

---

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, April 14, 2022, at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

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

**Also present were:**

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services Manager
Stephen Brletic	District Engineer, JMT
Sean Craft	Clubhouse Manager
Joe Hamilton	Steadfast
Vanessa Steinerts	DC; Straley & Robin
Craig Bramblett	Juniper Landscape
Josh Burton	Juniper Landscape

Audience	Audience in Attendance
----------	------------------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 9:30 a.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments at this time.

**THIRD ORDER OF BUSINESS****Staff Reports****A. Aquatic Report**

The Board reviewed the Steadfast Aquatics Report.

The Board had no questions or comments.

**B. Field Services Report**

Mr. Jason Liggett presented his report to the Board.

The Board asked that we include Juniper's response to the field inspection report in the agenda moving forward.

Juniper will provide proposals at the next meeting for the sod that was damaged by Duke Energy.

Mr. O'Connor asked about the flower beds being moved up and sod being moved forward. Juniper will provide a proposal.

There was a brief discussion regarding Juniper's fuel surcharge increase. It was mentioned that once fuel is down to \$3.00 a gallon then the fuel surcharge will go down.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved Junipers' Fuel Surcharge increase for the Country Walk Community Development District.

**C. District Engineer**

Mr. Brletic presented his report for the Board.

The Board discussed and ratified the Pool Resurfacing Agreement.

On a motion from Ms. Dennis, seconded by Mr. Flores, the Board agreed to ratify the Pool Resurfacing Agreement for the Country Walk Community Development District.

It was noted that the sidewalk repair work has been done, but there are missing items. Mr. Brletic will investigate and make sure everything has been done.

Mr. Brletic presented the JMT Labor Rate increase. The Board agreed to approve these rate increases.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board approved the JMT Labor Rate Increase for 2022 for the Country Walk Community Development District.

**D. Clubhouse Manager**

Mr. Craft presented his monthly report to the Board.

The Board discussed and considered the Pool Exit Buttons Proposal that was presented by Mr. Craft. The Board decided to table this proposal and discuss it further at the Budget Workshop.

The Board reviewed and discussed the 813 Towing Agreement that was drawn up by District Counsel.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the 813 Towing Agreement for the Country Walk Community Development District.

**E. District Counsel**

No updates.

There was a resident complaint about people fishing in the pond behind her home. District Counsel suggested calling the police.

**F. District Manager**

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

Mr. Adams reminded the Board of their next regular scheduled meeting to be held on May 12, 2022, at 6:00 p.m.

Mr. Adams reminded the Board of the Budget Workshop that will be held on April 25, 2022 at 6:00 p.m.

Mr. Adams presented the FY 2020-2021 Final Audit to the Board.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board accepted the FY 2020-2021 Final Audit for the Country Walk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,  
Designating Assistant Secretary – Daryl Adams**

On a motion from Ms. Rekar, seconded by Mr. Flores, the Board adopted Resolution 2022-02, Designating Daryl Adams as Assistant Secretary for the Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Funez Playground Bench  
Proposal**

On a motion from Mr. O'Connor, seconded by Mr. Flores, the Board ratified the Funez Proposal in the amount of \$1,500 for three (3) benches for the Country Walk Community Development District.

**SIXTH ORDER OF BUSINESS****Discussion of Curbing Borders**

The Board held a brief discussion regarding curbing borders and asked Mr. Adams to send the pictures to Juniper so they can provide a proposal for borders, sod and other enhancements.

**SEVENTH ORDER OF BUSINESS****Consideration of Minutes of Supervisors Meeting held on March 10, 2022**

On a motion from Mr. Flores, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on March 10, 2022, as presented, for the Country Walk Community Development District.

**EIGHTH ORDER OF BUSINESS****Consideration of Operations and Maintenance Expenditures for February 2022**

The Board was presented with the Operation and Maintenance Expenditures for February 2022 in the amount of \$130,024.21.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for February 2022 in the amount of \$130,024.21 for the Country Walk Community Development District.

**NINTH ORDER OF BUSINESS****Supervisor Requests**

During Supervisor Requests, Ms. Dennis requested that Mr. Adams obtain proposals for extra dog stations and provide them at the next meeting.

Ms. Dennis announced her resignation letting the Board know that her last meeting as a Board Supervisor will be in June 2022.


**TENTH ORDER OF BUSINESS****Adjournment**

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

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, with all in favor, the Board agreed to adjourn the meeting at 12:34 p.m. for Country Walk Community Development District.

154  
155  
156

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman