



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
April 13, 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

April 11, 2023

Board of Supervisors
Country Walk Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, April 13, 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. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Rizzetta District Manager Contract Addendum Tab 1
 - B. Consideration of Resumes for Open Seat Tab 2
 - C. **Consideration of Romaner Proposal for Monument Restoration Tab 3**
 - D. Discussion of Dog Waste Stations
 - E. Discussion on FY 2023-2024 Budget
- 5. STAFF REPORTS**
 - A. Review of Clubhouse Manager Report Tab 4
 1. Discussion of the Rentals, Pavilion Fees, Gym and Amenity Policies
 - B. Review of Deputy Report..... Tab 5
 - C. Aquatics Service Report
 1. Review of Steadfast Aquatics Report..... Tab 6
 - D. Landscape Inspections Specialist
 1. Review of Landscape Inspection Report..... Tab 7
 - E. Review of Juniper's Response to Landscape Inspection Report Tab 8
 1. Consideration of Maple Tree Removal Proposal Tab 9
 2. Consideration of Proposal for Landscaping in Pool Pump Area..... Tab 10
 3. Consideration of Proposal to Put Rocks in the Pool Pump Area..... Tab 11
 - F. District Counsel
 - G. **Review of District Engineer Report..... Tab 12**
 1. Update on Pool Project
 2. Update on Sidewalk Project
 3. Consideration of Pond Erosion Proposals..... Tab 13

- H. District Manager
 - 1. Review of the District Manager's Report & Monthly Financial Statement Tab 14
 - 2. Review of Open Items and Monthly Calendar Tab 15
- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on March 9, 2023 Tab 16
 - B. Consideration of Minutes of Board of Supervisors' Budget Workshop Meeting held on March 30, 2023..... Tab 17
 - C. Consideration of Operation and Maintenance Expenditures for February 2023.....Tab 18
- 7. **AUDIENCE COMMENTS**
- 8. **SUPERVISOR REQUESTS**
- 9. **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

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 9th day of February, 2023 (the “**Effective Date**”), by and between **Country Walk Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Section II – Additional Services** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Section II** to read as follows,

- Meetings: Extended meetings (beyond four (4) hours in length), continued meetings, special/additional meetings (not including the budget workshop);

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:**RIZZETTA & COMPANY, INC.**

BY: _____

PRINTED NAME: William J. RizzettaTITLE: President

DATE: _____

WITNESS: _____

Signature

Print Name**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____

Vice Chairman/Assistant Secretary
Board of Supervisors_____
Print Name

Tab 2



HEATHER HOWELL

BROKER ASSOCIATE

PROFILE

A creative and forward thinker that uses my analytical abilities to bring solutions to complex problems. Loyal and ambitious individual who thrives in environments where I can be challenged to excel. Builds and nurtures relationships to bring about successful outcomes.

SKILLS

Project Management
Facilitation/Training
Work Ethic
Leadership
Interpersonal
Learning Management System
Multiple Listing Service
Comparative Market Analysis
Microsoft Office

CONTACT

Wesley Chapel, FL 33543

T 813.728.2761

E hbhowell12@outlook.com

EXPERIENCE

SUNCOAST REALTY SOLUTIONS LLC, TAMPA

BROKER ASSOCIATE, 2017-PRESENT

Establish client trust with thorough written and verbal communication skills. Prepare comparative market analysis to advise clients regarding property market value for listing and/or purchasing decisions. Ability to timely manage real estate transactions using task prioritization from contract execution to closing. Research and leverage necessary real estate data to administer and retrieve information using the Multiple Listing Service.

PWC, TAMPA

SENIOR ASSOCIATE, 2008-2015

Learning Management System administrator and web builder responsible for the creation and implementation of various CPE courses and annual conferences with over a thousand attendees while managing hard deadlines. Coordinated and implemented data management training for overseas employees. Conducted registrar training for new hires and existing employees regarding the usage of numerous learning and development systems.

EDUCATION & AFFILIATIONS

LIBERTY UNIVERSITY

Bachelor of Science – Business Administration, GPA 3.52

DEPT. OF BUSINESS & PROFESSIONAL REGULATION

Real Estate Broker Sales Associate License, Present

GREATER TAMPA REALTORS

Association Membership, Present

Commercial Academy of Real Estate (C.A.R.E.), Present

Professional Development Committee, 2019

District 6 Leadership Institute, 2017

PASCO COUNTY SCHOOLS

District Vision and Success Plan Committee, Present

BLANK

Leon Jagdeo Mohan, Ph.D

4911 Diamonds Palm Loop

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EDUCATION

- 2007 **Ph.D.** **North Carolina State University**, Raleigh, NC
Parks, Recreation and Tourism Management
Dissertation Topic: An Examination of Variables Influencing the Travel Behavior of Professional Hockey Fans.
Chair: Dr. Larry Gustke
- 1997 **M.A** **North Carolina State University**, Raleigh, NC
Parks, Recreation and Tourism Management
Thesis Topic: Effect of Sport Programming on the Behavior of At-Risk Youth
Chair: Dr. Carolyn Love
- 1996 **B.A** **North Carolina State University**, Raleigh, NC
Political Science

PROFESSIONAL EXPERIENCE

- 2021 – present Full Professor, Sport Business, St. Leo University, St. Leo, FL
- 2015 – present Associate Professor, Sport Business, St. Leo University, St. Leo, FL
- Position Description:
 - Direct research agenda focusing on analyzing issues associated with marketing and community development associated with sport, recreation, and tourism management
 - Advise undergraduate students in the Sport Business program
 - Curriculum development and support recruiting efforts
 - Locate, secure, and supervise industry internships
 - Coordinate the COSMA self-study
 - Completed Academic Program Review for Sport Business
 - Teach on-ground undergraduate and online MBA classes including the following courses:
 - MBA: Sport Marketing
 - MBA: Sport Finance
 - MBA: Professional Development
 - Undergraduate: Sport Marketing

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- Undergraduate: Sport Finance
- Undergraduate: Professional Development Seminar
- Undergraduate: Legal Issues in Sport
- Undergraduate: Introduction to Sport Management

2013 – 2015

Assistant Professor and Coordinator of Sport Management Program, Department of Kinesiology, Texas A&M University, Corpus Christi, TX

- Position Description:
 - Direct research agenda focusing on analyzing issues associated with marketing and community development associated with sport, recreation, and tourism management
 - Advise graduate and undergraduate students within the Kinesiology department
 - Develop the Sport Administration On-line Master's program in accordance with COSMA standards
 - Revise the Sport Management Undergraduate curriculum to meet COSMA standards
 - Teach four courses per semester including graduate and undergraduate courses in the Kinesiology department including the following courses:
 - Managing Leisure Services
 - Sport Marketing
 - Legal Issues in Sport
 - Facilities Design – Planning in Sport
 - Sport Business Concepts – Graduate Level
 - Sport Finance – Graduate Level

2012-2013

Adjunct Instructor, Department of Parks, Recreation and Tourism Management, North Carolina State University, Raleigh, NC

- Position Description:
 - Advise undergraduate students within the Parks, Recreation and Tourism Management department
 - Teach three courses per semester including the following:
 - Analysis and Evaluation in Parks, Recreation, and Tourism
 - Senior Seminar in Sport Management

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2008-2012

Visiting Assistant Professor, School of Business, North Carolina Central University, Durham, NC

- Position Description:
 - Advise undergraduate students within the Physical Education and Recreation department and Hospitality and Tourism Management department
 - Direct research agenda focusing on analyzing issues associated with community development associated with sport, recreation, and tourism management
 - Teach three courses per semester including the following
 - Introduction to Sport Management
 - Financial Management in Parks, Recreation, Sport, Fitness and Leisure Service Organizations
 - Leadership in Recreation
 - Sport Marketing
 - Supervision and Management of Parks, Recreation and Leisure Service Agencies
 - Finance Management in Sport (Graduate)
 - Administration, Policies, and Procedures in Athletic Organizations (Graduate)
 - Hospitality Marketing
 - Conventions and Event Planning
 - Travel and Tourism Policy and Planning
 - Work Experience I (on-line)
 - ON-LINE COURSES
 - Supervision and Management of Parks, Recreation and Leisure Service Agencies
 - Finance Management in Sport – Graduate Level

2007

Academic Advisor, Department of Parks, Recreation and Tourism Management, North Carolina State University, Raleigh, NC

- Position Description:
 - Advise 300 undergraduate students with routine academic advising
 - Planned and organized various recruitment and retention activities.

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- 2005-2008 Adjunct Lecturer, Department of Parks, Recreation and Tourism Management, North Carolina State University, Raleigh, NC
- Position Description:
 - Teach courses as an adjunct on an as per needed basis in the Parks, Recreation and Tourism Management department. Courses taught include:
 - Writing and Speaking in Sports Organizations
 - Introduction to Sport Management
 - Introduction to Parks, Recreation and Tourism Management
- 2004-2011 Consultant, North Carolina Department of Juvenile Justice and Delinquency Prevention, Raleigh, NC
- Worked on the development of a therapeutic program for students served by the department.
 - Evaluated and analyzed risk of self-injury by students from a facilities perspective.
 - Developed relationships with various community agencies within the state to ensure an ease of transition into the community upon release from Juvenile Justice facilities.
 - Implemented a recreation program incorporated into the therapeutic program for students served by the department.
 - Effect a positive change in the lives of students by engaging in a mentorship relationship.
- 2001-2004 Trips and Excursions Specialist, Maryland National Capital Park and Planning Commission, Fort Washington, MD
- Transformed a non-revenue generating trips and excursions program into a top- performing program in terms of participation and revenue production.
 - Initiated various programs to increase physical activities among residents specifically youth and mature adults.
 - Coordinated summer camp trips to Kings Dominion and Six Flags Amusement Parks.
 - Served on the committee representing the Department in the destination's effort to secure the 2012 Olympic bid.
- 2000-2001 Community Center Supervisor, Raleigh Parks and Recreation Department, Raleigh, NC
- Directed the operations of a community center including staff, volunteers, and coaches.
 - Coach boys and girls ages 5-18 in various sports

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- Mentored youth and provided a positive role model especially to at-risk youth in underserved communities.
- Developed an afterschool program focused on the educational development of students, specifically at-risk youth. Focus on reading, writing and math skills.
- Coordinated and administered the citywide Fall Baseball program.
- Worked closely with community leaders to develop programs to improve participation at the community center.

1997-2000

Assistant to Director of Scouting and Player Development, Montreal Expos Baseball Club, Jupiter, FL

- Analyzed and evaluated players.
- Coordinated all player information, deadlines, and contracts for the 1998 June Amateur Draft.
- Coordinated all of the logistics for spring training travel.
- Developed a database for monitoring and tracking player progression through the minor league system.
- Monitored signing bonus disbursements of minor league players.
- Analyzed player statistical information.
- Served as the General Manager for the Gulf Coast Expos.

1995-1997

Research Assistant, Center for the Prevention of School Violence

- Surveyed the design, landscape and procedures of schools across North Carolina to ensure the safety of students.
- Researched and analyzed safety measures taken by school systems across the United States in the aftermath of Columbine.
- Present and promote the importance of School Resource Officers to school systems across North Carolina.
- Member of a team including law enforcement, professors, and school system professionals that developed a policies and procedures manual focused on the safety of students and school personnel. Manual adopted across a majority of school systems in North Carolina.

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PUBLICATIONS

Published

Williamson, D.J., Mohan, L.J., (May, 2021). *Gamification and training employees in the sport and hospitality industry*. Presentation at the Global Conference on Services and Retail Management

Williamson, D., Mohan, L., West, J.P., (2020). An analysis of the interrelationship between fandom, locale perception, and fan investment. *Tourism and Hospitality (Under Review)*.

Williamson, D., Courtley-Todd, L., Mohan, L., Caucci, S. (2021). *Using gamification in the hospitality and service industry; Train, retain and motivate*. Hospitality & Tourism Information Technology Textbook.

Mohan, L. (2020). Image Influence Based on a Hallmark Event. *International Journal of Research*, 8(9), pp. 296-304.

Mohan, L., Williamson, D., West, J. (2020). Youth Sport Participation as a Result of Social Identity Theory. *International Journal of Sport, Exercise and Physical Education*, 1(2), pp. 13-18.

Williamson, D.J., Mohan, L., Thomas, L., West, J.P., (2019). Managing Generational Differences in the Sport Industry: Perspectives from the Front Office. *International Journal of Business Management and Commerce*, 4(2), pp. 16-32.

Mohan, L. J. (2018) Forces Attracting Fans to Collegiate Sporting Events. *International Journal of Arts and Science Conference* 8(2), pp. 535-546.

Mohan, L.J., Williamson, D.J., Thomas, L. (2018) The impact of generational differences among working professionals in sport. *International Journal of Physical Education, Sports and Health*, 5(2), pp. 217-223.

Williamson, D.J. and Mohan, L. (2017). Sport Business Industry Overview: Support and Entrepreneurial Careers. Classroom Experiential Learning Exercise: Marketing/Event Class Project. In S.B Foster and J E. Dollar (Ed.), *Experiential Learning in Sport Management: Internships and Beyond, 2ND Edition* (pp.123)I. Morgantown, WV:FiT Publishing

Mohan, L. and Williamson, D. (2016) An Examination of Distance and the Relative Effect on Travel Behavior on Water Sports Tourists. *International Journal of Sport Studies*. Vol., 6 (11), 651-658.

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Mohan, L. (2014). Race and Its Impact on Youth Sport Choice Behavior. *International Journal of Sport Studies*. Vol., 4 (11), 1309-1316.

Thomas, L., Wilborn, L., Mohan, L., and Goldman, S. (2013). Factors Influencing the Tipping Practices of African American Business Students. *Journal of Tourism and Hospitality*, S9(2).

Mohan, L. and Thomas, L. (2012). The Effect of Identification on Attendance at Team Sporting Events. *Event Management*, 16(4): pp. 341-349.

Mohan, L. and Thomas, L. (2012). Impact of Perceived Distance on Attendance and Team Sporting Events. *Annals of Leisure Research*, 15(3): pp. 296-309.

Mohan, L (2010). Effect of Destination Image on Team Sporting Events. *Tourism and Hospitality Research*, 10(3): pp. 157-170.

Technical Reports

Mohan, L (2013). 2013 Corpus Christi Hooks operations evaluation report. Report Issued to Corpus Christi Hooks, Corpus Christi, TX.

Mohan, L (2013). Evaluation of leisure services offerings based on community resources. Report Issued to Corpus Christi Parks and Recreation, Corpus Christi, TX.

Mohan, L (2012). 2012 North Carolina Central University homecoming visitor satisfaction report. Report Issued to North Carolina Central Athletic Department Durham, NC.

Mohan, L (2011). Carolina Mudcats marketing analysis. Report Issued to Carolina Mudcats, Zebulon, NC.

Mohan, L (2011). Durham Blues Festival impact study. Report Issued to Durham Convention and Visitors Bureau, Durham, NC.

Brothers, G., Gustke, L., and Mohan, L. (2008). Destination marketing analysis. Report Issued to Lexington Economic Development Commission, Lexington, NC.

Brothers, G., Gustke, L. and Mohan, L. (2007). Pinehurst marketing strategy and visitor services report, Report Issued to Pinehurst Destination Management Organization, Pinehurst, NC.

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RESEARCH ACTIVITY – EXTERNAL ORGANIZATIONS

- | | |
|-------------|---|
| 2013 - 2014 | <p><u>Co-Investigator</u>, Amateur Sports Visitor Impact - Amateur Athletic Union</p> <ul style="list-style-type: none">• Analysis of visitor (organizers, parents, and coaches) expenditure at visiting destinations.• Evaluation of effect destination image in visitor (organizers, parents, and coaches) travel behavior.• Examination of visitor (organizers, parents, and coaches) activities pre and post event. |
| 2011- 2012 | <p><u>Co-Investigator</u>, North Carolina Central University Homecoming Visitor Satisfaction</p> <ul style="list-style-type: none">• Longitudinal examination of visitor (alumni, students, faculty and other attendees) satisfaction with homecoming festivities.• Analysis of visitation expenditures and activities.• Evaluation of marketing strategies aimed at increasing attendance and expenditures at homecoming. |
| 2011 | <p><u>Co-Investigator</u>, Durham Blues Festival Impact Study</p> <ul style="list-style-type: none">• Analysis of visitor satisfaction, attendance, activities, and expenditures. |
| 2007-2008 | <p><u>Co-Investigator</u>, Lexington Tourism Authority</p> <ul style="list-style-type: none">• Examination and evaluation of current marketing strategies aimed at increasing the number of visitors for purpose of sport and tourism related activities.• Identification of Lexington and Davidson County as a sense of place for the region and recommendation of how that sense of place should be included in the positioning strategy for the area.• Recommendation and implementation of a tracking system for inquiries.• Recommendation and setup of attraction and amenities mechanisms to identify impact of marketing efforts on attractions.• Identification of Rev Par for lodging and COI and ROI for inquiry or promotion program investments.• Recommendation and demonstration of how to measure the satisfaction of visitors with the visit to the area. |

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- Monitored and assisted the area Chamber of Commerce in implementing the tracking and measurement programs.

2007

Co-Investigator, Pinehurst-Aberdeen-Southern Pines

- Examination of variables influencing visitation to Pinehurst-Aberdeen-Southern Pines area.
- Recommendation for improvement of visitor services.
- Recommendation of various marketing strategies to increase visitation.

2004-2007

Graduate Research Assistant, North Carolina Division of Film, Tourism, and Sport Development

- Part of the Cooperative Center on Tourism Research
- 2nd stage in the Development of Travel Tracker
- Research on sport tourism activity across the state of North Carolina

GRANTS

2014

Provost's Innovation Grant. Submitted April 2014 - \$20,000.
Not Funded

CONFERENCE PRESENTATIONS

Refereed Presentations with Published Abstracts

Williamson, D.J., Mohan, L.J., (May 2021). Using Gamification in the Hospitality and Service Industry; Train, Retain and Motivate. Presentation at the Global Conference on Services and Retail Management (GLOSERV). Online

Mohan, L. J., Williamson, D. J., and Little, J. (May 2020). Social Identity, Environmental and External Factors; Do They Affect Youth Sport Participation? Presentation at 20th Annual International Conference on Sports: Economic, Management, Marketing & Social Aspects. Athens, Greece. **(not attended due to Covid)**

Williamson, D.J., Mohan, L.J., (April, 2020). Using Gamification in the Hospitality and Service Industry; Train, Retain and Motivate. Presentation at the Global Conference on Services and Retail Management (GLOSERV). Naples, Italy **(not attended due to Covid)**

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Williamson, D.J., Mohan, L.J., (April, 2020). Communication within the Front Office of Sport Properties; Do Generational Differences exist? Presentation at the International Association for Communication and Sport (IACS) Summit. St. Petersburg, FL. (**not attended due to Covid**)

Williamson, D.J., Mohan, L.J., (February, 2020). Work Life Balance in the Sport Industry; Does it Exist? Presentation at Stadium Manager's Association Conference. Phoenix, AZ

(Poster) Thomas, L., Mohan, L., Williamson, D., and Wilborn, L. (2019). Millenials: Are they ready to take on the tipping mantel? Annual ICHRIE Summer Conference & Marketplace in New Orleans, Louisiana.

Mohan, L.J., Thomas, L., Williamson, D.J., (August 2019). Collaborative Team Teaching in Sport Business and Hospitality Management Programs. Presentation at the Lilly Conference on Designing Effective Teaching. Ashville, NC.

Thomas, L., Wilborn, L., Mohan, L.J., Williamson, D.J. (March 2019). Millenials: The Next Generation of Tippers. Presentation at the International Council on Hotel, Restaurant, and Institutional Education Conference. Sarasota, FL.

Williamson, D.J., Smucker, M., Mohan, L. (February 2019). The impact of season ticket benefits on season ticket member satisfaction: a qualitative case study. Presentation at the Global Sport Business Association Conference. Caribbean.

Williamson, D.J., Mohan, L.J., (February 2019). Green or Not? The changing perspective of Sport Food Concession. Presentation at the Stadium Managers Association Conference. Ft. Lauderdale, FL.

Mohan, L. J., Williamson, D.W. (January 2019). Turning Senior Seminar into an Experiential Learning Environment. Presentation at the Lilly Conference on College and University Teaching. Austin, TX.

Mohan, L. J. (September 2018) Forces Attracting Fans to Collegiate Sporting Events. Presentation at the International Journal of Arts and Science Conference. Rome Italy.

Mohan, L.J., Williamson, D.W., Thomas, L., (February 2018) Grooming the next generation through experiential learning. Presentation at the Global Sport Business Association Conference. Caribbean.

Williamson, D.W., Mohan, L.J. (April 2018) Engagement with A University's Athletic Department Through Experiential Learning at the Alliance for Sport Business Conference. Tulsa, OK.

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Williamson, D.J., Butler, B.N., Mohan, L.J. (February 2018). The sunshine state and sustainability efforts; a glance at Florida's major athletic facilities. Presentation at the Stadium Managers Association Conference. San Diego, CA.

Mohan, L., Williamson, D., and Thomas, L. (2017). Relationship of Sporting Events and Visitor Perceptions on Visitation Intention to a Coastal Community. (Presented at Sport Management Australia New Zealand Conference on 11/29-12/1 in Gold Coast Australia).

Mohan, L., Williamson, D., and MyKleby, E. (2017). *"Bringing the Classroom to the Field: Examples of Experiential Learning."* (Presented at Commission on Sport Management Accreditation).

Williamson, D., Mohan, L., and Hatlem, P. (2017). *"Continued efforts to create a home team advantage: Policies for Season Ticket holders"*(Presented at Global Sports Business Association Conference)

Mohan, L, Williamson, D., and Hatlem, P. (2017) *"Top Athletes Withdraw from Olympics Trend or Aberration?"* (Presented at Global Sports Business Association Conference).

Mohan, L. and Williamson, D. (2016)*"An Event Influence on Destination Image and Travel Decision of Water-Based Sport Tourists"* (Presented at Seventh International Conference on Sport and Society and the Sport and Society).

Carney, S., Foster, S., Hatlem, P., Holcomb, J., Mohan, L., and Williamson, D. (2016). *"Using Technology to Facilitate Active Learning: Four Examples"* (Presented at Commission on Sport Management Accreditation).

Williamson, D., Gold, D., and Mohan, L. (2016). *"Hometown advantage; What extremes will the front office take?"* (Presented at Global Sports Business Association Conference).

Melrose, D., Mohan, L. and Johnson, J. (2015). *"No Difference in Dominant vs. Non-Dominant Leg Bone Density Bone Mineral Content, and Body Composition in NCAA Division 1 Female Soccer Players"* (Presented at 2015 National Strength and Conditioning Association Conference).

8th International Conference on Sports: Economic, Management, Marketing & Social Aspects: Athens, Greece. (July 2008)

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- Mohan, L. *"Influence of Destination Image on Professional Sports Fans' Travel Behavior."*

Southeast Tourism Society: Biloxi, MS (Nov 2005)

- Mohan, L. *"Discussion on North Carolina Travel Tracker"*

Attendance

2020	Stadium Manager's Association Conference. Phoenix, AZ (February)
2019	Lilly Conference on Designing Effective Teaching. Ashville, NC (August)
	Lilly Conference on College and University Teaching. Austin, TX
2018	2018 NHL All-Star Declaration of Principles Summit / Tampa, FL
	International Journal of Arts and Science Conference. Rome Italy. (September)
	Global Sport Business Association Conference / Western Caribbean / (March)
	Commission on Sport Management Accreditation Jacksonville, FL (February)
2017	Sport Management Australia New Zealand Conference in Gold Coast Australia (November)
	Commission on Sport Management Accreditation Tampa, FL (February)
	Global Sports Business Association Conference (February)
2016	Florida State University Sport Management Conference Lead Students Tallahassee, FL
	Seventh International Conference on Sport and Society and the Sport and Society (June)
	Major League Baseball Winter Meetings

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University Representative – Booth Sponsorship Baltimore, MD
(December)

Commission on Sport Management Accreditation (February)

Global Sports Business Association Conference (February)

2015 National Strength and Conditioning Association Conference
(September)

2014 North American Society for Sport Management Conference:
Attendee Pittsburgh, PA

Texas Recreation and Parks Society Conference,
Lead Students Corpus Christi, TX

2011 Black Exchange Executive Program Leadership Conference,
Lead Students Orlando, FL

NC Governor's Conference on Tourism:
Attendee Asheville, NC

2011 Business Showcase
Lead Students Charlotte, NC

2010 North American Society for Sport Management Conference:
Attendee Tampa, FL

2008 National Recreation and Parks Association:
Attendee Baltimore, MD

2007 Travel and Tourism Research Association Conference:
Presenter New Orleans, LA

GUEST LECTURES

North Carolina State University

PRT 477 Senior Seminar (Spring 2013)

PRT 266 Introduction to Sport Management (Fall 2012)

PRT 286 Writing and Speaking in Sports Organizations (Spring 2012)

Leon Jagdeo Mohan, Ph.D

4911 Diamonds Palm Loop

Wesley Chapel, FL 33543

(919) 791-7820

Leon.mohan@saintleo.edu

North Carolina Central University

RECR 3900 Financial Management in Parks, Recreation, Sport, Fitness and Leisure Service Organizations (Spring 2012, Spring 2012)

RECR 3800 Research Methods in Recreation (Fall 2012, Fall 2011, Fall 2010)

MGT 3700 Organizational Behavior (Spring 2012)

MKT 4650 Marketing Research (Spring 2013, Spring 2012, Spring 2011)

PROFESSIONAL ASSOCIATION PARTICIPATION

Membership

COSMA (2016-2019)

Global Sport Business Association (2016-2019)

Sport Management Australia New Zealand (2017-2018)

Sport Marketing Association (2016-2018)

Sport and Society (2016-2018)

North American Society for Sport Management (2009 – 2011; 2014; 2016-2019)

National Society of Minorities in Hospitality (2010-2012)

National Recreation and Park Association (2008-2010)

North Carolina Recreation and Park Association (2008-2010)

American Alliance for Health, Physical education, Recreation, and Dance (2008 – 2010)

MENTORING AND GRADUATE COMMITTEES

2018

PhD: Committee Member

- DaSilva, Anthony: *“Leadership Through the Lens of Gratitude on the Relationship Between Perceived Transformational Leadership and Occupational Stress”*

2011

Master’s: Committee Member

- Wilson, Kevin: *“Students’ Awareness and Perceptions of Athletic Fees at North Carolina Central University.”*

2010

Master’s: Committee Member

- McNeil, Isaac: *“An Evaluation of the Differences in Self Concept of NCAA Student-Athletes and Recreational Sports Athletes at North Carolina Central University.”*

2009

Master’s: Committee Member

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- Allen, Christopher: "*The Effect of Parental Involvement in Youth Sports Participation and Performance.*"

PROFESSIONAL SERVICE

Interview

2017 Issue Facing Major League Baseball (Wallethub)

Editorial Board

2016 Advanced Theory and Practice in Sport Marketing 3ed. Routledge Books
(Textbook Reviewer)

2014 Journal of Sports Management and Commercialization
(Associate Editor)

2014 The Sustainability Collection
(Associate Editor)

2014 Journal of Tourism and Recreation

2008-2011 The Cyber Journal of Applied Leisure and Recreation Research

SERVICE

Community

2013–2015 Coach Little League Baseball, Corpus Christi, TX

Mentor/Teacher: Women's Shelter of South Texas,
Corpus Christi, TX

2009-2010 Halifax School System Shadowing Partnership

- Developing an ongoing partnership with Halifax County School System, Carolina Hurricanes, North Carolina State University, and North Carolina Central University to provide mentoring to over 1,000 students in Halifax County.

Leon Jagdeo Mohan, Ph.D

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Wesley Chapel, FL 33543
(919) 791-7820
Leon.mohan@saintleo.edu

- 2009 Unity in the Community
- One of the organizers of the *Unity in the Community* event held at North Carolina Central University. This event in partnership with the City of Durham was held primarily to bring awareness to individuals with disabilities as well as services available to them.
- 2006-2012 Mentor, North Carolina Department of Juvenile Justice and Delinquency Prevention
- Mentor to incarcerated youth
- 2005 Guest Speaker, Secretary's Youth Leadership Academy
- Discussion on Leadership and Team Building to incarcerated juveniles.
- 2004 Presenter, North Carolina Department of Juvenile Justice and Delinquency Prevention
- Presentation on the Benefits of Recreational Activities to Juveniles.

University

- 2020-21 University Transition Team
- 2020-23 New Faculty Mentor
- 2020-21 Academic Affairs Council
- 2019-21 MBA Program Committee
- 2019-21 Academic Program Review Coach
- 2019-20 Faculty Development Presentation on Plagiarism
- 2019-21 Graduate Academic Standards Committee – Chair, Saint Leo University
- 2018-21 Faculty Athletic Mentor, Saint Leo University
- 2018-19 Catholic Identity Advisory Committee, Saint Leo University
- 2018-19 Quality Assessment Committee, Saint Leo University

Leon Jagdeo Mohan, Ph.D

4911 Diamonds Palm Loop

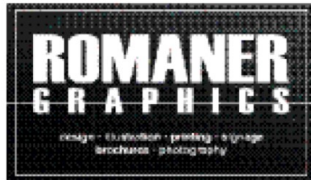
Wesley Chapel, FL 33543

(919) 791-7820

Leon.mohan@saintleo.edu

2018-19	International Business Conference Committee Chair, Saint Leo University
2018-19	Academic Program Review, Saint Leo University
2015-19	Coordinator, COSMA Accreditation, Saint Leo University
2017-18	Department Representative for Assessment, Saint Leo University
2013-15	University Academic Integrity Committee, Texas A&M University, Corpus Christi
2013-15	Intercollegiate Athletic Council, Texas A&M University, Corpus Christi
2013-15	Athletics Budget and Operations Sub-committee, Texas A&M University, Corpus Christi
2014-15	Kinesiology Department Chair Search Committee, Texas A&M University, Corpus Christi
2013-14	Motor Learning/Pedagogy Assistant Professor Search Committee, Texas A&M University, Corpus Christi
2013-14	Advisor, TAMUCC Soccer Club, Texas A&M University, Corpus Christi
2013-14	Athletic Training Selection Committee, Texas A&M University, Corpus Christi
2011-12	Recruitment and Retention Committee, North Carolina Central University
2009-11	Curriculum Committee, North Carolina Central University
2009-11	Graduate Committee, North Carolina Central University
2009-11	Evaluation Committee, North Carolina Central University

Tab 3



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: Country Walk _____
DATE: 4/11/23 _____

QUOTE: Country Walk entry monument - double sided:
Restore and damaged areas. Faux paint background color. Paint letters metallic gold.

TOTAL (both sides): \$3,500.00

Thank You: Romaner Graphics

Tab 4

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: March 2023

- Contacted Alliance Fire & Safety for the replacement of the fire extinguisher at the pool bar. Invoice emailed to DM.
- Emailed March's community newsletter.
- Requested a proposal from Poop 911 for 4 more stations in the community.
- 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.
- Replaced the inoperative TV in the fitness room.
- Contacted DCSI regarding 2 malfunctioning card readers. Submitted quote to DM.
- Received invoice from Holiga Glass and Mirror for the replacement of the broken mirror in the fitness room. Submitted to DM
- Emailed March's CDD Budget workshop meeting flyer to the community.
- Contacted DCSI regarding 2 cameras in fitness room and add higher resolution to the pool bar camera. Awaiting proposal
- Submitted footage of vandalism to Sheriff's office.
- Contacted Harris Graphics regarding the replacements of our fitness room outdoor sign and updating the signs that are on clubhouse doors. Awaiting on proposal.
- Contacted DM and the PM regarding the standing water at the pool pumps.
- Contacted Juniper regarding irrigation at the pool pumps.
- Requested estimate for new pool furniture from The Pool Works. Pending
- Requested estimate from Romanor Graphics. Pending
- Replaced Tennis court squeegee roller.
- Continued preparation for our Easter Event.
- Logged and reported all potholes in and around the community. Reported to Pasco County Customer Service (periodically).
- Reserved food truck for Easter Event
- Reserved food truck for Community Garage sale.



Rizzetta & Company

- Placed classified ad in the Laker, advertising community yard sale April 15th
- Added new pool bathroom mats.
- Weekly hose-down was performed on tennis courts due to bird droppings (the court was blown, scrubbed, and scuffed) Weekly.
- Filled in holes at dog park dug up by large and small breeds (periodically)
- Continued drafting employee's schedule for April.
- Continued drafting community newsletter for April.
- Playground safety inspection performed for the month of March
- Emailed May off duty calendar to PCSO
- Investigated incident at the Pavilion.

Maintenance Accomplishments

- Began painting women's pool bathroom. (on-going project)
- Removed old TV from fitness room.
- Installed new TV in fitness room
- Completed paint job in women's pool bathroom.
- Completed painting the floor in the women's pool bathroom.
- Began painting the ceiling in the men's pool bathroom.
- Cleaned metal sconce located in the men's bathroom.
- Remounted trash bin located in the small dog park.
- Began measuring and fitting vinyl baseboard in ladies pool bathroom
- Continued on baseboard in the ladies bathroom
- Completed painting the ceiling in the men's pool bathroom.
- Removed old adhesive from base board in the men's bathroom.
- Prepped the men's bathroom for painting.
- Working on fixing light fixture at the pool bar
- Continued on baseboard in the ladies bathroom.
- Completed painting the ceiling in the men's pool bathroom.
- Prepped the men's bathroom for painting.
- Worked on fixing light fixture at the pool bar. Needs new ballast.
- Pulled roots from playground.
- Installed motion sensor light switch in the ladies' pool bathroom.
- Completed painting the men's pool bathroom.



Rizzetta & Company

Projected Maintenance Projects:

- 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 floor.
- Community Poop stations pending relocation
- Repainting parking lot lines. Lines are fading.

Projected Projects:

- Resurfacing, retiling and installing a heater at the family pool- in progress
- Replacing the lap and recreational pools with all new furniture.

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:

- A playground safety inspection was performed on March 28th.

Facilities Usage:

- Country Walk CDD met in the clubhouse lobby on March 9th, 6:30pm.
- Country Walk CDD budget meeting met in the clubhouse lobby on March 30th, 6pm
- Soccer Shots ran soccer clinics every Tuesday evening throughout March.
- 5 Private party held in the clubhouse.
- 2 Private parties held at the pavilion.
- Mahjong Group Wednesday 6pm- 8:30pm
- Adult Meetup every Thursday 11:30am- 2pm [Mahjong Group 6:00pm - 8:30pm](#)



Rizzetta & Company

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:

- More poop stations throughout the community.



Rizzetta & Company

Tab 5

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 : Shane Hughes
Date of Work : 03/31/2023

Event Number : 202318812
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:

Upon arrival, I checked with clubhouse staff who advised there were not any issues to report in the community. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. I monitored the patrol radio and did not hear any calls for service being dispatched to the community.

Should you have any questions please contact 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: Pasco Sheriffs office
Report Sent To: Regina trani
Employee Reporting : Delia Magana
Date of Work : 3/28/23

Event Number : 2023181563
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 :
N/A

Please document a detailed Narrative of events that took place during your detail:
security at neighborhood, pool, amenities

Should you have any questions please contact 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 : Shane Hughes
Date of Work : 03/22/2023

Event Number : 2023168257
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:

Upon arrival, I checked with clubhouse staff who advised there were not any issues to report in the community. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. I monitored the patrol radio and did not hear any calls for service being dispatched to the community. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello 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: .

Report Sent To: Counrty Walk

Employee Reporting : Shane Hughes

Date of Work : 03/16/2023

Event Number : 2023156296

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:

Upon arrival, I checked with clubhouse staff who advised there were not any issues. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. Tampa Police followed a vehicle into the community that committed a crime in their jurisdiction. Our patrol deputies assisted taking the individual in custody (2023156557). There were no major incidents during my tour of duty.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello 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 : 3/13/2023

Event Number : 2023150029

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: 2

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:

At start of the detail I made contact with the clubhouse staff. I proceeded to patrol the community, but often came back to the clubhouse/pool area. I asked a couple in a car to leave after the amenities were closed. I spent about half the time conducting traffic enforcement. I stopped one resident for speeding 47 in the 30mph zone, and they were issued a citation. I monitored street parking, and most violators were temporary and moved on their own. No other problems were reported or observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

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 : Hailey Smith

Date of Work : 03/10/2023

Event Number : 2023144015

Arrival Time : 17:00

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 1
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
Written warnings and verbal warnings given.

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

I wrote 1 citation to a citizen for being illegally parked, due to it being her 2nd offense within a week. I gave multiple other citizens verbal and written warnings due to them not having previous encounters with illegal parking. These citizens moved their vehicles out of the roadway. I also provided security at the clubhouse and patrolled all streets within the community. I did not observe any suspicious activity while patrolling.

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: 2023137206

Report Sent To: Country Walk

Employee Reporting : Country Walk

Date of Work : 03/07/2023

Event Number : 2023137206

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 :
0

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

I am aware of issues in the community from reading the detail sheet. I checked with clubhouse staff and I was advised of previous vandalism in the area of the clubhouse. I conducted sporadic checks of the area. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. I monitored the patrol radio there were no calls for service. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello 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 : 3/4/2023

Event Number : 2023130738

Arrival Time : 1700

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 13

Amount of time running radar: 0

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

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

DID NOT SEE THE SUSPICIOUS MALE WITH THE BICYCLE THAT I WAS INFORMED ABOUT. CITATIONS: 30651 PUMPKIN RIDGE DR, GPLU54, CITATION#51126, EVENT#2023130894 30542 PECAN VALLEY LP, CB6405, CITATION#51128, EVENT#2023130937 4827 ROLLING GREENE DR, AV19XB, CITATION#51129, EVENT#2023130953 4908 ROLLING GREENE DR, DLCD28, CITATION#51130, EVENT#2023130971 4823 BUTLER NATIONAL DR, LNTQ10, CITATION#51131, EVENT#2023131046 4711 SHOAL CREEK CT, Y40QVD, CITATION#51132, EVENT#2023131054 30912 WHITE BIRD AVE, 47DDZS, CITATION# 51133, EVENT#2023131159 4305 OLD WAVERLY CT, NDJL91, CITATION# 51134, EVENT#2023131179 30704 WHITE BIRD AVE, QDMD94, CITATION# 51135, EVENT#2023131236 30718 WHITE BIRD AVE, AI09UP, CITATION# 51136, EVENT#2023131268 30718 WHITE BIRD AVE, Y738RL, CITATION# 51137, EVENT#2023131272 4803 ROLLING GREENE DR, JYJE36, CITATION#51138, EVENT#2023131333 4827 ROLLING GREENE DR, CYBR2, CITATION#51139, EVENT#2023131352 WARNINGS: 6

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: PASCO SHERIFFS OFFICE

Report Sent To: COUNTRY WALK

Employee Reporting : J KEENE 5802

Date of Work : 3/1/23

Event Number : 2023124423
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:

Upon arrival I made contact with staff inside of the clubhouse. I conducted patrols within the community and maintained a highly visible position throughout the detail. I did not observe any traffic violations or signs of suspicious activity. No calls for service occurred within the community throughout the detail. I patrolled the amenities and did not observe any trespassers

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 6



Country Walk CDD Aquatics

Inspection Date:

4/5/2023 3:28 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3D

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Minor amounts of Sylvania still present around the perimeter. Pennywort is present along shoreline as well. Routine maintenance and monitoring will occur here.

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

SITE: 3B

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Pond appears to be in excellent condition. Minor erosion issues on northern bank.

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

Inspection Report

SITE: 27B

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Algae has cleared up tremendously since last report. Algae that is still present is in a state of decay. Minor amounts of shoreline grasses are present. Technician will continue to target these nuisance species during future events.

<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 checked="" 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 5A

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. No major algae growth observed. Expose bank is allowing for shoreline grasses to grow. Routine maintenance and monitoring will occur here.

<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
<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"/> Other:

Inspection Report

SITE: 31

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



Comments:

Water level in pond is low. No major algae growth observed. Shoreline grasses are present in minor amounts. Pond is in excellent condition overall.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	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	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 3C

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



Comments:

Pond is in excellent condition. Only nuisance species observed was Torpedo grass around the perimeter in minimal amounts.

<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:		

Inspection Report

SITE: 8A

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water lettuce that was previously present in pond is now completely cleared up. Subsurface algae is present throughout, but nothing out of the ordinary. Technician will continue to routinely treat and monitor this pond.

<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>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<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:	

SITE: 8B

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Main nuisance vegetation in this pond are grasses on the shoreline and in center island. Many of these grasses have been treated recently and are decaying. Technician will continue to treat this pond accordingly to keep these grasses under control.

<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 type="checkbox"/> Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

Inspection Report

SITE: 8C

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Subsurface algae is still present around the perimeter in minor amounts. The exposed bank consists of some shoreline grasses. Technician will target these areas during next visit.

<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 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:	

SITE: 21A

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. No major algae growth observed. Minor amounts of Torpedo grass were observed along the shoreline. Routine maintenance and monitoring will occur here.

<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 April, the changing weather has rapidly shifted the conditions affecting the Country Walk ponds. Increasingly warmer temperatures are now the norm (high 80's low 90's). The lack of significant rain has slowed growth in all areas, though this has also decreased decay times for treated material. Residents may notice this sticks around longer between treatment events, this is a direct result of the current weather.

The battle against the algae will continue until we see some more frequent rain events. Once the rain returns, water levels will rise and algae will be cleared out much easier. Technicians will continue on with routine treatment and make as much headway as possible. Luckily, most of the Country Walk ponds are staying resistant against any serious algal blooms.

Most ponds were in great or excellent condition on this most recent visit. Nuisance grasses were noted at multiple sites and will continue to be treated accordingly. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth. Algae is the main enemy at this time of year, with lowered water levels and sudden increase in temperature. As stated above, fortunately there haven't been any significant algal blooms in the Country Walk ponds. This is a sign that our treatment efforts are paying off, and will allow technicians to make progress on other nuisance vegetation.

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.

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

Thank you for choosing Steadfast Environmental!

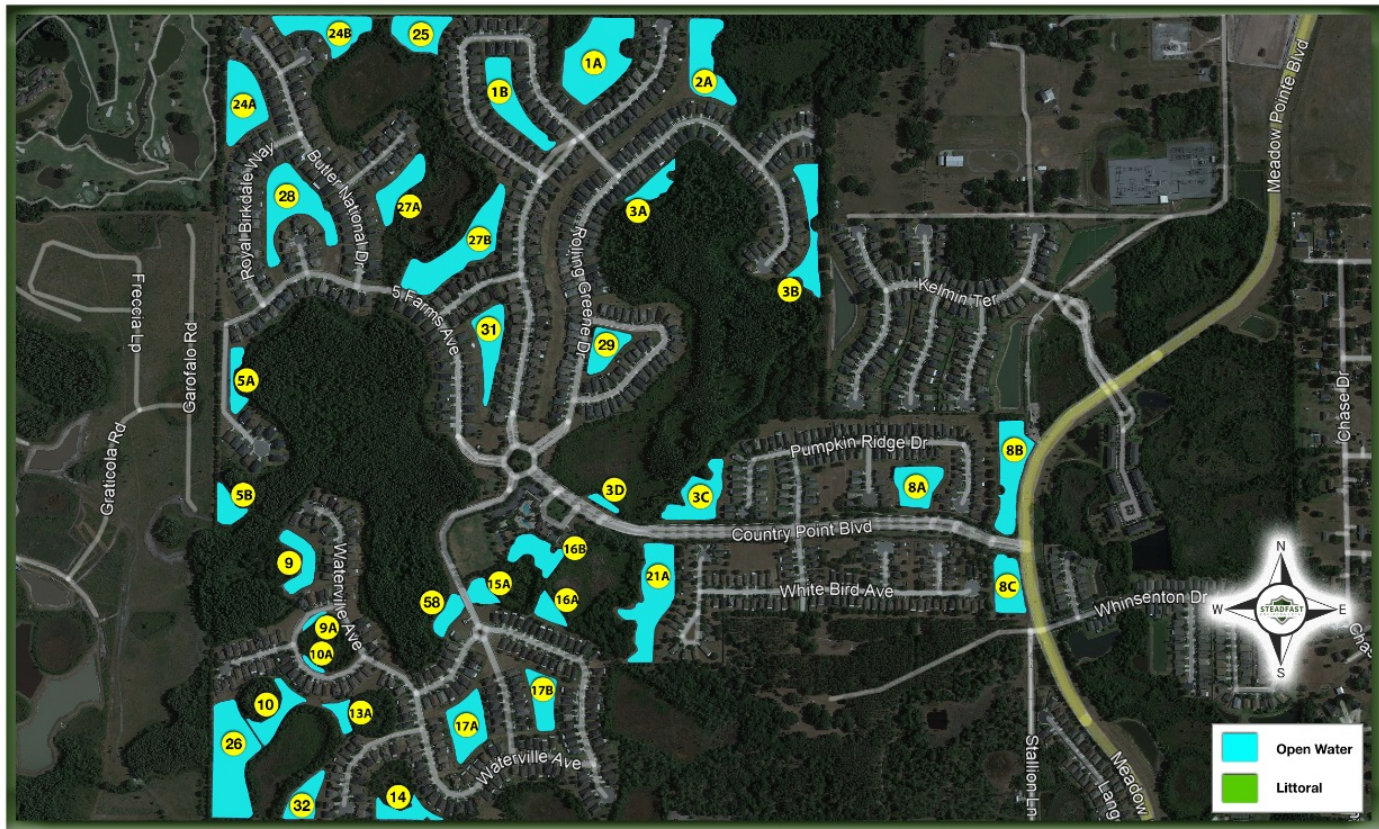
MAINTENANCE AREA



Country Walk CDD

Country Point Blvd, Wesley Chapel, FL

Gate Code:



Tab 7

COUNTRY WALK

FIELD INSPECTION REPORT



March 22, 2023
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 4-20-2023 at 9:00 AM
- ❖ Why weren't any crape Myrtles pruned in the district? **3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth.
- ❖ Make sure we are staying to top of the detail we are going into the growing season.

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. Remove the vines growing in the Feijoa in the thumbnail island on the right side as you enter the amenity center driveway.(Pic 1)



uniform growth. What is the reasoning on why no Crape Myrtles in the district have been touched? (Pic 3)



2. Remove the dead from the base of the Crinum Lilies in the center island inside of the pool area.
3. During my inspection still nothing has been done with the crape myrtles. **3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper
4. Check the irrigation in the Anise hedges to the east of the exit to the amenity center before you enter Country Point Blvd.
5. Remove the tall weeds by hand and vines in the center island in the Indian Hawthorne before the bridge on Country Point Blvd.
6. Remove the tall weeds and vines in the Indian Hawthorne in the bed spaces at the bridge



Country Walk CDD

beds on Country Point Blvd. (Pic 6)



7. Make sure we are keeping any overgrowth and vines off the bridge columns on Country Point Blvd.
8. Diagnose and treat the hot spotting in the turf in the center island on Country Point Blvd.
9. Perform a 50% rejuvenation in the Gold Mound duranta in the center island at the intersection of English turn way and Country Point Blvd.(pic 9)



10. Remove the dead queen palm fronds in the center island at the Deer Run entrance and this goes for Country Point Blvd.
11. Check on the flagging viburnum on the outbound side of Country Pointe Blvd past

the deer run entrance going toward the front of the community.

12. Remove the dead from the base of the Crinum Lilies on the outbound side of the main entrance to Country Walk.
13. Eradicate the crack weeds in the sidewalks at the main entrance to the community.
14. Remove the tall weeds from the base of the Loropetalum on the inbound side just passed the inbound side decorative fence at the main entrance to country walk.

15. Diagnose and treat the flagging Viburnums on the inbound side of the Country Pointe Blvd.

16. Make sure we are keeping the shrubs at the Colony park monument sign in a tier affect.(Pic 16)



17. Just a reminder for Juniper to provide a price to remove the dead pine tree on the inbound side of Country Point Blvd past Colony Park.
18. Eradicate the weeds in the Jasmine Minima bed on the inbound side of Country Point Blvd before you go over the bridge.
19. Rake the Magnolia leaf drop under the magnolia tree in the center island before the traffic circle on Country Point Blvd.



Country Walk CDD

20. Treat the crack weeds at the Pecan Valley Loop common area in the gutters.

21. Diagnose the drought stress turf in the center island on Country Point Blvd at the traffic circle.

22. Eradicate the crack weeds through the road gutters at the traffic circle on Country Point Blvd.

23. Cutback the brown fakahatchee grass next to the first home on Pointe O Woods Drive.

24. Treat the bed weeds in the center island on Five Farms Avenue and remove the vines from the coontie palms.

25. Make sure during mowing visits crews are hard edging as well I have noticed a few common areas that were not hard edged, and the grass is growing over the sidewalk.

26. During my inspection, the Viburnum hedge around the dog park is flagging and starting to die. Check the irrigation to this hedge. We need to be more proactive in finding these issues and not allow them to get to this point.(Pic 26)



28. Does Juniper have a certified arborist on staff that can look at the Sycamore or maple tree on Country Point Blvd toward the main entrance near the lift station. This tree looks to have pushed new growth and the new growth has died off?(Pic 28)



27. Treat the bed weeds at the fieldstone Manor Monument sign.



Tab 8

COUNTRY WALK

FIELD INSPECTION REPORT



March 22, 2023
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 4-20-2023 at 9:00 AM
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5. Remove the tall weeds by hand and vines in the center island in the Indian Hawthorne before the bridge on Country Point Blvd.

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Country Walk CDD

beds on Country Point Blvd. (Pic 6)



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9. Perform a 50% rejuvenation in the Gold Mound duranta in the center island at the intersection of English turn way and Country Point Blvd.(pic 9)



10. Remove the dead queen palm fronds in the center island at the Deer Run entrance and this goes for Country Point Blvd.

11. Check on the flagging viburnum on the outbound side of Country Pointe Blvd past

the deer run entrance going toward the front of the community.

12. Remove the dead from the base of the Crinum Lilies on the outbound side of the main entrance to Country Walk.

13. Eradicate the crack weeds in the sidewalks at the main entrance to the community.

14. Remove the tall weeds from the base of the Loropetalum on the inbound side just passed the inbound side decorative fence at the main entrance to country walk.

15. Diagnose and treat the flagging Viburnums on the inbound side of the Country Pointe Blvd.

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19. Rake the Magnolia leaf drop under the magnolia tree in the center island before the traffic circle on Country Point Blvd.



Country Walk CDD

20. Treat the crack weeds at the Pecan Valley Loop common area in the gutters.



21. Diagnose the drought stress turf in the center island on Country Point Blvd at the traffic circle.



22. Eradicate the crack weeds through the road gutters at the traffic circle on Country Point Blvd.



23. Cutback the brown fakahatchee grass next to the first home on Pointe O Woods Drive.



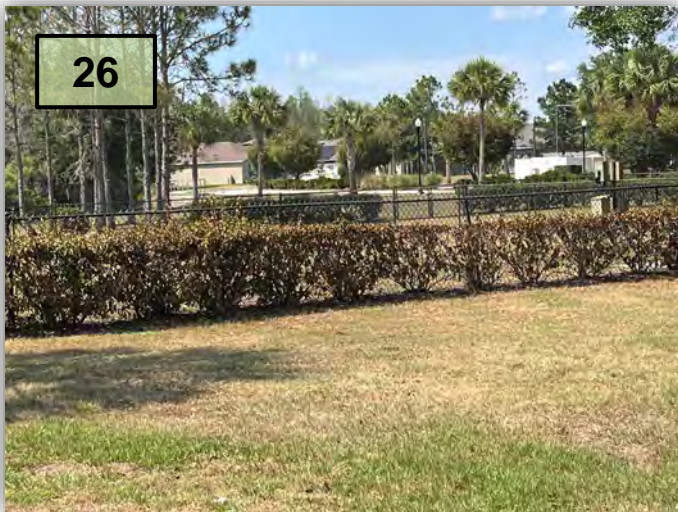
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25. Make sure during mowing visits crews are hard edging as well I have noticed a few common areas that were not hard edged, and the grass is growing over the sidewalk.



26. During my inspection, the Viburnum hedge around the dog park is flagging and starting to die. Check the irrigation to this hedge. We need to be more proactive in finding these issues and not allow them to get to this point.(Pic 26)



27. Treat the bed weeds at the fieldstone Manor Monument sign.



28. Does Juniper have a certified arborist on staff that can look at the Sycamore or maple tree on Country Point Blvd toward the main entrance near the lift station. This tree looks to have pushed new growth and the new growth has died off?(Pic 28)



Tab 9



Proposal

Proposal No.: 210737

Proposed Date: 04/05/23

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Maple tree removal on Exit side

Safety concern on Dead maple on exit side of the Country walk BLVD

Juniper will like to propose to have this removed.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$1,875.00
Maple tree removal	1.00	EA	\$1,875.00	\$1,875.00	
				Total:	\$1,875.00

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 10



Proposal

Proposal No.: 210915

Proposed Date: 04/05/23

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	New landscape around pool pump to hide pump

Juniper will like to purpose to install New podocarpus around pump area.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$6,032.82
Maintenance Division Labor	25.00	HR	\$55.00	\$1,375.00	
Podocarpus, 15 gallon - 15G	32.00	15g	\$127.06	\$4,065.85	
Pine Bark, 03CF bag - 03CF	27.00	03CF	\$12.67	\$341.98	
Debris by the truck	0.25	1	\$333.32	\$83.33	
Misc Irrigation Parts	1.00	EA	\$166.66	\$166.66	
				Total:	\$6,032.82

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:

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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 11



Proposal

Proposal No.: 210911

Proposed Date: 04/05/23

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Rocks in pool pump are

Juniper will like to propose to install rocks in pool pump area



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$3,049.83
Maintenance Division Labor	10.00	HR	\$55.00	\$550.00	
Rainbow River Rock 1.5", 01 Cubic Yard, 1.5"	3.00	01CY	\$833.28	\$2,499.83	
				Total:	\$3,049.83

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:

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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 12

Country Walk CDD

ENGINEER'S REPORT FOR April 13th, 2023 BOARD MEETING

Ongoing Projects Report and Updates:

Pond 3B Erosion

BDI obtained 3 bids for the erosion issues reported at Pond 3B. The proposals received are on the agenda for consideration.

Sidewalk Repairs

BDI has solicited proposals for the sidewalk repair scope of work provided by the CDD staff. The proposals received are attached to this report. A summary of the bids is as follows:

CMS: \$22,680

DMI: \$33,773

Rose Paving: \$31,257.81

Pool Project

The lap pool equipment work and resurfacing has begun with confirmation of all safety fencing being installed. A construction meeting is to take place on April 13th prior to the board meeting to get another update and address any potential issues once the pool is drained and inspected.

Construction Management Services Ilc.

5233 MOON SHELL DR
Apollo Beach, FL 33572 US
mikeambriati@live.com

Estimate

ADDRESS
Country Walk CDD
30400 Country Point Blvd
Wesley Chapel, Florida 33543
United States

ESTIMATE 1063
DATE 04/04/2023
EXPIRATION DATE 04/18/2023

DATE	ACTIVITY	AMOUNT
04/04/2023	Concrete	19,560.00
	Concrete sidewalk repairs and redos	
	Total of 50 locations	
	Total replacement squares 44 (1304 sqft 9 locations with root to be cut and dugout.	
	Services	3,120.00
	Total grinds 26 (144 lf	
1/2 down rest on completion (\$11340.00)		
TOTAL		\$22,680.00

Accepted By

Accepted Date



Date: Tuesday, April 4, 2023

Project # T23-4671

Submitted To:
Jerry Whited
BDi Engineering
536 4th Ave South, Unit 4
St Petersburg, FL 33701
Contact Information:
Phone: (813) 683-2170
Mobile: (813) 683-2170
jwhited@bdiengineers.com

Site Description: # S145187
Country Walk CDD
30400 CountryPoint Boulevard
Wesley Chapel, FL 33543

Site Contact:
Site Phone:

Prepared By:
Justin Goodwin
Contact Information:
Mobile: 813-618-0570
Office: (305) 836-8678
E-mail: jgoodwin@driveway.net
Project Manager:
Mobile:
Email:

Qty	Proposed Service(s) & Description(s)	Depth
144 LF	Concrete Grinding (26 Areas) <i>1. Grind edges of raised concrete sidewalks and/or cracks using an angle grinder. 2. Clean areas free of concrete dust and debris. 3. The grinding process can result in exposed aggregate and potentially leave marks, scrapes or scars on the existing concrete surface.</i>	
1304 Sq. Ft.	4" Concrete Sidewalk (50 Areas) <i>1. Barricade and secure work areas in preparation for demolition activity. 2. Sawcut, jackhammer and remove existing concrete sidewalk. 3. Prune and remove exposed surface roots. 4. Compact the existing subbase material using a vibratory plate compactor. 5. Install forms as needed for new 4" thick concrete sidewalk pour. 6. Pour new 3,000 PSI concrete into the forms. Rake and trowel to level. 7. Float the concrete surface smooth then apply light broom finish. 8. Tool or sawcut control joints spaced 5' on centers (TYP).</i> **ASPHALT ADJACENT TO REPAIRED CONCRETE MAY BE CHIPPED OR DAMAGED DURING CONSTRUCTION. ASPHALT REPAIRS ARE NOT INCLUDED IN THE PROPOSAL TOTAL AND WILL BE AN ADDITIONAL COST TO THE CUSTOMER.	4"

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
Suite 212, Tampa, FL 33619



Project# T23-4671

PAYMENT TERMS 20% Down, Balance Net Upon Completion

Project Total **\$33,773.00**

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of Apr 4, 2023

Certified Pavement Professional Justin Goodwin

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
Suite 212, Tampa, FL 33619



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Permits, Procurement, Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

OPP-23-007197

Apr 3, 2023

Account Information	Contact Information	Rose Paving Information
Account Name: Country Walk CDD	Contact Name: Jerry Whited	Account Executive: Colin Rady
Street Address: 30400 Country Point Blvd	Contact Email: jwhited@bdiengineers.com	Email: colin.rady@rosepaving.com
City State Zip: Wesley ChapelFL33543	Contact Phone: 8136832170	Cell: 813-690-9668

Notes/Exclusions

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Concrete Flatwork - Remove and Replace @ 4"	1304	SF	4.00	\$21.64	\$28,218.74
Concrete - Grind	144	LF		\$21.10	\$3,039.07
					\$31,257.81

Subtotal	\$31,257.81
Tax	\$0.00
Total	\$31,257.81



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

CUSTOMER APPROVAL

Total Dollars Approved: **\$31,257.81**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Concrete Flatwork - Remove and Replace @ 4"	Saw and excavate damaged concrete down to specified depth. Remove debris to approved facility. Mechanically compact sub-grade to an unyielding condition. Dowel into adjacent concrete as needed. Set forms as necessary to achieve proper grades. Pour concrete flush with adjacent surface. Re-establish joints per existing. Barricade areas to allow proper cure time. Remove forms and construction debris after concrete has cured. Leave property neat & broom clean upon completion. Note: Rose Paving is not responsible for irrigation line damage during concrete removal; sprinkler system relocation or repair adjacent to new concrete to be done by others. Price does not include asphalt patchback if needed. Any and all final backfill, grading, seeding, blanketing or sodding to be completed by others.
Concrete - Grind	Grind concrete down on the high side of two joining sections of concrete, the high side is ground down to the adjacent concrete eliminating the trip hazard. The debris will be swept up and hauled away. Leave property neat & broom clean upon completion.

Rose Paving Contract Terms & Conditions

- 1. ESCALATION:** This proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases the responsible party agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 2. TIMING:** Due to fluctuation in the cost of raw materials, including but not limited to liquid asphalt, if the current date is past 15 days from the proposal date, customer should clarify that pricing is still valid.
- 3. CONTRACT DOCUMENTS:** Specification sheets, drawings and other documentation presented in this proposal shall be part of the contract. It is the responsibility of the customer's authorized representative to be aware of the terms and conditions stated herein and of the other contract documentation.
- 4. PAYMENT TERMS:** NET BALANCE DUE 30 DAYS AFTER COMPLETION OF WORK. Unpaid balances will accrue a late fee of 1% per month until paid in full. In the event of your failure to conform to the terms and conditions of this agreement, you hereby agree to pay Rose Paving LLC. all sums earned to date. Price reflects a 4% (four percent) discount for payments by cash or check.
- 5. DEPOSIT:** If contracted amount exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 6. PERMITS AND FEES:** Owner is responsible for obtaining and paying for any required PERMITS, BONDS, and LICENSES, or plans required to obtain the aforementioned.
- 7. UNMARKED / UNDOCUMENTED UTILITIES:** The client shall be responsible for repairing any private utility lines damaged by Rose Paving during the course of this project which were unmarked, undocumented or non-conforming to prevailing codes. While Rose Paving shall be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming private utility lines, Rose Paving shall not be held liable for additional costs associated with utility interruption regardless of whether the lines were marked and / or documented properly or not. The customer is responsible to call the utility company.
- 8. WORK ACCESSIBILITY:** The price(s) quoted herein is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc.) at the scheduled project start date and time. Rose Paving, reserves the right to adjust the agreed upon project price if the job conditions prevent Rose Paving work crews from starting on time and proceeding without interruption
- 9. SOIL CONDITIONS:** The proposed price is contingent on the existing subsoil or base being adequate to support the pavement work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, etc. If failure does occur, Rose Paving will notify agent or owner for inspection.
- 10. WATER DRAINAGE:** On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. After repair and Rose Paving shall not be held liable for ponding or retention in surrounding areas. On projects where the scope of work includes an overlay, the overlay will follow the contour of the existing base surface and Rose Paving cannot guarantee and will not be liable for drainage issues in the work area or surrounding areas.
- 11. CLEANING EXPENSES:** The owner understands that the work called for in this agreement is a messy process. The parties agree that Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees.

12. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions. However, once installation is complete and customer takes possession of the work area, Owner/Customer understands and agrees that Rose Paving cannot be responsible for materials, area maintenance and safety, and therefore Owner/Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Owner/Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means, or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

13. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
D.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
E.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
F.	All other states	Illinois	Circuit Court of Cook County or Northern District of Illinois

14. ATTORNEY FEES & COSTS: In the event Rose Paving places any amounts owed under this proposal for collection with either a collection firm or attorney, Rose Paving shall be entitled to reasonable collection fees, attorneys fees and costs.

15. TAXES: All taxes are included in proposal price unless otherwise specified.

16. MATERIAL & WORKMANSHIP: All material is guaranteed to be as specified. Unless otherwise specified within this Proposal, Rose Paving warrants workmanship and materials for a period of 1 year from the date of completion. All work shall be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, weather or other contingencies beyond our control. Our workers are fully insured.

17. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as a described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have right to use the name, logos, trademarks, trade names, service marks or other marks of customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

18. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

19. ALTERATIONS TO THIS PROPOSAL: Alterations or notations on or to this Proposal will not be valid unless accepted in writing by an authorized representative of Rose Paving.

20. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force

**As a duly authorized representative of Country Walk CDD, I
agree to these Terms & Conditions**

Tab 13

Crosscreek Environmental Inc.

Estimate

111 61st Street East
Palmetto, FL 34221

Date	Estimate #
3/1/2023	9908

Name / Address
Country Walk CDD c/o BDi ENGINEERING 536 4th Ave S, Unit 4 St. Petersburg, FL 33701 Attn: Stephen Brletic

Description	Qty	Rate	Total
<p>Pond 3B</p> <p>Restoration of shoreline per bid spec details. All entrance/exit easements to be restored to original condition.</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>	90	77.50	6,975.00
Please sign and return if accepted		Total	\$6,975.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

BLANK

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS
Country Walk

ESTIMATE # 2002
DATE 02/21/2023

ACTIVITY	QTY	RATE	AMOUNT
Erosion/Pond Bank Restoration Pond 3b, NW Corner -- Restore approximately 90 linear feet of bank as outlined by BDi. Repair to consist of placing, compacting, and grading imported fill material, installing coconut mesh erosion control blanket, and Bahia sod to normal water line.	1	8,650.00	8,650.00

Price is inclusive of removing stumps which are in the project area.
Price does not include dewatering pond, so repair must be conducted while water levels are low, similar to what is show in the provided pictures. The best time for the most cost effective repair would likely be between March and May.

TOTAL **\$8,650.00**

Accepted By

Accepted Date

BLANK



March 8th, 2023

ATTN: Jerry Whited
BDi Engineering
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701

**EXHIBIT A
SCOPE OF WORK**

1. OVERVIEW

Country Walk CDD – Pond 3B Remediation.

2. SCOPE OF SERVICES

Pond 3B Bank Restoration Repair; Approximately 90 LF Per Bank Restoration Detail C-1 will be restored. Pond 3B is located within the Country Walk Community. Pricing includes all labor, equipment, and materials needed to return this section of Pond Bank to original configuration.

3. FEE AND SCHEDULE FOR SCOPE OF SERVICES

Services for this Proposal will be billed under the following tasks and associated fee type and amounts:

Paragraph & Billing Task	Scope of Services	Fee Type	Fee Amount or Budget Estimate
2.0	Pond 3B Bank Restoration Repair	FF	\$10,500.00
		FF	
Total Contract Fees:			\$10,500.00

Notes: Fixed fee services will be billed on a percent complete basis.

An initial budget has been established for this billing task. If the scope of work to complete a task exceeds the available budget, a budget adjustment will be requested.

FEE AND BILLING

Terra Crafters will perform the services described in the Scope of Services for a **Fixed Fee of Ten Thousand Five Hundred Dollars and 00/100 (\$10,500.00)**. CLIENT will be invoiced monthly for the percent complete.



March 8th, 2023
Page 2 of 2

On Behalf of:
Terra Crafters Environmental, LLC

Respectfully Submitted,

Justin Grace

Owner/Client Authorization

By executing this Professional Services Proposal below, I hereby authorize the performance of services as described herein.

I also warrant and represent that I am authorized to enter into this Agreement and agree to pay the charges resulting thereby as identified above in accordance with the attached Standard Terms and Conditions. I also acknowledge that I have read, understand, and agree to the Professional Services Terms and Conditions attached hereto and made a part of this agreement.

On Behalf of:

ACCEPTANCE AND AUTHORIZATION TO PROCEED

Pursuant to Florida Statutes Chapter 558.0035 an individual employee or agent may not be held individually liable for damages resulting from negligence.

If this proposal is acceptable, please provide your authorization below.

Client Authorization:

Authorized Signatory

Title

Accepted this ____ day of _____, 20____

Attached: Professional Terms and Conditions



Professional Services Terms and Conditions

Description Work: The Consultant will provide the Services outlined in the Proposal to the Client (hereinafter called the "Services").

Compensation: The Consultant must receive payment upon invoice submission. Failure to make timely payments is a substantial violation of this Agreement and grants the Consultant the option to terminate the Agreement and Services provided. If accounts are overdue by 30 days, interest will accrue at 1.5 percent per month or the legal rate of interest. The fees stated in this Agreement do not cover any additional taxes, including value-added, sales, or other government-imposed taxes on service fees. The Client must pay via Electronic Funds Transfer upon request by the Consultant.

Terms and Condition: Any attempts to alter or amend these Terms and Conditions will not be effective unless they are made in writing and signed by both the Client and Consultant. If there are any discrepancies between the Proposal and these Terms and Conditions, these Terms and Conditions will prevail. This Agreement supersedes all prior oral or written agreements, arrangements, or understandings between the parties concerning or related to the Project.

Termination: The Agreement may be terminated by either party upon providing written notice of thirty (30) days without any cause. If either party fails to comply with the Agreement and does not correct such breach within seven (7) days of notice given by the non-defaulting party, the non-defaulting party may terminate the Agreement without any further notice. The non-payment of Consultant's invoices by the Client within thirty (30) days of receiving the same will be considered a serious breach of the Agreement, and Consultant's duties and responsibilities will be terminated immediately upon written notice. If either party terminates the Agreement, the Client must pay all fees and charges for the Services rendered by Consultant until the termination date.

Field Services: Consultant is not liable for any construction means, methods, techniques, sequences or procedures, or any safety precautions and programs related to the Project. Consultant is also not responsible for any contractor's non-compliance with the contract documents. Additionally, Consultant is not liable for any actions or omissions of the contractor, subcontractor, their agents or employees, or any other individuals performing work on the Project. Consultant will not be the prime contractor or similar under any occupational health and safety legislation.

Governing Law/Compliance with Laws: This Agreement shall be interpreted and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant agrees to comply with all applicable laws, including but not limited to equal employment opportunity laws. Consultant shall provide equal employment opportunity to all qualified individuals and refrain from discrimination based on race, color, religion, sex, age, disability, national origin, or any other protected status prohibited by law. Consultant shall ensure that all recruitment, hiring, training, promotion, and compensation practices are nondiscriminatory in accordance with applicable laws.

Environmental: The scope of Consultant's field investigation, laboratory testing, and engineering recommendations are limited to what is specifically stated in this Agreement. Soil and groundwater pollution will not be addressed or evaluated, unless otherwise specified. Consultant may rely on information provided by the Client, its consultants, or third-party sources, as long as Consultant deems them to be a reasonable source. However, the Client agrees to release Consultant from any liability, and defend, indemnify, and hold Consultant harmless from any claims, damages, losses, or expenses (direct or indirect), or consequential damages related to subterranean structures or utilities that are not accurately identified in such information.

Notices: Each party shall nominate an authorized representative to act on their behalf. All written notices, consents, and approvals required to be given under this agreement shall be directed to the respective representatives of each party.



Professional Services Terms and Conditions

Indemnity: The Client agrees to release Consultant from any liability and will defend, indemnify and hold Consultant harmless from any claims, losses, damages, and expenses, including attorney's fees and costs of court and arbitration, resulting from or alleged to result from the Services rendered, except in cases where liability is solely attributable to the negligence of Consultant.

Limitation of Liability: The parties agree that, as permitted by applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including claims for negligence, negligent misrepresentation, and/or breach of contract, shall be strictly limited to either the professional fees paid to Consultant for the Services or \$50,000.00, whichever is less. No claim may be brought against Consultant more than two (2) years after the cause of action arose. Any claim, demand, or suit must be directed and/or asserted only against Consultant and not against any of its employees, officers, or directors, as this is the Client's sole and exclusive remedy under this Agreement.

Consultant's liability for any claims arising out of this Agreement is limited to direct damages arising from the Services. Consultant shall not be liable for any consequential loss, injury, or damage incurred by the Client, including claims for loss of use, loss of profits, and/or loss of markets. Consultant's liability to pay damages of any kind shall not exceed its proportionate share of liability for causing such damages.

Documents: All documents created by or on behalf of the Consultant for the Project are considered tools for the execution of the Project. The Consultant retains ownership and copyright of these documents, regardless of whether the Project is completed or not. Without the prior written consent of the Consultant, these documents cannot be used for any other purpose. If the Client subsequently reuses or significantly modifies Consultant's documents without prior consent, the Client agrees to indemnify, defend and hold the Consultant harmless from any claims arising from such reuse or modification.

The documents produced by the Consultant for the Services are intended solely for the use of the Client. Any reliance on these documents by any other party requires the express written consent of the Consultant, which may be withheld at the Consultant's discretion. Any such consent will not grant greater rights to the third party than those held by the Client under the contract and will only be authorized under the conditions specified in the Consultant's standard form of reliance letter.

The authenticity, integrity, or completeness of data files supplied in electronic format ("Electronic Files") cannot be guaranteed by the Consultant. The Client shall release, indemnify, and hold the Consultant, its officers, employees, and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic Files are the property of the Consultant, are not to be used for any purpose other than the intended use and are not to be transmitted to a third party without the written consent of the Consultant. The Electronic Files will not contain any stamps or seals.

Professional Responsibility: Consultant will adhere to customary professional practices that are generally accepted at the location and time when the Services are provided, and will perform the Services with the required level of care, skill, and diligence.

Dispute Resolution: Upon written request from either party, the Client and Consultant shall endeavor to resolve any disputes arising from or related to this Agreement by engaging in structured non-binding negotiations on a without prejudice basis, with the assistance of a mutually agreed-upon mediator. The Parties acknowledge that any legal proceedings arising from this Agreement shall be conducted in the appropriate court within the jurisdiction of the governing law, or elsewhere as mutually agreed upon. However, this provision does not preclude Consultant from exercising any statutory lien rights or remedies in accordance with applicable legislation at the project site.



Professional Services Terms and Conditions

Severability: In the event that a court of competent jurisdiction declares any provision, term, or covenant of the Agreement to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall continue to be binding upon both the Client and Consultant.

Assignment: The Client must obtain written consent from Consultant before assigning or transferring any of its rights or obligations under these Terms and Conditions, in whole or in part.

Force Majeure: If a party is unable to perform its obligations under this Agreement due to causes beyond their control, such as labor strikes, war, riots, unusually severe weather, government actions, natural disasters, epidemics or pandemics, or any other unforeseeable events, this shall not be considered a breach of contract. However, the Client is still obligated to pay Consultant for any services already rendered.

Contra Proferentem: The parties acknowledge and agree that if a third party is called upon to interpret or construe any part of this Agreement, neither party shall be disadvantaged solely on the grounds that it was the drafter of this Agreement.

Business Practices: Both parties shall abide by all applicable laws, contractual provisions, and mandatory or recommended guidelines concerning illicit or unlawful payments, presents, or favors. They shall not offer, agree to, or allow any payment or exchange of value, directly or indirectly, to any person (whether an official or private individual) or organization for the purpose of unlawfully or improperly influencing a decision or securing or preserving business associated with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Tab 14



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 11, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

April 13

2023

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FINANCIAL SUMMARY

2/28/2023

General Fund Cash &
Investment Balance:

\$1,388,833

Reserve Fund Cash &
Investment Balance:

\$1,258,858

Debt Service Fund &
Investment Balance:

\$686,077

**Total Cash and Investment
Balances:**

\$3,333,768

**General Fund Expense
Variance: \$37,550**

**Under
Budget**



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

February 28, 2023

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 02/28/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	955,017	(193,275)	472,108	1,233,849	0	0
Investments	433,816	1,258,858	213,969	1,906,644	0	0
Accounts Receivable	46,602	0	20,576	67,179	0	0
Refundable Deposits	17,031	0	0	17,031	0	0
Due From Other	46,954	0	0	46,954	0	0
Fixed Assets	0	0	0	0	6,072,546	0
Amount Available in Debt Service	0	0	0	0	0	706,653
Amount To Be Provided Debt Service	0	0	0	0	0	4,013,347
Total Assets	1,499,420	1,065,583	706,653	3,271,657	6,072,546	4,720,000
Liabilities						
Accounts Payable	2,753	0	0	2,753	0	0
Other Current Liabilities	55	0	0	55	0	0
Due To Other	0	45,745	0	45,745	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,720,000
Deposits Payable	1,757	0	0	1,757	0	0
Total Liabilities	4,565	45,745	0	50,310	0	4,720,000
Fund Equity & Other Credits						
Beginning Fund Balance	656,296	1,251,712	308,816	2,216,824	0	0
Investment In General Fixed Assets	0	0	0	0	6,072,546	0
Net Change in Fund Balance	838,559	(231,874)	397,837	1,004,523	0	0
Total Fund Equity & Other Credits	1,494,855	1,019,838	706,653	3,221,347	6,072,546	0
Total Liabilities & Fund Equity	1,499,420	1,065,583	706,653	3,271,657	6,072,546	4,720,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,391	(2,391)
Special Assessments				
Tax Roll	1,111,592	1,111,592	1,115,844	(4,252)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,777	(5,777)
Total Revenues	<u>1,111,592</u>	<u>1,111,592</u>	<u>1,124,012</u>	<u>(12,420)</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	5,417	4,000	1,417
Total Legislative	<u>13,000</u>	<u>5,417</u>	<u>4,000</u>	<u>1,417</u>
Financial & Administrative				
Administrative Services	6,120	2,550	2,550	0
District Management	36,225	15,093	14,861	232
District Engineer	33,000	13,750	5,930	7,820
Disclosure Report	1,600	1,600	1,500	100
Trustees Fees	6,000	3,000	1,886	1,115
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	2,232	2,231	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Accounting Services	22,440	9,350	9,303	46
Auditing Services	3,500	0	0	0
Arbitrage Rebate Calculation	500	0	0	0
Public Officials Liability Insurance	5,129	5,129	4,595	534
Supervisor Workers Comp Insurance	1,000	416	0	417
Legal Advertising	2,000	834	386	447
Miscellaneous Mailings	1,000	416	0	417
Bank Fees	0	0	308	(307)
Dues, Licenses & Fees	1,000	417	175	241
Website Hosting, Maintenance, Backup & Email	3,813	2,365	2,412	(47)
Total Financial & Administrative	<u>134,187</u>	<u>62,657</u>	<u>51,492</u>	<u>11,165</u>
Legal Counsel				
District Counsel	32,000	13,333	6,624	6,710
Total Legal Counsel	<u>32,000</u>	<u>13,333</u>	<u>6,624</u>	<u>6,710</u>
Law Enforcement				
Off Duty Deputy	20,000	8,334	6,480	1,853

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	20,000	8,334	6,480	1,853
Electric Utility Services				
Utility Services	30,000	12,500	12,690	(191)
Utility - Street Lights	80,000	33,333	18,132	15,202
Total Electric Utility Services	110,000	45,833	30,822	15,011
Garbage/Solid Waste Control Services				
Solid Waste Assessment	1,000	1,000	1,071	(71)
Garbage - Recreation Facility	750	312	381	(68)
Total Garbage/Solid Waste Control Services	1,750	1,312	1,452	(139)
Water-Sewer Combination Services				
Utility Services	7,250	3,021	432	2,589
Total Water-Sewer Combination Services	7,250	3,021	432	2,589
Stormwater Control				
Aquatic Maintenance	23,000	9,584	8,240	1,343
Lake/Pond Bank Maintenance & Repair	1,500	625	0	625
Stormwater Assessments	2,250	2,250	1,974	276
Fountain Service Repair & Maintenance	2,000	833	1,200	(367)
Total Stormwater Control	28,750	13,292	11,414	1,877
Other Physical Environment				
Field Supervision/Maintenance	11,500	4,792	0	4,792
Property Insurance	18,461	18,461	16,582	1,879
General Liability Insurance	4,913	4,913	4,465	448
Entry & Walls Maintenance & Repair	2,500	1,041	0	1,042
Landscape Maintenance	180,000	75,000	39,896	35,104
Irrigation Maintenance & Repair	25,285	10,536	7,391	3,144
Tree Trimming Services	5,000	2,083	2,050	33
Landscape Replacement Plants, Shrubs, Trees	50,000	20,833	42,574	(21,741)
Landscape Inspection Services	7,800	3,250	3,250	0
Landscape - Annuals/Flowers	25,100	10,459	0	10,458
Fire Ant Treatment	6,300	2,625	0	2,625
Holiday Decorations	17,000	17,000	9,609	7,392
Landscape - Mulch	30,800	12,833	0	12,833
Stormwater Pond Cutbacks	9,000	3,750	0	3,750
Rust Prevention	6,000	2,500	1,975	525
Total Other Physical Environment	399,659	190,076	127,792	62,284
Road & Street Facilities				
Common Areas Pressure Washing	16,000	6,667	0	6,667
Sidewalk Maintenance & Repair	2,000	833	0	833

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	2,500	1,042	0	1,042
Street Light/Decorative Light Maintenance	2,500	1,041	0	1,041
Total Road & Street Facilities	23,000	9,583	0	9,583
Parks & Recreation				
Management Contract	18,000	7,500	6,190	1,311
Employee - Salaries	220,937	92,057	82,851	9,205
Amenity Maintenance & Repairs	30,000	12,500	8,568	3,932
Tennis Center Telephone, Fax, Internet	4,300	1,792	1,674	118
Furniture Repair & Replacement	3,000	1,250	37	1,214
Pool Service Contract	12,000	5,000	3,760	1,240
Playground Equipment & Maintenance	3,459	1,441	3,832	(2,392)
Clubhouse Janitorial Services	8,400	3,500	4,492	(991)
Janitorial Supplies	7,500	3,125	1,440	1,684
Computer Support, Maintenance & Repair	1,000	417	153	264
Security System Monitoring Services & Maintenance	6,500	2,708	3,966	(1,257)
Pool Repair & Maintenance	5,000	2,084	103	1,979
Tennis/Athletic Court/Park Maintenance & Supplies	4,000	1,666	800	867
Dog Waste Station Supplies & Maintenance	2,800	1,167	1,240	(73)
Office Supplies	3,500	1,458	3,190	(1,732)
Total Parks & Recreation	330,396	137,665	122,296	15,369
Special Events				
Special Events	15,000	6,250	17,168	(10,918)
Total Special Events	15,000	6,250	17,168	(10,918)
Contingency				
Sand, Gravel, Drain Tile Maintenance	5,000	2,084	0	2,083
Wildlife Management Services	15,600	6,500	6,695	(195)
Fitness Equipment Maintenance & Repair	1,000	416	947	(530)
Capital Improvements	135,000	56,250	136,859	(80,609)
Total Contingency	156,600	65,250	144,501	(79,251)
Total Expenditures	1,271,592	562,023	524,473	37,550
Total Excess of Revenues Over(Under) Expenditures				
	(160,000)	549,569	599,539	(49,970)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	239,020	(239,021)
Carry Forward Fund Balance				

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Carry Forward Fund Balance	160,000	160,000	0	160,000
Total Other Financing Sources(Uses)	160,000	160,000	239,020	(79,021)
Fund Balance, Beginning of Period	0	0	656,296	(656,295)
Total Fund Balance, End of Period	0	709,569	1,494,855	(785,286)

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,147	(7,147)
Total Revenues	<u>0</u>	<u>0</u>	<u>7,147</u>	<u>(7,147)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,147</u>	<u>(7,147)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(239,021)	239,021
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(239,021)</u>	<u>239,021</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,251,712</u>	<u>(1,251,712)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,019,838</u>	<u>(1,019,838)</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,472	(3,472)
Special Assessments				
Tax Roll	490,806	490,806	492,684	(1,878)
Total Revenues	<u>490,806</u>	<u>490,806</u>	<u>496,156</u>	<u>(5,350)</u>
Expenditures				
Debt Service				
Interest	210,806	210,806	98,319	112,487
Principal	280,000	280,000	0	280,000
Total Debt Service	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Expenditures	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>397,837</u>	<u>(397,837)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>308,816</u>	<u>(308,816)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>706,653</u>	<u>(706,653)</u>

Country Walk CDD
Investment Summary
February 28, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2023</u>
The Bank of Tampa	Money Market	\$ 5,137
	Subtotal	<u>5,137</u>
The Bank of Tampa ICS - Bond Excess		107,245
	Subtotal	<u>107,245</u>
The Bank of Tampa ICS - Operating		
Cross River Bank	Money Market	13
First United Bank and Trust Company	Money Market	193,289
NexBank	Money Market	128,132
	Subtotal	<u>321,434</u>
	Total General Fund Investments	<u><u>\$ 433,816</u></u>
The Bank of Tampa ICS - Cap Reserve		
City National Bank of Florida	Money Market	\$ 248,731
Cross River Bank	Money Market	195,141
First United Bank and Trust Company	Money Market	55,129
NexBank	Money Market	13,664
Pinnacle Bank	Money Market	248,731
The Huntington National Bank	Money Market	248,731
United Bank	Money Market	248,731
	Total Reserve Fund Investments	<u><u>\$ 1,258,858</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 3,043
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	31,030
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	1,918
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,715
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,263
	Total Debt Service Fund Investments	<u><u>\$ 213,969</u></u>

Country Walk Community Development District
Summary A/R Ledger
From 02/01/2023 to 02/28/2023

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
630, 2619							
	630-001	630 General Fund	Pasco County Tax Collector	AR00000443	10/01/2022	46,602.17	12110
Sum for 630, 2619						46,602.17	
630, 2621							
	630-200	630 Debt Service Fund S2015	Pasco County Tax Collector	AR00000443	10/01/2022	20,576.48	12110
Sum for 630, 2621						20,576.48	
Sum for 630						67,178.65	
Sum Total						67,178.65	

See Notes to Unaudited Financial Statements

Country Walk Community Development District
Summary A/P Ledger
From 02/01/2023 to 02/28/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
630, 2619						
	630 General Fund	02/21/2023	Clean Sweep Supply Co., Inc.	6171	Janitorial Supplies 02/23	196.30
	630 General Fund	02/24/2023	Fitness Logic, Inc.	56381	Reupholstery Service and Labor 02/23	143.49
	630 General Fund	02/09/2023	George OConnor	GO020923	Board of Supervisor Meeting 02/09/23	200.00
	630 General Fund	02/28/2023	Pasco Sheriffs Office	I-1/9/2023-08230	Off Duty Detail 02/23	1,890.00
	630 General Fund	02/12/2023	Spectrum	0007352021223 Auto Draft	30400 Country Point Blvd TV 02/23	322.93
Sum for 630, 2619						2,752.72
Sum for 630						2,752.72
Sum Total						2,752.72

Rizzetta & Company, Incorporated
Reconciliation report
As of 02/28/2023
Account: Cash-Truist Operating Account - Country Walk

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	02/07/2023	WIRE	51,465.27	
Gloria Vilhauer	Damaged Sign	02/24/2023	2054	140.00	
Total Deposits				51,605.27	0.00

Country Walk Community Development District
Notes to Unaudited Financial Statements
February 28, 2023

Balance Sheet

1. Trust statement activity has been recorded through 02/28/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 15

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
Pool Project	February	Open		The project is ongoing.	District Engineer
Pond Erosion	NA	Open		By the end of August DE will look at the areas of concern.	District Engineer
Sidewalk Audit	NA	Open		BDI is working on getting bids for the sidewalk repairs.	District Engineer
2nd Quarter Annuals	Must be approved by May	Open			Juniper
3rd Quarter Annuals	Must be approved by August	Open			Juniper
4th Quarter Annuals	Must be approved by November	Open			Juniper
Insurance Reimbursement		Open		The District is waiting on the reimbursement from EGIS insurance.	District Manager
Dylan Thomas-Damage to District Property by resident installing pool		Open		A letter was sent out to the resident in October 2022. As of 12-18-22, the agreement has not been sent to Counsel. The team will investigate the area as of 12-8-22 and I will move with a cease-and-desist letter depending on if there is damage. The resident did fill out the CDD form and they are in good standing.	District Manager/District Counsel
Painting of the Bathrooms	January	Open		The Project is ongoing.	Clubhouse Manager
Clubhouse Cable Bill		Open		Frontier stated that they're no longer servicing that area. I must double-check with a manager because I'm getting different answers.	District Manager
Shared Accounting Software for the District		Open		Intacct training for the Board. I will provide updates to the Board at the meeting.	District Manager
Mulch Proposal	March	Open		Rizzetta and Company sent off the check to American Mulch. I'm waiting on the scheduled date for the District so I can be onsite.	District Manager
Additional Staffing for the Clubhouse		Open		Angela and staffing are working on hiring to have additional staff on the weekend.	Clubhouse Manager
Country Walk Entrance Sign Restoration/Repaint Proposal		Open		I reached out to 5 vendors, and I only received one proposal. The Board will discuss at the next meeting.	District Manager
Vacant Supervisor Seat		Open		I received two resumes, and the Board will discuss them at the next meeting.	District Manager
Budget Workshop Proposals		Open		I'm waiting on the Capital Improvement proposal requested by the Board at the last meeting.	District Manager
Apology letter to Mr. and Mrs. Pineo			Closed	I emailed and sent an apology letter to Mr. Pineo as requested by the Board.	District Manager

April 2023

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	1	2	3	4	5
9	0	1	2	3	4	15	13	14	8	9	10	11	12
16	17	18	19	20	21	22	20	21	15	16	17	18	19
23	24	25	26	27	28	29	27	28	22	23	24	25	26
30	31								29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Irrigation	2	3	1
2	3	4	5 Mowing Crew Aquatic Treatment	6	7	8
9	10 Agronomics	11	12 Mowing Crew Detail Crew	13	14	15
16	17	18	19 Mowing Crew Aquatic Treatment	20 Field Inspection	21	22
23	24	25	26 Mowing Crew Detail Crew	27	28	29
30						

Tab 16

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, March 9, 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.
Vivek Babbar	DC; Straley & Robin (via conference call)
Stephen Brletic	DE; BDI Engineering
Angel Rivera	Juniper Landscape
Jason Liggett	Landscape Specialist
Kevin Riemensperger	Steadfast Aquatics (via conference call)
Angela Savinon	Clubhouse Manager

Audience	Present
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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 audience comments regarding speeding in the community, more umbrellas at the pool, and the gym policy.

THIRD ORDER OF BUSINESS

Consideration of Coco Brown Mulch Proposals

The Board reviewed and considered three Coco Brown Mulch Proposals. After a brief discussion, they agreed to move forward with the American Mulch Proposal in the amount of \$25,800.00. The Board agreed with paying the amount in full since American Mulch wasn't willing to accept a deposit. Mr. Babbar will draft an agreement for this proposal.

FOURTH ORDER OF BUSINESS

**Discussion of Entrance Sign
Restoration/Repainting**

The Board held a brief discussion regarding the Entrance Sign Restoration/Repainting project. Mr. Brletic will provide Mr. Adams with contacts, and Mr. Adams will get a proposal to provide to the Board for consideration.

FIFTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The Board briefly discussed the FY 2023-2024 budget and agreed they would like to add a reserve line item to the budget, and they would like to discontinue hog trapping services.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board.

Mr. Flores recommended improving the lights in the parking lot and clubhouse area. The Board would like Mr. Adams to get a proposal for a Flock Lighting System for the parking lot and motion spotlights for the clubhouse.

Mr. Flores also asked Mr. Adams to get proposals on new access cards as they need to be upgraded.

The Board would like to see proposals for new tables and umbrellas.

The Board held a brief discussion regarding Pavilion Fees. They agreed that residents should pay \$150, and non-residents should pay \$300. They would like to discuss this further at the next Board meeting before making any decisions.

Ms. Savinon gave an update on the pool bathroom project. The Board gave permission to move forward with the painting project.

B. Deputy Report

The Board reviewed the deputy report. The Board would like Mr. Adams to reach out to the Deputy and ask if he can provide data on the crime in Country Walk CDD.

C. Aquatic Report

The Board reviewed the Steadfast Aquatics Report. The Board did not have any questions at this time.

D. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

The Board asked Mr. Rivera to provide a proposal to remove the dead tree.

E. District Counsel

Mr. Babbar gave his report and informed the Board that the POC meeting will be held on April 4, 2023

F. District Engineer

Mr. Brletic presented his report to the Board and gave a brief update on the pool and sidewalk project.

Mr. Brletic talked about the erosion issue at Pond 3B and said that he would provide a proposal at the next meeting. He will also provide a proposal for the sidewalks.

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 April 13, 2023, at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on February 9, 2023

Mr. Adams presented the Minutes of the Supervisors meeting held on February 9, 2023 to the Board.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on February 9, 2023, as presented, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for January 2023

The Board was presented with the Operation and Maintenance Expenditures for January 2023 in the amount of \$144,570.48.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for January 2023 in the amount of \$144,570.48 for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Rekar asked if the graduation information can be added to the April newsletter.

Mr. O'Connor mentioned that the uplighting in the center of the palms trees and the mushroom lights are out.

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 Mr. O'Connor, 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 17

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 Budget Workshop Meeting of the Board of Supervisors of **Country Walk Community Development District** was held on **Thursday, March 30, 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 (via conference call)
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Angela Savinon	Clubhouse Manager
Kevin Riemensperger	Steadfast
Jerry	BDI Engineering

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the meeting at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

FOURTH ORDER OF BUSINESS

Discussion of Budget Planning for FY 2023-2024

The Board of Supervisors held a lengthy discussion on planning the 2023-2024 budget. They would like to check with Pool Works to get an estimate for the cost of the heater pad and check with the light company to see if the light is an LED light.

Put line item 13 title as "Reserve Withdraws."

Add a line item to say Maintenance Repair and Supplies \$3,900.

The Board agreed the regular reserves amount would be \$50,000. The projects they would like to complete are having the pool bar remodeled, have the bathroom remodeled, and replacing the pool furniture.

FIFTH ORDER OF BUSINESS

Audience Comments on Other Items

The audiences made requests about getting benches in the community, getting a fence around the basketball court, and asked about the magnet system.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no requests at this time.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Adams asked for the direction from the Board to close the Budget Workshop at 9:27pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 18

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

February 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 146,594.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alfonso Flores	100204	AF020923	Board of Supervisor Meeting 02/09/23	\$ 200.00
Arborist Aboard Inc	100199	2193	Tree Trimming 02/23	\$ 2,050.00
Brletic Dvorak, Inc.	100219	1013	Engineer Services 01/17 to 01/30/23	\$ 1,700.00
Clean Sweep Supply Co., Inc.	100220	5947	Janitorial Supplies 01/223	\$ 302.98
Country Walk CDD	DC630	DC630	Debit Card Replenishment	\$ 948.82
DCSI, Inc.	100223	30413	Camera/DVR Service 01/23	\$ 130.00
Digital Assurance Certification LLC	100192	62260	Annual Dissemination Services FY22/23	\$ 1,500.00
Fitness Logic, Inc.	100193	111040	Quarterly General Maintenance and cleaning of all equipment 02/23	\$ 120.00
Florida Department of Revenue		61-8015817296-8 01/23	Sales and Use Tax 01/23 AUTOPAY	\$ 171.73
George O'Connor	100194	GO011223	Board of Supervisor Meeting 01/12/23	\$ 200.00
Jami Dock Rekar	100206	JR020923	Board of Supervisor Meeting 02/09/23	\$ 200.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jerry Richardson Trapper	100224	1728	Wildlife Removal Service 02/23	\$ 1,495.00
Johnson Mirmiran & Thompson, Inc.	100207	15-204679	Engineer Services 12/22	\$ 830.00
Juniper Landscaping of Florida, LLC	100195	195828	Bottle Brush and New sod install 01/23	\$ 4,983.15
Juniper Landscaping of Florida, LLC	100196	197133	Diagnose for Main Line Repair 01/23	\$ 777.00
Juniper Landscaping of Florida, LLC	100196	197409	Monthly Landscape Service 02/23	\$ 13,050.00
Juniper Landscaping of Florida, LLC	100214	199515	Monthly Turf Fertilize and Pest Control 02/23	\$ 800.00
Louis V Pagliuca	100208	LP020923	Board of Supervisor Meeting 02/09/23	\$ 200.00
Pasco County Utilities	100225	18016385	Acct #0489145 30400 Country Point Blvd 01/23	\$ 368.83
Pasco County Utilities	100200	17874568	Acct #0489145 30400 Country Point Blvd 12/22	\$ 334.75
Pasco Sheriff's Office	100201	I-11/8/2022-08015	Off Duty Detail 01/23	\$ 2,160.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Poop 911	100209	6451022	Dog Park Waste Removal 01/23	\$ 309.99
Rizzetta & Company, Inc.	100211	INV0000074950	Out of Pocket Expenses 12/22	\$ 187.94
Rizzetta & Company, Inc.	100191	INV0000075352	District Management Fees 02/23	\$ 6,670.03
Rizzetta & Company, Inc.	100202	INV0000075858	Personnel Reimbursement 02/23	\$ 9,910.76
Rizzetta & Company, Inc.	100203	INV0000075884	Out of Pocket Expenses 01/23	\$ 101.75
Rizzetta & Company, Inc.	100222	INV0000077295	Personnel Reimbursement 02/23	\$ 8,101.86
Romaner Graphics	100212	21502	Installed American Flag 01/23	\$ 255.00
Security Lock Systems of Tampa, Inc	100216	1916	Monthly Maintenance Service for Monitoring System 02/23	\$ 324.21
Spectrum		8337 13 062 0054538 02/23 Auto Draft	30400 Country Point Blvd TV 02/23	\$ 3.99
Steadfast Environmental, LLC (San Antonio, FL)	100215	SE-21260	Aquatic Maintenance 02/23	\$ 950.00
Steadfast Environmental, LLC (San Antonio, FL)	100217	SE-21946	Aquatic Maintenance 02/23	\$ 1,648.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100221	22676	Legal Services 01/23	\$ 2,170.50
Strictly Entertainment Tampa	100210	4823	Easter Event Deposit 04/23	\$ 787.00
Suncoast Pool Service, Inc.	100218	9014	Monthly Pool Maintenance 02/23	\$ 1,060.00
The Pool Works of Florida, Inc.	100197	1936	Repair Contract 01/23 50% Deposit	\$ 33,554.50
The Pool Works of Florida, Inc.	100213	1957	Tile Delivery 02/23 50% Deposit	\$ 39,175.50
United Building Maintenance, Inc.	100198	358	Cleaning Services 02/23	\$ 700.00
Waste Management Inc. of Florida		0816512-1568-3 02/23 Auto Draft	Waste Disposal Services 02/23	\$ 86.87
Withlacoochee River Electric Cooperative, Inc.		10270434 630 01/23 Auto Draft	Summary Billing Jan 23	<u>\$ 8,074.55</u>
Report Total				<u>\$ 146,594.71</u>