



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
February 9, 2023**

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

www.countrywalkcdd.org

COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	George O'Connor Jami Rekar Vacant Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vivek Babar	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI Engineering

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
MAILING ADDRESS - 3434 COLWELL AVE - SUITE 200 - TAMPA, FL 33614
www.countrywalkcdd.org

February 2, 2023

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 9, 2023 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. BUSINESS ITEMS**
 - A. Discussion of Vacant Seat
 - B. Discussion of Holiday Decorations
 - C. Discussion of FY 2023-2024 Budget
- 4. STAFF REPORTS**
 - A. Review of Clubhouse Manager Report Tab 1
 1. Discussion of Pavilion Rules Tab 2
 - B. Review of Deputy Report..... Tab 3
 - C. Aquatics Service Report
 1. Review of Steadfast January Aquatics Report Tab 4
 - D. Landscape Inspections Manager
 1. Review of January Landscape Inspection Report Tab 5
 2. Consideration of Coco Brown Mulch Proposals Tab 6
 3. Consideration of Quarter 1 Annuals Proposal Tab 7
 - E. Review of Juniper's Response to Landscape Inspection Report
(under separate cover)
 - F. District Counsel
 - G. District Engineer
 - H. District Manager
 1. Review of District Manager's Report, Monthly Financial Statement & Review of Open Items **(under separate cover)**
 2. Monthly Calendar..... Tab 8

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on January 12, 2023..... Tab 9
- B.** Consideration of Operation and Maintenance Expenditures
for December 2022.....Tab 10

6. AUDIENCE COMMENTS

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,
Daryl Adams
Daryl Adams
District Manager

Tab 1

Monthly Manager's Report – Country Walk



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

Operations/Maintenance Updates & Date: January 2023

- Contacted Gotcha Wildlife Removal LLC regarding to Offspring nesting on tennis court lights.
- Submitted month end reports to District Management to include operations report, off duty summary reports, debit card log/receipts, square terminal transaction log and corresponding receipts.
- Patrolled community for potholes and reported findings to Pasco County Customer Service (periodically)
- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).
- Patrolled community for street light outages (monthly) and reported them to WREC.
- Contacted Blair for Easter Event Entertainment to also include an Easter Bunny
- Emailed Fire Inspection Report to DM
- Submitted Quote to DM: Romaner Graphics regarding a new flag. DM Approved- Executed
- Contacted Pope's Water System Regarding start up switch at the well behind tennis court- Executed.
- Contacted DCSI regarding the camera by gym door (Camera up and running) asked DCSI for guidance on deactivating access cards on January 31st.
- Contacted Goodwill and arranged date April 15th to be at the clubhouse.
- Arranged date for community garage sale, April 15th.
- Contacted Premier Outdoor Movies- Awaiting on quote for family movie night.

Maintenance Accomplishments

- Fixed closet door lock (near the office) to enable lock/unlock of left door
- Ongoing: Project to remove Sconces, sand and spray-paint all of them
- Ongoing: Reassembled and mounted Lanai Sconce



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- Secured tennis court wind screen with extra zip ties
- Attempted to remove rust from sidewalk in front of clubhouse
- Completed: Final Sconce was painted reassembled and reinstalled
- Replaced the electrical box located at the pavilion
- New timer switch was replaced
- Replaced stones around the electrical box
- Cemented single stone column at the pavilion
- Removed vinyl baseboard in the pool bathrooms
- Dug up drain on pool deck to level drain and added slope for proper function (completed)
- Added sand to the outer edges of the channel drains to fill in the gaps.
- Began sidewalk inspections throughout Fieldstone Manor, Country Point Blvd, Manor Place and Evergreen.

Projected Maintenance Projects:

- Repainting the Sconces around the clubhouse and the pool deck (Project Initiation)
- Repointing fieldstones on numerous columns throughout the property (Project Initiation)
- Refurbishing pool deck bathrooms (painting, upgrading the faucets, replacing the vinyl molding)
- Power washing Pavilion

Projected Projects:

- Resurfacing, retiling and installing a heater at the family pool
- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new furniture if the Board desires to go that route.

Vendor Site Visits Performing a Service:

- Insect IQ on site to perform monthly maintenance.

Off Duty Sheriff Reports:

- See attached file for patrol details.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed January 27th.



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Facilities Usage:

- Country Walk HOA January 9th, 7pm.
- Country Walk CDD met in the clubhouse lobby on January 12th, 6:30pm.
- Soccer Shots ran soccer clinics every other Tuesday evening throughout January.
- 4 Private parties held in the clubhouse.
- 5 Private parties held at the pavilion.

Resident Payment Log:

- See attached files for Monthly Financial Transactions

Upcoming Events:

- Easter Party scheduled for Saturday, April 8th.
- Community Garage Sale scheduled for Saturday April 15th

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- None to report.



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Before:



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After:



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Channel Drain at the pool deck
Before:



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After:



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Electrical box at the Pavilion
Before:



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After:



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Tab 2



**Country Walk
Community Development District**

Amenity Facilities Policies

**Country Walk Clubhouse
30400 Country Point Blvd.
Wesley Chapel, Florida 33543
p. 813.991.6102 (Office)
f. 813.991.6127**

Amended April 8th, 2021

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I. HOURS OF OPERATION

<u>Amenity Facility</u>	<u>Monday to Saturday Hours</u>	<u>Sunday Hours</u>
Clubhouse	9:00 a.m. to 9:00 p.m.	9:00 a.m. to 7:00 p.m.
Pool	Hours vary throughout the year based on daylight. No later than 8:00 p.m. during summer months.	Hours vary throughout the year based on daylight. No later than 7:00 p.m. at any time during the year.
Fitness Center	4:00 a.m. to 11:00 p.m.	4:00 a.m. to 11:00 p.m.
Playground and Pavilion	Dawn to Sunset	Dawn to Sunset
Multi-Purpose Field	Dawn to Sunset**	Dawn to Sunset**
Dog Park	Dawn to Sunset	Dawn to Sunset
Basketball Court	Dawn to Sunset	Dawn to Sunset
Tennis and Pickleball Courts	Dawn to 10:00 p.m.	Dawn to 10:00 p.m.

*Sunset will be determined at the reasonable discretion of District Staff.

**The District reserves the right to close the multi-purpose field for use by any Patrons for maintenance and for weather-related purposes for reasonable periods of time to be determined at the discretion of the District.

II. DEFINITIONS

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Country Walk Clubhouse, pool, fitness center, playground and pavilion, multi-purpose field, dog park, basketball court, tennis courts, pickleball court, together with all amenity facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Country Walk Community Development District, as amended from time to time.

“Amenity Manager or Amenity Staff” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Country Walk Clubhouse.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action, to be taken at the reasonable discretion of the Board.

“Board” – shall mean the Board of Supervisors of the Country Walk Community Development District.

“District” – shall mean the Country Walk Community Development District.

“District Manager” or “District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Resident, Non-Resident Member, or Renter to participate in the use of the Amenity Facilities as authorized herein.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who has completed the Non-Resident Member Application and paid the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, Renters, and Guests lawfully and properly using the Amenity Facilities in accordance with these Amenity Facilities Policies.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

III. ENFORCEMENT AND AMENDMENT OF AMENITY FACILITIES POLICIES

The Board, the District Manager, and any designated Amenity Staff shall have authority to enforce these Policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interests of the District and its Patrons. A temporary waiver of any Policy by the District Manager shall not constitute a continuous, ongoing waiver of said Policy, and the District Manager shall have the right to enforce all of these policies at any time. The Board may amend these Amenity Facilities Policies when necessary, from time to time. Amenity Staff is authorized to verify that Patrons have a valid access card or are otherwise authorized to enjoy the Amenity Facilities.

These Amenity Facilities Policies were adopted by the Board per Resolution 2021-03 at a duly noticed public meeting.

IV. USE OF AMENITY FACILITIES IS AT PATRONS' OWN RISK

Patrons lawfully on the premises of the Amenity Facilities are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Amenity Facilities or safety of the Patrons. Patrons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program. The District is not responsible for any injuries from the use of the Amenity Facilities or damage, loss, or theft of personal property.

V. NON RESIDENT ANNUAL USER FEE

The annual fee for Non-Resident use of the Amenity Facilities is \$3,000.00 per family (the "**Annual User Fee**"). The Annual User Fee shall be reviewed and/or amended at the discretion of the Board. Payment of the Annual User Fee includes membership privileges for all Amenity Facilities for one (1) full year from the date of receipt of payment by the District, made payable by electronic means. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial purposes.

VI. FACILITY ACCESS

Use of the Amenity Facilities is restricted to Resident's Family, Non-Resident Members and Renter(s) that have been properly designated as the beneficial user(s) of the Resident's membership. An access card is necessary to gain entry to the Amenity Facilities. All Patrons will be required to sign an Amenity Facilities Registration Form. Residents and Renters will be required to show proof of residence or purchase of membership to receive an access card. Non-Resident Members will be required to show proof of membership purchase to receive their initial access cards. Each Resident Family and Non-Resident Member Family will be issued two (2) initial access cards for the Adults at no charge. Additional access cards or replacement access cards can be purchased at a cost of \$10 per card for a third and fourth card, and \$25 for a fifth card or more.

All Patrons must use their assigned access card for entrance to the Amenity Facilities. Patrons must present their access cards when requested by Amenity Staff at any Amenity Facility. Cards are only to be used by the Patron to whom they are issued. All lost or stolen access cards should be reported immediately to the Amenity Staff.

VII. RENTER'S PRIVILEGES

- (1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. A Renter who is designated as the beneficial user of the property owner's Resident membership shall be entitled to the same rights and privileges to use the Amenity Facilities as all Residents.
- (3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership, unless that property owner purchases a separate membership as a Non-Resident.
- (4) Property owners shall be responsible for all charges incurred by their Renters which remain unpaid. Property owners are responsible for the deportment of their respective Renter.
- (5) Renters shall be subject to such other rules and policies as the Board may adopt from time to time.

VIII. GUEST POLICY

Note: For purposes of this section, a Patron is considered a Resident, Non-Resident Member, or Renter.

- (1) **Swimming Pool** – Patrons of sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members must be an Adult in order to bring up to four (4) total guests.
- (2) **Fitness Center** – Adult Patrons may bring one (1) Guest at least fifteen (15) years of age or older in the Fitness Center at any time during regular fitness center hours. Patrons may bring a trainer to the Fitness Center for personal training sessions only. Patrons must be at least sixteen (16) years of age to utilize the fitness center without adult supervision.
- (3) **Basketball court, tennis courts, pickleball court.** Patrons of fourteen (14) years of age and older may bring three (3) Guests to the courts.
- (4) **Playground.** Patrons may bring a total of two (2) Guests to the Playground.
- (5) All Guests must be accompanied by a Patron when using any Amenity Facility. The Patron, or when minor Patrons are authorized to bring Guests then the Adult in the

Patron's household, will be responsible for the Guest's access to the Amenity Facilities will be responsible for any damages caused by Guests while using facilities.

IV. GENERAL PROVISIONS

(1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Amenity Facilities Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and policies, the Board must hold a duly-noticed public hearing on said rates and fees.

(2) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities. Adult Patrons shall ensure that non-Adult Patrons for whom they are responsible also comply with the same.

(3) All hours of operation of the Amenity Facilities will be established and published by the District. The clubhouse will be closed on the following holidays: Thanksgiving Day, Christmas Day, and New Year's Day. The clubhouse may also have limited hours of operation on Christmas Eve and New Year's Eve with authorization from the Board.

(4) Residents and Non-Resident Members under the age of sixteen (16) years must be accompanied by an Adult Patron when using the Pool and Fitness Center. Residents and Non-Resident Members are not permitted to leave Patrons age sixteen (16) or younger at the Pool or Fitness Center without Adult supervision.

(5) Dogs and all other pets (with the exception of service animals) are not permitted at the Amenity Facilities aside from the designated Dog Park. Where service animals are permitted on the grounds, they must be leashed.

(6) Alcoholic beverages shall not be served or sold, nor permitted to be consumed at the Amenity Facilities unless in conjunction with a District Staff approved room rental or special event. All private events where alcohol is to be served, will require a licensed and insured vendor of alcoholic beverages. The person renting the room must provide proof of insurance naming the District as an additional insured to Amenity Staff prior to the event.

(7) Vehicles must be parked in designated areas. Parking of vehicles on District property is prohibited and will be subject to towing at the owner's expense.

(8) After using the clubhouse, Patrons shall return all equipment, furnishings, and other District property to its original location and condition. All food or other items must be removed from the clubhouse.

(9) All Guests must be accompanied by an Adult Resident, Non-Resident Member, or Renter while using the Amenity Facilities.

(10) The Amenity Facilities are under twenty-four (24) hour video surveillance.

- (11) Disregard for any Amenity Facilities rules or policies may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
- (12) All Patrons shall treat Amenity Staff with courtesy and respect.
- (13) Skateboards, in-line skates, or similar equipment are not allowed in the clubhouse, tennis courts, pickleball court, basketball court, pool, or playground area at any time.
- (14) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted at the Amenity Facilities unless approved in writing by the District Manager.
- (15) The Amenity Facilities shall not be used for commercial purposes without written permission from Amenity Staff. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (16) There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
- (17) All persons using the Clubhouse must obey the Pasco County noise ordinances and the posted capacity limits of the facility as defined by the Pasco County Fire Marshall.
- (18) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted any Amenity Facility.
- (19) Fireworks are prohibited on District property.
- (20) Outdoor grilling is only allowed at the playground pavilion and at a District pre-approved special event.
- (21) Glass containers are prohibited in all Amenity Facilities.

X. INDEMNIFICATION

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

XI. DAMAGE TO PROPERTY OR PERSONAL INJURY

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a reasonable and safe manner and in compliance with all rules and policies of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

XIII. GENERAL POLICIES FOR ALL SWIMMING AND WADING POOLS

- (1) There is no lifeguard on duty. All Patrons swim at their own risk.
- (2) Swimming Pool hours will be posted at the pool. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the Amenity Facilities.
- (3) Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (4) All Residents and Non-Resident Members must use their assigned access card to enter the pool area.
- (5) Children under sixteen (16) years of age must be accompanied by an Adult at all times for usage of the pool facilities.
- (6) **Prohibited Behavior and Items.** Diving is strictly prohibited. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Loud, profane, or abusive language is absolutely prohibited. No physical or verbal abuse will be tolerated. Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time. Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (7) Showers are required before entering the pool. Proper swim attire must be worn in the pool. No thongs, denim, or street attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area and outside furniture is not to be brought onto the pool deck.
- (9) **No Food, Alcohol or Glass Containers in Pool Area.** Alcoholic beverages are not permitted in the pool area. All coolers and containers are subject to search by District Staff. All food and drink (including chewing gum) must be kept a minimum distance of four (4) feet from the pool.
- (10) The changing of diapers or clothes is not allowed in the pool area or on the tables. Parents should take their children to the restroom prior to using the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swim suit over the swim diaper.
- (11) **Pool Contamination.** If pool contamination occurs, the pool will be closed for such time as necessary to comply with Florida law. Pool water will be treated to kill the bacteria, if necessary. Any Patron who does pollute or contaminate the pool may be liable for any costs incurred in treating and reopening the pool and may be subject to suspension of

privileges, at the District's discretion. Chemicals used in the pool for regular treatment or for contamination cleanup may affect certain hair or fabric colors, or cause minor eye irritation. The District is not responsible for these effects.

- (12) Lap lanes are prioritized for lap swimmers. Please be considerate of swimmers that plan to work out and use the lap lane for swimming and/or move to the recreational pool.
- (13) No Patron should use the pool during inclement weather, especially when lightning and thunder are present. IF ANY LIGHTNING IS OBSERVED, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO LIGHTNING IS OBSERVED FOR 30 MINUTES, THE POOL WILL REOPEN. IF ANY THUNDER IS HEARD, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO THUNDER IS HEARD FOR 30 MINUTES, THE POOL WILL BE REOPENED.

XIV. AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- (1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to remote controlled watercraft, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- (2) Only Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- (3) The use of any and all recreational floatation devices at all pools shall be at the discretion of District Staff.

XVI. COUNTRY WALK FITNESS CENTER POLICIES

All Patrons using the gym in the clubhouse (the “**Fitness Center**”) are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Disregard or violation of the District's rules and policies and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment.

Please note the Fitness Center is an unattended facility. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) **Hours:** The Fitness Center is open for use by Patrons during normal operating hours to be established and posted by the District.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.

- (3) **Eligible Users:** Patrons sixteen (16) years of age and older are permitted to use the District Fitness Center during designated operating hours without adult supervision. Patrons aged fifteen (15) may utilize the fitness center with adult supervision. No children under the age of fifteen (15) are allowed in the District fitness center at any time. Please note: Guests under (18) must be with their legal guardian and have proof of age to use the fitness facility.
- (4) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (5) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted in the Fitness Center.
- (6) **Personal Trainers:** Patrons wishing to utilize the services of a professional personal trainer must have that trainer produce a copy of their certificate of liability insurance naming the District as the additional insured to the Amenity Manager, and that trainer will be expected to contribute 10% of their earnings for each training session with said Patron to the District as is the standard with all other vendor partners for their various offerings within the community.
- (7) **General Policies:**
- Each Patron is responsible for wiping off fitness equipment after use.
 - Hand chalk is not permitted to be used in the fitness center.
 - Radios, tape players and CD players are not permitted unless they are personal units equipped and used with headphones.
 - Weights or other fitness equipment may not be removed from the fitness center.
 - Patrons should limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - Patrons should replace weights to their proper location after use.
 - Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated, established, and run by District Staff may have priority over other users of the District Fitness Center.

XVII. BASKETBALL, TENNIS, AND PICKLEBALL COURTS POLICIES

All Patrons and guests using the District's basketball, tennis, and pickleball courts are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Disregard or violation of these Amenity Facilities Policies and misuse or destruction of Facility equipment may result in the suspension or termination of Amenity Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

Please note that the courts are unattended facilities and persons using the facilities do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

- (1) **Hours:** The courts are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and work on a first come first serve basis.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Proper Attire:** Proper basketball or athletic shoes are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
- (4) **General Policies:**
 - The basketball, tennis, and pickleball courts are for the play of basketball, tennis, and pickleball only.
 - Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the facility.
 - No glass containers are permitted on the courts. Beverages are permitted at the courts if contained in non-breakable containers with screw top or sealed lids.
 - Alcoholic beverages are not permitted.
 - Patrons under the age of fourteen (14) years old are not allowed to use the basketball, tennis, and pickleball court unless accompanied by an Adult Patron.
 - The courts are available on a first come, first serve basis. Use of the basketball court is limited to one (1) hour, and the tennis and pickleball courts are limited to one and a half (1.5) hours when others are waiting.
 - Proper sportsman etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
 - Patrons using the courts must supply their own equipment.
 - Patrons must clean up the courts and surrounding areas after use.

XVIII. MULTI-PURPOSE FIELD USE POLICY

All Patrons use the multi-purpose field at their own risk. Patrons are expected to conduct themselves in a sportsman-like, respectful, courteous and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Any Patron using the multi-purpose field should consult with a physician prior to play. The District reserves the right to close the multi-purpose field from use for maintenance purposes or weather-related issues from time to time and anticipates closing the field for intensive maintenance for at least six to eight (6-8) weeks annually. The multi-purpose field is not available for reservation or rental, but may be reserved for exclusive use by the Board for District sponsored events.

- (1) **General Policies:**
 - The multi-purpose field is intended for casual use by Residents, Renters, or Non-Resident Members and their Guests. It is not intended for organized sports or league play.
 - A maximum of twenty (20) Patrons may use the field at one time.

- Each Patron aged fourteen (14) or older may bring a total of two (2) Guests.
- Multi-Purpose Field is not to be used to hit or chip golf balls.
- No group of Patrons may use more than half the multi-purpose field at one time. Patrons using one half of the multi-purpose field are expected to be courteous to users of the other half and stay on their side of mid-field while participating in activities.
- Patrons may not change clothing at the multi-purpose field, other than to change from non-sport footwear to cleats (if applicable). If Patrons need to change into athletic gear, they must change in a restroom or prior to entering District property.
- Patrons may only store equipment and belongings in designated areas.
- Patrons using the multi-purpose field must clean up the area after use. Any District owned furniture is to remain in place at the multi-purpose field and is not to be moved by Patrons.
- Parking is available at the lot located nearest to the pavilion and playground area. Additional parking is available at the clubhouse. No parking is available on the roads near the multi-purpose field.
- The multi-purpose field is available on a first come, first served basis. Use of each half of the multi-purpose field is limited to one (1) hour when others are waiting.

XIV. PLAYGROUND POLICIES

- For the safety of all children and Adults, only children between the ages of two (2) years and twelve (12) years of age may use the playground equipment. Children under the age of twelve (12) require the supervision of an Adult.
- No roughhousing on the playground.
- Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- The use of profanity or disruptive behavior by any Patron is absolutely prohibited.
- Alcoholic beverages are not permitted.
- All other Amenity Facilities Policies apply.

XX. SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron:
 - Submits false information on the application for an access card.
 - Permits unauthorized use of an access card.
 - Exhibits unsatisfactory behavior or language.
 - Damages or steals property belonging to the District.
 - Fails to abide by the rules and policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal, and/or physical assault.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.

- (2) District Staff may at any time restrict or suspend any Patron's privileges to use any or all Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the Amenity Facilities from damage. Depending on severity, first time offenses will warrant a suspension of one (1) week if deemed to be minor and repeat offenses will warrant a suspension of one (1) month. If an offense is deemed to be severe, termination of amenities privileges may be put into effect without prior shorter suspensions having been implemented.

XXI. PRIVATE EVENT RENTAL POLICY AND RENTAL FEE(S)

Rental Procedure. Certain Amenity Facilities are available for private event rental by Residents, Renters, and Non-Resident Members. To rent an Amenity Facility, the person renting the Amenity Facility must complete the designated Private Event Rental Agreement for the Amenity Facility, schedule the event with Amenity Staff, and pay the deposit and rental fee as described below. All fees and deposits are to be made payable to Country Walk CDD and are due at the time the event is scheduled with Amenity Staff.

Maximum Number of People. A maximum of fifty (50) people, including the renting person, are allowed to attend a Private Event Rental of the clubhouse. A maximum of forty (40) people, including the renting person, are allowed to attend a Private Event Rental of the Pavilion. A maximum of twenty (20) people, including the renting person, are allowed to attend a Private Event Rental of the Pool Bar.

Scheduling Requirements. No private event may be scheduled no more than ninety (90) days prior to the event date. If a private event is to extend beyond normal operating hours, the event must be scheduled with Amenity Staff no less than four (4) weeks prior to the event. Most Amenity Facilities listed below are not available for rent beyond normal operating hours, with the exception of the clubhouse which is available to rent for up to two (2) hours beyond normal operating hours Monday through Saturday with the required four (4) weeks notice. On Sundays the clubhouse is available for rent only during normal operating hours.

Acknowledgement of Amenity Facilities Policies. By renting an Amenity Facility for a private event, the person renting the Amenity Facility explicitly agrees to abide by the Amenity Facilities Policies and to inform all Guests of the event of the same.

Private Event Rental Deposit and Fee Schedule:

- (1) **Clubhouse Rental Deposit:** A refundable \$250 deposit is due at the time the Private Rental Agreement is submitted to and the event scheduled with Amenity Staff. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra cleaning services is needed due to the event, to be determined at the reasonable discretion of Amenity Staff. If refunded, the deposits will be returned by Amenity Staff within thirty (30) days of the event.
- (2) **Clubhouse Rental Fee:** The fee for clubhouse private event rental for Residents and Renters is \$150 for a maximum of five (5) hours (the "**Resident Clubhouse Rental Fee**"). The clubhouse private rental fee due for Non-Residents is \$300 for a maximum

of five hours (the ‘**Non-Resident Clubhouse Rental Fee**’). Any rental lasting longer than five (5) hours and/or beyond normal operating hours will be charged an additional \$25 per hour, to be paid at the time the event is scheduled.

- (3) **Pool Bar Rental Deposit:** A refundable deposit of \$75 is required to reserve the pool bar for a private event. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra cleaning services is needed due to the event, to be determined at the reasonable discretion of Amenity Staff. If refunded, the deposits will be returned by Amenity Staff within thirty (30) days of the event.
- (4) **Pool Bar Rental Fee:** The fee for pool bar rental is \$50 for a maximum of five hours (the “**Pool Bar Rental Fee**”). Any pool bar rental lasting longer than five (5) hours will be charged an additional \$25 per hour, to be paid at the time the event is scheduled.
- (5) **Playground Pavilion Rental Deposit:** To reserve the playground pavilion, a refundable deposit of \$75 is due at the time of reservation and scheduling with Amenity Staff. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra maintenance services are needed due to the event, to be determined at the reasonable discretion of Amenity Staff. Reservations are limited to five (5) hours and may not be extended beyond that allotted amount of time.
- (6) **General Policies:**
 - Bounce houses, water slides, or other similar inflatable devices are not permitted for private event rentals.
 - Booking the clubhouse for a private event after normal operating hours does not entitle the renter to additional hours for their event (example: an event scheduled to conclude at 11pm would start no earlier than 6pm).
 - The person reserving the Amenity Facility for a private event may arrive up to one hour ahead of the scheduled event time to set up.
 - The Amenity Facility must be cleaned up and returned to its original condition after the conclusion of the event, which is at the time listed on the rental application form and not afterwards.
 - The clubhouse is the only available venue where alcohol is permitted while the space is being rented. Alcohol must be served by a professionally licensed vendor with proof of liability insurance naming the District as the additional insured and be presented to clubhouse staff before the event date or alcohol will not be permitted. Alcohol is not permitted for Pool bar and Playground Pavilion private event rentals at any time.
 - The clubhouse is the only venue available for rental by a non-resident at the previously stated fees. Pool bar and Playground Pavilion private event rentals may only be reserved by a Resident or Non-Resident Member who must also be in attendance for the duration of the event.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
NON-RESIDENT MEMBER APPLICATION FORM**

Date of Application: _____ Date of Annual User Fee Payment: _____

Mailing Address: _____

Phone Number: _____ Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Dependent Children Aged 18-22 and Ages: _____

Number of Minor Children Age 16 or Older: _____

Number of Minor Children Age 15 or Younger: _____

Names of Minor Children and Ages: _____

Emergency Contact Information: _____

Primary Emergency Contact:

Name(s): _____

Phone Number(s): _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facilities Policies, including, without limitation, the indemnity and release provisions set forth in the policies, and acknowledge that my use of the Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facilities Policies online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facilities Policies prior to signing this agreement.

(signature) By: _____
(print name)

Tab 3

Hello Angela Savinon ,

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: Angela Savinon
Employee Reporting : Dep. R. Horenstein
Date of Work : 1/30/2023

Event Number : 2023059204
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 :
Written Warning For Illegal Parking

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

Conducted patrol of entire community. Discovered over 15 vehicles parked on roadway and made contact with owners who immediately moved them. I was unable to make contact with one vehicles owner (silver toyota) as they did not answer the front door. 4711 Shoal Creek Ct. (2023059640) I could not issue parking citations because I did not have a parking citation book. Conducted three traffic stops.

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 Angela Savinon ,

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
Report Sent To: Angela Savinon
Employee Reporting : C Seltman
Date of Work : 1/24/23

Event Number : 2023047330
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:

No issues or trespassing.

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 Angela Savinon ,

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

Report Sent To: PSO

Employee Reporting : E. Garcia

Date of Work : 1/18/2023

Event Number : 2023035263

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 :

No

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

Patrolled neighborhood and provided security presence as requested. nfa

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 Angela Savinon ,

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: Angela Savinon
Employee Reporting : J. HERON
Date of Work : 01/12/2022

Event Number : 2023023590
Arrival Time : 19:00
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 :
no

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

I patrol the community for suspicious activity, responded to a residence for a domestic disturbance, and assisted a citizen with concerns that his personal information may be in the hands of an unknown person attempting to blackmail him

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 Angela Savinon ,

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
Report Sent To: PSO
Employee Reporting : Emin Garcia
Date of Work : 1/9/2022

Event Number : 2023017298
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 :
No

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

Patrolled requested areas and provided security presence as requested.

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 Angela Savinon ,

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: Angela Savinon
Employee Reporting : Michael Rapp
Date of Work : 1/6/2023

Event Number : 2023011643
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 5
Amount of time running radar: 1

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 arrived at this detail at 1900 hours. It was originally scheduled for 1700, but I mistakenly reported to the wrong neighborhood at that time. Upon arriving here in Country Walk I made contact with the clubhouse staff. They later contacted Angela to see if I should work until 2300 and refund 2 hours, or work until 0100. It was decided that I should go ahead and work the six hours, from 1900-0100. I was asked to patrol Royal Birkdale Way, Rolling Greene Dr, Warwickhills Dr, Waterville Ave, Sotogrande Loop, Huntingdale Ct, and Bermuda Dunes Way for illegal parking and issue citations to vehicles in violation. To that end I issued five parking citations to vehicles parked in the roadways. I also spent some time addressing speeders on Country Pointe Blvd, and also general neighborhood patrol. I spoke with one resident about the state laws pertaining to unregistered golf carts and low-speed vehicles being operated on public roads. No other problems were reported or observed.

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 Angela Savinon ,

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

Report Sent To: Regina Trani

Employee Reporting : Brian McGavock

Date of Work : 01/03/2023

Event Number : 2023005336

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: not issued a radar

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 patrolled the community and amenity center throughout the shift for suspicious activity, finding none. I monitored the roadways for speeders and found nothing egregious. Street parking was minimal with nothing blocking the roadway. No problems occurred 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

Tab 4



Country Walk CDD Aquatics

Inspection Date:

2/1/2023 10:38 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 8B

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amount of Torpedo grass and surface algae around perimeter of pond. Pond contains island in center that consists of Cattails, Torpedo grass, and Primrose. Technician is keeping this center island contained and under control. One side of pond contains Pickerelweed intertwined with Torpedo grass along the edge.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails
			Chara

SITE: 8C

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Bullrush, a Florida Native, is present on some areas of the pond bank. Pond appears to be free of algae and in excellent condition. One area along pond bank has been eroded. A proposal can be provided to repair this if desired.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 8A

Condition: ☒Excellent Great Good Poor Mixed Condition ☒Improving



Comments:

Very minimal amount of Gulf Coast Spikerush present on perimeter pond. Water lettuce is still present, but in less amounts and is definitely making improvements. Minor amount of debris found in pond. No other issues observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 3D

Condition: Excellent Great ☒Good Poor Mixed Condition ☒Improving



Comments:

The main issue with this pond is the existence of Sylvania. This Sylvania has been on our technicians radar and has been treated recently. It is definitely showing signs of improvement and clearing up. Technicians will continue to monitor closely and treat until this Sylvania is cleared up.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Sylvania	

Inspection Report

SITE: 1A

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Moderate amount of subsurface algae present throughout the pond. Pond is dominated by beneficial Gulf Coast Spikerush along the perimeter. One area of ponds contains big group of gulf coast Spikerush mixed in with Torpedo grass and Pickerelweed. Routine monitoring and maintenance will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

SITE: 17A

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Pond contains submersed algae throughout. Surface algae is present around the perimeter of the pond in very minor mounds and appears to have been treated. Water level in pond looks a little bit low. Routine monitoring and maintenance will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

Inspection Report

SITE: 17B

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond appears to be in excellent condition. Routine monitoring and maintenance will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 16B

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minor amounts of Torpedo grass around the edge of the pond. Very minor amounts of surface algae around the perimeter of the pond as well. Pond appears to be in excellent condition otherwise.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 21A

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Minor amounts of subsurface algae along perimeter of pond appears to have been treated recently. Minor erosion issues observed on side of pond behind houses. Overall pond appears to be in excellent condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 31

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☒Improving



Comments:

Very minimal amount of Torpedo grass around the perimeter of the pond. Some areas along the bank have erosion. Mitered End Section appears to be broken.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

MANAGEMENT SUMMARY



With the arrival of February, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the cooler weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased due to the winter months. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in excellent condition. Nuisance grasses are still present in moderate amounts and are one of the main targets for technicians going forward. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures. Shoreline grasses were noted and will be taken care of. Algae was present in moderate amounts and will continue to be routinely treated. Surface growth had already been treated and is showing signs of improvement.

Pond 8A is recovering from water lettuce infestation. Our technicians have been paying extra attention to this site and have been treating it accordingly. Significant improvements have been made and this vegetation is almost completely cleared up.

Pond 3D still contains a moderate amount of Sylvania, but definitely less than previously observed. Technicians have been monitoring this site closely and treating it accordingly. Improvements have been made but there is still more progress to come.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Continue to monitor and treat ponds #8A & #3D accordingly until cleared up.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 5

COUNTRY WALK

FIELD INSPECTION REPORT



January 17, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ .Next Inspection is on 2-13-2023 at 9:00 AM
- ❖ Continue to work on Oak tree pruning and moss removal throughout the district in the coming months. Also prepare for pencil pruning of the crape myrtles in the district.

The following are action items for Juniper 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. **Would the district like pricing to install a Podocarpus hedge around the newly installed electric area to the west of the pool area?**

2. Remove the dead from the base of the Flax Lilies in the center island on Country point Blvd just over the bridge.(Pic 2)



3. Remove the dead from the Flax Lillie's at the deer run entrance center island.
4. Remove the moss in the Gold Mound Duranta in the center island Country Point Blvd and English Turn way.(Pic 4>)

5. **During my inspection, the county was parked on district turf near the lift station at the front of the community and damages will need to be replaced by them.(Pic 5)**



Country Walk CDD

6. Make sure oak trees on the Blvd are being lifting to allow fire vehicles to get through the community in district row.
7. Raise the oak tree canopy in the singular oak tree on the inbound side of Country Point Blvd in the field before English Turn Way. Remove moss from the tree.
8. **Would the district like a price to remove the dead pine tree just pass English Turn way that has died from pine weevils?**
9. Remove the grassy weeds on the inbound side of Country Point Blvd in the Indian Hawthorne before the bridge.
10. Treat the ant mounds on the bridge on Country Point Blvd once eradicated blow off from the sidewalk.
11. Cutback the Fakahatcee grass on the inbound side of Country Point Blvd at the start of the roundabout.(Pic 11)



12. Over the next few months during visits go around the lakes and work on removing moss from trees. This is in contract up to 15 feet.(Pic 12>)
13. **What's the status on the big oak tree that was damaged on Point O Woods. I was under the impression this was scheduled?**

14. Lift the oak trees on Olympic Club way making sure they are at the 10 feet spec height.(Pic 14)



15. Remove the tree limb blocking the road sign on the outbound side of Country Point Blvd just passed the clubhouse. (Pic 15 Next Page)
16. Continue to monitor all recently install material throughout the district. To include the material on Meadow Pointe Blvd.



Country Walk CDD

14



Tab 6

American Mulch & Soil, LLC

13838 Hays Rd.
Spring Hill, FL 34610

Phone 813-443-2121
Email: info.americanmulch@gmail.com

Estimate

Date	Estimate #
1/30/2023	1857

Name / Address
Rizzetta & Company 3434 Coldwell Ave Suite 200 Tampa, FL 33614

Ship To
Country Walk 30400 Country Walk Blvd. Wesley Chapel, FL 33543

Rep	P.O. No.	Terms	Due Date	Ordered By
SD		Cash Up front	1/30/2023	Darryl

Description	Qty	U/M	Rate	Total
Coco Mulch Installed	600		41.00	24,600.00
Fuel Surcharge	600		2.00	1,200.00
Mulch @ 3inch depth				
Club house, common Areas, roadways & medians				
Map provided before install				
Contact Darryl 813-928-9099				
Payment is due PRIOR to installation via check, ACH or credit card to office. There is 3.5% convenience charge added to all credit card transactions.				
Quantity provided by customer. AMS will not be liable for any material shortages				
Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			Total	\$25,800.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

BLANK

Rogers' Dirt Works, Inc

P.O. Box 885
Lutz, FL 33548
(813) 949-8339
Fax (813) 948-7784

ESTIMATE

DATE	ESTIMATE NO.
1/23/2023	37756

NAME/ADDRESS
Country Walk CDD Daryl Adams

DESCRIPTION	QTY	COST	TOTAL
COCOA BROWN CYPRESS MULCH - DELIVERED	600	35.00	21,000.00
TAX EXEMPTION FORM WILL BE REQUIRED Exempt		0.00%	0.00
Quote Good For 30 Days		TOTAL	\$21,000.00

From: Always Affordable Lawn Care <alwaysaffordable2020@gmail.com>
Sent: Thursday, January 26, 2023 6:57 PM
To: Darryl Adams <darryla@rizzetta.com>
Subject: [EXTERNAL]Bid Proposal

Mulch placement proposal:

Spread 600 yards of mulch purchased (by you) from Roger's Landscaping .
LABOR ONLY: \$15,000.00
Payment in full at completion of job.

Thank You.

--

ALWAYS AFFORDABLE LAWN CARE
Wes Bonner, Proprietor
411 Sandridge Drive
Valrico, FL 33594
(727) 657-6563
alwaysaffordable2020@gmail.com

BLANK



Proposal

Proposal No.: 192996

Proposed Date: 01/12/23

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Coco Brown mulch

Coco brown Mulch install throughout the CDD property

Common areas beds

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$34,600.00
Coco brown mulch by the yard	600.00	EA	\$55.00	\$33,000.00	
Pine Straw, BL- Bale	100.00	Bale	\$16.00	\$1,600.00	
Total:					\$34,600.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 7



Proposal

Proposal No.: 200136

Proposed Date: 02/02/23

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Q1 Annuals for March 2023

Q1 annuals install for March

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$6,275.00
S-Flower install	2510.00	EA	\$2.50	\$6,275.00	
Fuel Surcharge 3.0%					\$188.25
Fuel Surcharge	6275.00	EA	\$0.03	\$188.25	
				Total:	\$6,463.25

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

Tab 8

February 2023

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Mowing Crew	2 Mowing Crew	3 Detail Crew	4
5	6	7 Pest Control	8 Detail Crew Aquatic Treatment	9	10	11
12	13 Field Inpection Irrigation	14	15 Mowing Crew Irrigation	16 Mowing Crew	17	18
19	20	21	22 Detail Crew Aquatic Treatment	23	24	25
26	27	28				

Tab 9

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 12, 2023 at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

George O'Connor	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Jami Rekar	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	DC; Straley & Robin
Stephen Brletic	DE; BDI Engineering
Angel Rivera	Juniper Landscape
Jason Liggett	Landscape Specialist
Angela Savinon	Clubhouse Manager

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard from Ms. Natalie Engle in regards to using the clubhouse for community "meet ups" and asked the Board if they would be willing to help market for the monthly meet ups. After a brief discussion, the Board agreed to allow Ms. Engel to use the clubhouse and will assist her in marketing for them as well.

Mr. Bruce Gainer reported that the no fishing sign had been illegally removed. He also asked if a sign can be put up asking residents to pick up after their dogs in the Red Culver area.

A resident voiced their concern about the uneven sidewalks in the community. The Board noted that they would be doing an inspection of the CDD area sidewalks to get them fixed.

THIRD ORDER OF BUSINESS

Acceptance of Supervisor Luanne Dennis' Resignation

The Board reviewed and accepted Ms. Dennis' resignation. They thanked her for her services.

On a motion from Ms. Rekar, seconded by Mr. Flores, the Board of Supervisors accepted Ms. Luanne Dennis' resignation for the Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Proposals to Remove Damaged Grand Oak Limb

The Board reviewed and considered two proposals to remove the damaged Gran Oak tree. After a brief discussion, they agreed to accept Arborist Aboard's proposal in the amount of \$2,250.00.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board of Supervisors accepted the Arborist Aboard proposal to remove the damaged Grand Oak tree in the amount of \$2,250.00 for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board. There were no questions at this time.

Ms. Savinon talked to the Board about residents not picking up their trash at the pavilion after having parties and asked if it is possible to start charging residents moving forward. The Board would like to add "Discussion of Pavilion Rules" to the next meeting agenda.

B. Deputy Report

The Board reviewed the deputy report.

The Board asked for a more detailed report moving forward.

C. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

It was noted that Pond 3D, across from the Clubhouse, is not improving. Mr. Riemensperger will continue to work on this and will report back to the Board once it is rectified.

D. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

Mr. Adams informed the Board that a resident voiced concerns regarding excess moss on the trees. The Board asked Mr. Rivera to have his crews pick up the moss when they can reach it.

The Board reviewed and considered a proposal for Coco Brown Mulch in the amount of \$32,800.00 from Juniper. They would like Mr. Adams to do more research and obtain more proposals. This was tabled to the next meeting.

E. District Counsel

Ms. Steinerts announced her resignation from Straley, Robin & Vericker and noted that Mr. Vivek Babar will be stepping in as District Counsel for the time being.

The Board would like District Counsel to track the zoning process for the new development next to Country Walk. Mr. Babbar will investigate and report back to the Board as soon as he has an update.

F. District Engineer

Mr. Brletic presented his report to the Board.

He mentioned that there is some vegetation on the pod area that needs to be removed and that he will work with Mr. Adams to get this resolved.

Mr. Brletic recommended giving the resident that has material in the conservation area 60 days before asking them to remove it.

G. District Manager

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

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on February 15, 2023, at 6:00 p.m.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on December 8, 2022**

Mr. Adams presented the Minutes of the Supervisors meeting held on December 8, 2022 to the Board.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board approved the Minutes from the Board of Supervisors Meeting on December 8, 2022, as amended, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for November 2022**

The Board was presented with the Operation and Maintenance Expenditures for October 2022 in the amount of \$285,440.16.

Ms. Rekar questioned why the District is paying for HBO Plus and HBO Max. The Board requested these items be removed.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for November 2022 in the amount of \$285,440.16 for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores is still working on proposals for Poop Stations near the soccer field. The Board would like a large trash can next to Red Culver for poop and trash.

Ms. Rekar asked to have a discussion about Holiday Decorations on the next agenda.

TENTH 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 Mr. Pagliuca, seconded by Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 8:40 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 10

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.countrywalkcdd.org

Operation and Maintenance Expenditures

December 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 57,320.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alfonso Flores	100127	AF120822	Board of Supervisor Meeting 12/08/2022	\$ 200.00
George O'Connor	100131	GO112922	Board of Supervisor Meeting 11/29/22	\$ 200.00
George O'Connor	100130	GO120822	Board of Supervisor Meeting 12/08/22	\$ 200.00
Jami Dock Rekar	100133	JR112922	Board of Supervisor Meeting 11/29/22	\$ 200.00
Jami Dock Rekar	100132	JR120822	Board of Supervisor Meeting 12/08/2022	\$ 200.00
Louis V Pagliuca	100135	LP112922	Board of Supervisor Meeting 11/29/22	\$ 200.00
Luanne Dennis	100137	LD112922	Board of Supervisor Meeting 11/29/22	\$ 200.00
Luanne Dennis	100136	LD120822	Board of Supervisor Meeting 12/08/22	\$ 200.00
Bliss Products and Services, Inc.	100128	23286	Playground Repairs 10/22	\$ 2,450.11
Catered by Vesh	100121	121722 - 3778	Deposit (30% of total) for Jingle Mingle 12/17/22 3778	\$ 903.75

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Catered by Vesh	100122	3778 BD	Balance Due - Jingle Mingle 12/17/22	\$ 2,108.75
Fitness Logic, Inc.	100129	55526	Replace Console - Upper PCA 12/22	\$ 473.30
Florida Department of Revenue	ACH	61-8015817296-8 11/22	Sales and Use Tax 11/22	\$ 42.47
Country Walk Debit Card 12/22	CW121922	CW121922	Country Walk Debit Card 12/22	\$ 1,914.97
Juniper Landscaping of Florida, LLC	100134	188864	Monthly Landscape Pest Control 11/22	\$ 180.25
Juniper Landscaping of Florida, LLC	100134	189193	Monthly Landscape & Irrigation Maintenance 12/22	\$ 13,441.50
Juniper Landscaping of Florida, LLC	100134	190542	Monthly Landscape Pest Control 12/22	\$ 180.25
Pasco Sheriff's Office	100138	1-10/5/2022-07864	Off Duty Detail 11/22	\$ 810.00
Poop 911	100139	6230987	Dog Park Waste Removal 11/22	\$ 309.99

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	INV0000073279	INV0000073279	District Management Fees 12/22	\$ 6,437.28
Rizzetta & Company, Inc.	100140	INV0000073366	Out of Pocket Expenses 11/22	\$ 88.13
Rizzetta & Company, Inc.	100145	INV0000073390	Amenity Management & Oversight/Personal Reimbursement 12/22	\$ 9,666.09
Santa Roger Caruso	100123	121822	Deposit (1/2 of Total) for Kids Winter Event 12/18/22	\$ 200.00
Security Lock Systems of Tampa, Inc	100141	1892	Monthly Maintenance Service for Monitoring System 12/22	\$ 324.21
Shauna Solomon	100124	121722	Performer for Jingle Mingle 12/17/22	\$ 600.00
Spectrum	ACH	048209801111322 AutoPay	30400 Country Point Blvd TV 11/22	\$ 307.93
Spectrum	ACH	048209801121322 Auto Draft	30400 Country Point Blvd TV 12/22	\$ 322.93
Spectrum	ACH	8337 13 062 0054538 12/22 Auto Draft	30400 Country Point Blvd TV 12/22	\$ 24.99
Steadfast Environmental, LLC	100146	SE-21732	Aquatic Maintenance 12/22	\$ 1,648.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	100142	22420	Legal Services 11/22	\$ 513.00
Strictly Entertainment Tampa	100125	121822 Strictly	Kidsmas event on 121822	\$ 1,300.00
Suncoast Pool Service, Inc.	100143	8838	Monthly Pool Maintenance 11/22	\$ 900.00
Times Publishing Company	100144	0000258071 11/20/22.	Account # 113773 Legal Advertising 11/20/22	\$ 193.00
Trinas Trains	100126	121822	Kidsmas Event Kiddie Train 12/18/22	\$ 700.00
United Building Maintenance, Inc.	100118	356	Cleaning Services 12/22	\$ 700.00
Waste Management Inc. of Florida	ACH	0803596-1568-1 AUTOPAY	Waste Disposal Services 12/22	\$ 68.96
Withlacoochee River Electric Cooperative, Inc.	ACH	10270434.55	Summary Billing 12/22	\$ <u>8,910.64</u>
Report Total				<u>\$ 57,320.50</u>