, Inc.	007793	2007072	Water Management Treatment 07/20	\$ 1,888.00
Aquarius Water Refining, Inc.	007786	162185	Commercial Triplex Aris System Rental 09/20	\$ 395.00
Carl Hankins, Inc.	007794	3428	Underground Boring Project 09/20	\$ 1,416.50
Clean Sweep Supply Co., Inc.	007765	00210232	Janitorial Supplies 08/20	\$ 84.50
Country Walk CDD	CD373	CD373	DC Replenishment	\$ 922.29
Country Walk CDD	CD374	CD374	DC Replenishment	\$ 821.23
Egis Insurance Advisors LLC	007773	11379	General Liability Insurance 10/01/2020- 10/01/2021	\$ 22,621.00
Florida Dept of Revenue	007780	61-8015817296-8	Sales & Use Tax 08/20	\$ 4.25
George O'Connor	007783	GO091020	Board of Supervisor Meeting 09/10/20	\$ 200.00
Greenview Landscaping Inc.	007774	8CW825FER	Fertilizer 08/20	\$ 320.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greenview Landscaping Inc.	007795	9CWALK20	Grounds Maintenance 09/20	\$ 13,000.00
Greenview Landscaping Inc.	007795	9CWINSEC20	Pest Control 09/20	\$ 320.00
Insect IQ Inc.	007796	31038	Pest Management & Treatment 09/20	\$ 80.00
Jerry Richardson	007792	1409	Wildlife Removal Service 09/20	\$ 1,300.00
Luanne Dennis	007779	LD091020	Board of Supervisor Meeting 09/10/20	\$ 200.00
Margo Rae Moulton	007782	MM091020	Board of Supervisor Meeting 09/10/20	\$ 200.00
Nina J Siegel	007784	NS091020	Board of Supervisor Meeting 09/10/20	\$ 200.00
Outdoor Furniture Connection	007788	915201	Furniture Project - New Umbrellas 09/20	\$ 1,250.00
Pasco County Utilities Services Branch	007766	13853592	#0489145 - 30400 Country Point Blvd 08/20	\$ 564.50
Pasco Sheriff's Office	007775	I-6/30/2020-04827	Off Duty Detail 08/20	\$ 1,720.00
Poop 911 Tampa	007789	3617998	Weekly Dog Park Waste Removal 08/20	\$ 232.70
Rizzetta & Company, Inc.	007767	INV0000052582	District Management Fees 09/20	\$ 6,380.41

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	007790	INV00000000007872	Amenity Management Services 08/20	\$ 6,926.64
Rizzetta Amenity Services, Inc.	007776	INV00000000007904	Amenity Management Services 09/20	\$ 8,241.98
Rizzetta Amenity Services, Inc.	007797	INV00000000007964	Amenity Management Services 09/20	\$ 6,259.13
Rizzetta Technology Services	007768	INV0000006220	Email & Website Hosting Services 09/20	\$ 175.00
Romaner Graphics	007769	20132	Maintenance & Repairs 08/20	\$ 270.00
Romaner Graphics	007791	20168	Country Walk Flag Project 09/10	\$ 10,610.00
Security Lock Systems of Tampa, Inc	007777	1474	Maintenance/Monitoring 09/20	\$ 324.21
Spectrum Business	007787	0034122118-01 09/20	30400 Country Point Blvd TV - 09/20	\$ 7.99
Spectrum Business	007787	048209801091320	30400 Country Point Blvd TV - 09/20	\$ 331.51
Stellar Electrical Services LLC	007770	008212020001	Lighting Maintenance & Repairs 08/20	\$ 222.50
Stephen Hyde	007781	SH091020	Board of Supervisor Meeting 09/10/20	\$ 200.00
Straley Robin Vericker	007771	18779	Legal Services Account #001033 08/20	\$ 2,810.35

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	007798	18847	Legal Services Account #001033 09/20	\$ 1,512.50
Suncoast Pool Service	007799	6526	Replace Lift Chair Battery & Remotes 09/20	\$ 808.00
Suncoast Pool Service	007799	6553	Monthly Pool Maintenance 09/20	\$ 900.00
The Pampering Plumber	007800	12679-76503	Plumbing Repairs 08/20	\$ 101.00
United Building Maintenance, Inc.	007772	328	Cleaning Services 09/20	\$ 600.00
Waste Management Inc. of Florida	007778	0565999-1568-5	Waste Disposal Services 09/20	<u>\$ 57.00</u>
Report Total				<u>\$ 97,160.19</u>