



Rizzetta & Company

# **Country Walk Community Development District**

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**Board of Supervisor's Meeting  
February 10, 2022**

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

**[www.countrywalkcdd.org](http://www.countrywalkcdd.org)**

## **COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vanessa Steinerts	Straley Robin & Vericker
<b>District Engineer</b>	Stephen Brletic	JMT, 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](http://www.countrywalkcdd.org)

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February 2, 2022

**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 **Thursday, February 10, 2022 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatics Service Report**
    1. Review of Steadfast January Aquatics Report  
(under separate cover)
  - B. Field Services Manager**
    1. Review of January Field Inspection Report.....Tab 1
  - C. Clubhouse Manager**
    1. Review of Clubhouse Manager Report for  
January 2022.....Tab 2
    2. Review of Deputy Report for January 2022.....Tab 3
  - D. District Engineer**
    1. Review of January District Engineer Report.....Tab 4
    2. Consideration of Proposals for  
Community Sidewalk Repairs.....Tab 5
  - E. District Counsel**
  - F. District Manager**
    1. Review of January District Manager Report.....Tab 6
    2. Review of December 2021 Financial Statement.....Tab 7
    3. Review of 4<sup>th</sup> Quarter Website Audit Report.....Tab 8
- 4. BUSINESS ITEMS**
  - A. Consideration of Revised Lift Station Proposal.....Tab 9**
  - B. Consideration of Juniper Proposals for  
Dead Sylvester Tree.....Tab 10**
  - C. Consideration of Tennis Court Fencing Proposals.....Tab 11**
  - D. Consideration of Palm Tree Testing Proposal.....Tab 12**
  - E. Discussion of Pump Stations, Colony Park Well &  
Fence Buffer Landscaping**
  - F. Discussion of Damage Caused by Duke Energy**
  - G. New CDD Supervisor 101 Presentation**

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of Board of Supervisors**

Meeting held on January 6, 2022.....Tab 13

**B. Consideration of Operation and Maintenance**

Expenditures for December 2021.....Tab 14

**6. AUDIENCE COMMENTS ON OTHER ITEMS**

**7. SUPERVISOR REQUESTS**

**8. 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*

Mathew Huber

District Manager

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**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, January 6, 2022, at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

Luanne Dennis	<b>Board Supervisor, Chairman</b>
George O'Connor	<b>Board Supervisor, Vice Chairman</b>
Lou Pagliuca	<b>Board Supervisor, Assistant Secretary</b>
Alfonso Flores	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jason Liggett	<b>Field Services Manager</b>
Stephen Brletic	<b>District Engineer, JMT</b> <i>(via conference call)</i>
Sean Craft	<b>Clubhouse Manager</b>

Audience

**Audience in Attendance**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 6:30 p.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board heard an audience comment regarding placing a "no fishing" sign at 5 farms, dead flowers around the flagpole, lift station updates and running water by the clubhouse.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Report**

The Board reviewed the Aquatics report and had no questions or comments at this time.

**B. Field Services Report**

Mr. Jason Liggett presented his report to the Board.

A discussion ensued regarding warranties for the next annuals, the quality of work done by Juniper Landscape and sprinklers hitting the circuit breakers and signs.

Mr. Liggett will ensure that Juniper Landscape puts sod down in front of the bulletin board sign and the flowers are moved to avoid being stepped on.

**C. District Engineer**

Mr. Brletic presented his report for the Board.

Mr. Brletic requested that community sidewalk repairs are added to next month's agenda.

Mr. Brletic requested that an RFP for the pool repair be on the March agenda so vendors can present to the Board.

The Board directed Mr. Brletic to look at the elevation and erosion of pond 21A and to look at the roads on Country Pointe Blvd and check the warranty work.

**D. District Counsel**

Not Present.

**E. District Manager**

The Board received the District Manager report from Mr. Adams.

Mr. Adams reminded the Board of their next regular scheduled meeting to be held on February 10, 2022, at 6:00 p.m.

**FOURTH ORDER OF BUSINESS**

**Consideration of Revised Lift Station Proposal**

The Board decided to table the Revised Lift Station proposal until their next meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion of Lack of Proper Upkeep on the Tennis Courts Facilities**

The Board held a brief discussion regarding this item and directed Mr. Craft to obtain proposals for a new fence at the tennis courts.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pump Stations, Colony Park Well & Fence Buffer Landscaping**

The Board tabled discussion of pump stations, the Colony Park well, and fence buffer landscaping to next month's meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors  
Meeting held on November 30, 2021**

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, the Board approved the Minutes from the Board of Supervisors Meeting on November 30, 2021, as amended, for the Country Walk Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors  
Meeting held on December 9, 2021**

On a motion from Mr. Flores, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on December 9, 2021, as amended, for the Country Walk Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance  
Expenditures for November 2021**

The Board was presented with the Operation and Maintenance Expenditures for November 2021 in the amount of \$76,864.64.

On a motion from Ms. Dennis, seconded by Mr. Flores, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for November 2021 in the amount of \$76,864.64 for the Country Walk Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

During Supervisor Requests, the Board requested Mr. Adams to include a discussion of damage caused by Duke Energy work on the next agenda, reach out to the county to find out what the process is for road maintenance and repainting the light poles, green electrical boxes, and lift stations, reach out to WREC regarding why the poles have decay on them and reach out to District Counsel and ask her have the state received Mr. Flores' Form #1.

The Board also asked Mr. Adams for an update on the status of the shared drive and asked that he send a copy of the reserve study to the entire Board.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Adams 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 from Ms. Dennis, seconded by Mr. Pagliuca, with all in favor, the Board agreed to adjourn the meeting at 8:55 p.m. for Country Walk Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.countrywalkcdd.org](http://www.countrywalkcdd.org)

## **Operation and Maintenance Expenditures**

**December 2021**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$91,305.55**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	008356	142779107	Monitoring Services 12/21	155.22
Alfonso Flores	008338	AF113021	Board of Supervisor Meeting 11/30/21	200.00
Alfonso Flores	008368	AF120921	Board of Supervisor Meeting 12/09/21	200.00
Aquarius Water Refining, Inc.	008378	174688	Commercial Triplex Aris System Rental 12/21	395.00
Architectural Fountains, Inc	008366	12012125QN	Quarterly Lake Fountain Services 12/21	360.00
Ava's Lowcountry Cuisine	008335	120321 Ava's	Catering Services - Jingle Mingle 12/21	2,135.77
Bliss Products and Services, Inc	008379	22099	Replace Swing Chains & Hooks 12/21	1,000.00
Capital Land Management Corp.	008357	211986	Tree Removal 11/21	1,112.50
Capital Land Management Corp.	008357	212006	Tree Removal 11/21	1,799.99
Capital Land Management Corp.	008357	212009	Sod Installation for Tree Removal in Play Area 11/21	804.48
Clean Sweep Supply Co., Inc.	008358	2293	Janitorial Supplies 12/21	325.64

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cool Coast Heating & Cooling Inc.	008359	7116	A/C Duct Cleaning 10/21	2,450.00
Dragonfly Pond Works	008380	50194	Pond Bank Erosion Repair 10/21	12,000.00
Fitness Logic	008337	104345	Quarterly General Equipment Maintenance 11/21	120.00
Florida Dept of Revenue	008360	61-8015817296-8 11/21	Sales & Use Tax 11/21	11.97
George O'Connor	008339	GO113021	Board of Supervisor Meeting 11/30/21	200.00
George O'Connor	008371	GO120921	Board of Supervisor Meeting 12/09/21	200.00
Giella Designs, LLC	008381	402106	40% Amount Due on Holiday Lighting 12/21	6,000.00
Grau and Associates	008361	21730	Audit Services FY 20/21	2,500.00
Jami Dock Rekar	008345	JR113021	Board of Supervisor Meeting 11/30/21	200.00
Jami Dock Rekar	008373	JR120921	Board of Supervisor Meeting 12/09/21	200.00
Jerry Richardson	008375	1569	Wildlife Removal Service 12/21	1,300.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	008369	1-182983	Engineer Services 10/21	2,195.00
Juniper Landscaping of Florida LLC	008370	143109	Monthly Landscape & Irrigation Maintenance 12/21	12,815.00
Juniper Landscaping of Florida LLC	008370	143321	Irrigation Repairs-Main Line 12/21	1,271.65
Louis V Pagliuca	008340	LP113021	Board of Supervisor Meeting 11/30/21	200.00
Louis V Pagliuca	008372	LP12092021	Board of Supervisor Meeting 12/09/21	200.00
Luanne Dennis	008336	LD113021	Board of Supervisor Meeting 11/30/21	200.00
Luanne Dennis	008367	LD120921	Board of Supervisor Meeting 12/09/21	200.00
Pasco County Utilities Services Branch	008341	15836895	Acct #0489145 30400 Country Point Blvd 11/21	1,175.55
Pasco Sheriff's Office	008342	I-10/4/2021-06370	Off Duty Detail 11/21	980.00
Poop 911 Tampa	008343	4902220	Dog Park Waste Removal 11/21	232.70
Rizzetta & Company, Inc.	008344	INV0000063151	District Management Fees 12/21	6,495.00
Rizzetta Amenity Services, Inc.	008346	INV00000000009334	Personnel 11/26/12	5,468.36

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	008374	INV00000000009359	Out of Pocket Expenses 11/21	117.20
Rizzetta Amenity Services, Inc.	008374	INV00000000009379	General Managment & Oversight & Personeel 12/10/21	7,035.41
Rizzetta Technology Services	008347	INV0000008280	Email & Website Hosting Services 12/21	175.00
Security Lock Systems of Tampa, Inc	008362	1751	Monthly Maintenance Service for Monitoring System 12/21	324.21
Spectrum	20211227-1	0034122118-01 12/21	30400 Country Point Blvd TV 12/21	8.99
Spectrum	20211229-1	048209801121321	30400 Country Point Blvd TV 12/21	307.93
Steadfast Environmental, LLC	008363	SE-20305	Aquatic Maintenance 12/21	1,648.00
Steadfast Environmental, LLC	008376	SE-20347	Conservation Cutbacks - Various Areas 12/21	2,373.00
Stellar Electrical Services LLC	008364	12022021001	Main Entrance - Electrical Repair 12/21	282.67
Straley Robin Vericker	008349	20702	Legal Services 11/21	2,223.00
Strictly Entertainment, Inc	008350	112221-Strictly	50% Deposit-Jingle Mingle Event 12/21	400.00
Strictly Entertainment, Inc	008351	120321-Strictly	Balance Due Jingle Mingle 12/21	400.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Strictly Entertainment, Inc	008352	120321A-Strictly	Balance Due Entertainment Kidsmas Event 12/21	732.50
Suncoast Pool Service	008365	7802	Monthly Pool Maintenance 12/21	900.00
Times Publishing Company	008348	0000196517 11/21/21	Legal Advertising 11/21	189.50
United Building Maintenance, Inc.	008353	344	Cleaning Services 12/21	600.00
Waste Management Inc. of Florida	008354	0704109-1568-3	Waste Disposal Services 12/21	57.00
West Coast Rental Inc	008355	120321 West	Balance Due - Table Rental for Jingle Mingle 12/21	193.20
Withlacoochee River Electric Cooperative, Inc	008377	10270434 11/21	Summary Billing 11/21	<u>8,234.11</u>
Report Total				<u>91,305.55</u>