
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, May 11, 2023 at 6:02 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, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary
Heather Howell	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Gregg Gruhl	Manager Amenity Services, Rizzetta & Company, Inc.
Whitney Sousa	DC; Straley & Robin
Angel Rivera	Juniper Landscape
Josh Burton	Juniper Landscape
Angela Savinon	Clubhouse Manager
Jerry Whitted	DE, BDI Engineering
Kevin Riemensperger	Steadfast

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:02 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Adams led those in attendance in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Presentation of FY 2023-2024 Proposed Budget

Mr. Adams presented the proposed Budget totaling \$1,028,000, noting that there was no fee increase for Rizzetta's services. A brief discussion was held regarding various line items and the need to obtain proposals for rust prevention, insurance, and pool maintenance. Management will update the Capital Reserves accordingly. He will also include the budget in monthly agendas.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Approving FY 2023-2024 Proposed Budget and
Setting the Public Hearing**

Mr. Adams informed the Board that once approved the total proposed budget cannot be increased, however, individual line items could be adjusted. He reviewed the timeline for holding the public hearing and the required landowner notices.

On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board approved Resolution 2023-03, approving the fiscal year 2023-2024 proposed budget (totaling \$1,028,000) and setting the public hearing for August 10, 2023 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adopting Revised Amenity
Center Policies**

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, with all in favor, the Board opened the Public Hearing on adopting revised Amenity Center policies, for the Country Walk Community Development District.

The Board requested several revisions, including adding an additional 10% charge for classes; with vendors providing insurance, increasing clubhouse rentals to \$200 for residents and \$500 for non-residents, charging a fee of \$50 per hour for any rentals that exceed 5 hours, making the pool bar deposit (residents only) coincide with the clubhouse at \$100, increase the pavilion rental deposit to \$100 with a fee of \$75 for 3 hours. The Board approved refunding 50% of deposits if rentals were canceled at least 48 hours prior to the event.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board closed the Public Hearing on adopting revised Amenity Center policies, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04, Adopting
Revised Amenity Center Policies**

The Board asked that item #4 under General Provisions be moved to Section A: Country Walk Fitness Center Policies and that "patrons" be changed to "persons" for the policy.

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board approved Resolution 2023-04, adopting revised Amenity Center policies as discussed, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Whitted provided a brief update on the pool project and the pending change order. It was noted that the lap pool was open on Friday and everything looked perfect.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board approved the pool project change order in the amount of \$9,273, for the Country Walk Community Development District.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board ratified payment to Cross Creek Environmental for the restoration of pond 3P in the amount of \$6,975, for the Country Walk Community Development District.

The Board tabled action on the Romaner Graphics paint samples pending receipt of the proposal,

B. Aquatic Report

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

C. Landscape Inspection Report

The Board reviewed the landscape inspection report.

It was stated that most items noted in the report have been corrected.

The Board tabled further discussion of placing pool rocks in the equipment area at this time.

On a motion from Mr. Paguilca, seconded by Mr. O'Connor, with all in favor, the Board approved the proposal to remove the Maple tree at a cost of \$1,875, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board approved a not-to-exceed amount of \$6,275 for the installation of the quarterly annuals, for the Country Walk Community Development District.

D. Clubhouse Manager

Ms. Savinon provided a brief overview of the monthly report.

A brief discussion was held regarding the lighting on the bridge and the need to complete an inventory of security cameras. Ms. Savinon, Mr. Flores, and District Management will work together on this project.

It was stated that Mr. Pagliuca will not be attending the June meeting.

E. District Counsel

Ms. Sousa informed the Board that new Florida legislation requires Board Supervisors to complete 4 hours of ethics training.

The Board asked that District Counsel and Ms. Savinon research any requirements regarding the AED machine.

F. 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 June 8, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

He reviewed the open items and monthly calendar with the Board.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on March 9, 2023**

On a motion from Mr. O'Connor, seconded by Mr. Flores, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the supervisors meeting on March 9, 2023, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on March 30, 2023**

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the supervisors meeting on March 30, 2023, for the Country Walk Community Development District.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

May 11, 2023 Minutes of Meeting

Page 5

On a motion from Mr. Flores, seconded by Mr. O'Connor, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the Board of Supervisors' meeting held on April 13, 2023, for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Operation and Maintenance
Expenditures for February and March 2023**

District Management responded to questions regarding various expenditures.

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board terminated services for hog trapping with Hog the Trapper, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved the Operation and Maintenance Expenditures for February (\$146,594.71) and March (\$73,048.77), for the Country Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments put forward at this time.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores asked Management to keep challenging Juniper prices and Ms. Savinon suggested that it might be wise to revisit old proposals.

Mr. O'Connor led a discussion regarding pool furniture samples and asked that it be included on the next agenda,

FIFTEENTH 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 Ms. Howell, with all in favor, the Board agreed to adjourn the meeting at 9:52 p.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman