
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, August 10, 2023, at 6:01 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also present were:

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| Mathew Huber | Regional DM, Rizzetta & Company, Inc. |
| Jillian Minchino | District Manager, Rizzetta & Company, Inc. |
| Jason Ligget | FS Manager, Rizzetta & Company, Inc. |
| Whitney Sousa | DC, Straley & Robin <i>(joined the meeting at 6:25 p.m.)</i> |
| Kevin Riemensperger | Representative, Steadfast |
| Angel Rivera | Juniper Landscape <i>(via phone)</i> |
| Angela Savinon | Clubhouse Manager |
| Stephen Brletic | DE, BDI Engineering <i>(via phone)</i> |

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| Audience | Present |
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber opened the regular CDD Meeting at 6:00 p.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. O'Connor led those in attendance in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience Comments were entertained regarding concerns dead branches and Spanish moss in trees, caterpillars killing the Oleanders, ponds starting to encroach again, trash in the ponds, pavers in need of repair near the pool showers, pool lights being on all the time,

mowing issues, and overgrown bushes causing safety issues along County Pointe and Cross Street, & Pumpkin Ridge. A request was made about the schedule for off-duty officers and whether they are told where to go, as well as one regarding Bonds.

FOURTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023/2024 Final Budget

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board opened the public hearing on fiscal year 2023/2024 final budget, for the Country Walk Community Development District.

An in-depth discussion was held regarding the budget with individual Supervisors requesting changes to various line items.

Audience comments were entertained regarding the budget, reserve fund, and the proposed increase percentage.

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board closed the public hearing on fiscal year 2023/2024 final budget, for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Adopting Fiscal Year 2023/2024 Final Budget

The Board discussed reducing the amount spent on annuals to \$10,000 and switching to more perennials, as well as reducing the reserve fund by \$25,000.

On a motion from Mr. Flores, seconded by Mr. O' Connor, with all in favor, the Board approved Resolution 2023-07; adopting fiscal year 2023/2024 final budget totaling \$1,728,103.68, exclusive of collection costs (\$1,212,298-General Fund, \$25,000- Reserves, \$490,103.68-Debt Service), for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023/2024 Assessments

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board opened the public hearing on fiscal year 2023/2024 assessments, for the Country Walk Community Development District.

There were no questions or comments put forward regarding the assessments.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board closed the public hearing on fiscal year 2023/2024 assessments, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08, Levying O
& M Assessments for Fiscal Year 2023/2024**

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board approved Resolution 2023-08; levying fiscal year 2023/2024 assessments and certifying the assessment roll for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09; Setting
the Meeting Schedule for Fiscal Year 2023/2024**

Discussion was held regarding maintaining the schedule of meeting on the second Thursday of each month at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. It was decided to add a workshop on October 18th to be included in both Resolution 2023-09 and on the required advertisement.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board approved Resolution 2023-09; setting the fiscal year 2023/2024 meeting schedule, as discussed, for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-10, Re-
Designating a Secretary**

Mr. Huber stated that Management is looking to appoint Scott Brizendine as Secretary for signatory purposes for bond-related matters.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board approved Resolution 2023-10; appointing Scott Brizendine as Secretary, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Regarding Attire at Basketball
Courts**

This item was tabled until next month.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic presented a proposal from Leak Wizard in the amount of \$1,700 to complete a leak detection test be performed on the pool before planning any pool repairs. He recommended that the Board approve the proposal, but the Board decided to verify that the issue is still there and if it is move forward with the proposal.

Mr. Brletic stated that he obtained a proposal to complete an inspection and modification plan for pool equipment at a cost of \$3,400. The Board asked that the proposal be sent out to them and that Mr. Brletic confirm whether the pump can be moved.

A discussion was held regarding pond erosion. It was stated that there are still approximately 800 feet of repairs needed. The Board asked that this be added to next month's agenda as it should be funded through the reserve account.

Discussion was held regarding pushback from WREC regarding Mr. Flores' pole light fixture request. It was stated that the District should be receiving a \$30,000 credit. District Management will follow up on this. Mr. Brletic will follow up with Stellar Electric as well.

B. Aquatic Report

Mr. Riemensperger reviewed the Aquatics Report and responded to Board questions regarding trash in the Ponds. The Board asked that Steadfast provide logs for when trash is picked up and investigate the overgrowth around and over the drain cover at Sotogrand.

C. Landscape Inspection Report

Mr. Ligget mentioned a long report with a lot of issues. He stated that he expects changes and improvements from Juniper.

D. Review of Junipers Response to Landscape Report

Mr. Rivera stated that he is putting a plan in place to get the community back in shape. He stated that a makeup day is scheduled for this Friday. Mr. Rivera noted that zones are running all the time due to annuals being connected to other grass zones.

Mr. Rivera stated that he would review invoice #213815 for battery for clocks as requested by Mr. O'Connor.

Mr. Rivera reviewed the proposal to install the September annuals at a cost of \$5,175. The Board asked about installing Coleus instead in some areas at the same price.

On a motion from Ms. Rekar, seconded by Mr. O'Connor with all in favor, the Board approved proposal #228528 from Juniper for 3rd quarter annuals, as discussed, for the Country Walk Community Development District.

E. Clubhouse Manager

Ms. Savinon provided a brief overview of the monthly report and discussion was held regarding Calendar Whiz, Mail Chimp fees, Staffing schedules, replacement of access cards, damage to a donut truck on Waterville.

E. Deputy Report

Questions were posed regarding areas covered by the deputy. It was stated that the clubhouse does provide feedback to deputies, but not all the time. The main priority is the amenities and safety of the clubhouse/CDD property.

F. District Counsel

No updates

G. District Manager

Mr. Huber reminded the Board of their next regularly scheduled meeting to be held on September 14, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

The Board received the District Manager report and Open Items reports from Mr. Huber. Discussion was held regarding the bonds set to retire on May 31, 2035

Mr. Huber presented Resolution 2023-11, Re-Designating Assistant Secretaries.

On a motion from Mr. Pagliuca seconded by Mr. Flores, with all in favor, the Board approved Resolution 2023-11, naming Matthew Huber and Jillian Minichino as Assistant Secretaries, for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on July 13, 2023**

The Board noted a few revisions that were needed relative to line 142 and the spelling of District Engineer's name.

On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board approved the minutes of the Supervisors meeting on July 13, 2023, 2023, as revised, for the Country Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Operation and Maintenance
Expenditures for June 2023**

Discussion was held regarding the Security Locks invoice and a conference call to discuss the issues that was set up but never occurred. Mr. O'Connor recommended that the Board consider terminating the agreement with them.

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with all in favor, the Board authorized District Manager, District Counsel, and Chair to discuss the Security Lok Agreement and send termination letter, for the Country Walk Community Development District.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for June (\$117,464.63), for the Country Walk Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments put forward.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Rekar inquired about the possibility of having a Lazy River.

Mr. O'Connor asked that holiday lighting be included on the next agenda with proposals to include dates for installation and take down of the lights, etc.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

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| On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board agreed to adjourn the meeting at 9:54 p.m. for Country Walk Community Development District. |
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Secretary/Assistant Secretary


Chairman/Vice Chairman