

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, September 14, 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:

George O'Connor	Board Supervisor, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Heather Howell	Board Supervisor, Assistant Secretary <i>(joined the meeting at 7:00 p.m.)</i>
Lou Pagliuca	Board Supervisor, Assistant Secretary

Also present were:

Jillian Minchino	District Manager, Rizzetta & Company, Inc.
Mathew Huber	Regional DM, Rizzetta & Company, Inc. <i>(via phone)</i>
Jason Ligget	FS Manager, Rizzetta & Company, Inc. <i>(via phone)</i>
Whitney Sousa	DC, Straley & Robin
Lee Smith	Representative, Steadfast
Josh Burton	Juniper Landscape <i>(via phone)</i>
Angela Savinon	Clubhouse Manager
Stephen Brletic	DE, BDI Engineering <i>via phone)</i>
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Minchino opened the regular CDD Meeting at 6:01 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 with landscaping throughout the community and a desire for a landscape committee, rust removal, and the status of the new sign.

FOURTH ORDER OF BUSINESS**Consideration of Proposal for Holiday Lighting**

Discussion was held regarding the proposal for holiday lighting including the timing for lights to come on between November 20th - 22nd, turned off and removed January 7th or 8th. As well as whether to include a menorah. Ms. Sousa advised against this as it could open the District to having to include other religions. It would be better to keep the decorations secular. No formal action was taken.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for Rust Control**

The Board expressed concern with the proposal as they have previously invested in a similar infiltration system that ended up not being compatible with the existing irrigation system. Mr. Huber stated that the proposed system is currently in use in other communities,

The Board asked that this matter be tabled, and that Suncoast Rust Control provide a presentation and asked that Ms. Minchino obtain two more proposals with 2 parts to a million iron and covers 2 wells.

SIXTH ORDER OF BUSINESS**Consideration of First Addendum to Contract Professional Technology Services**

Ms. Minchino explained that Microsoft has increased its fee for CDD email accounts to \$20 each.

On a motion from Ms. Rekar, seconded by Mr. Pagliuca, with all in favor, the Board approved the First Addendum to the Contract for Professional Technology Services, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS**Discussion Regarding Landscape Maintenance Contract Renewal**

It was stated that the current contract with Juniper expires on October 31st. Mr. Liggett stated that the Board can either do a renewal with Juniper or go out to bid. He indicated that he would be willing to let Mr. Lee do walk throughs with him. The Board was open to this. Discussion was held between the Board and Mr. Burton from Juniper Landscaping, regarding the scope of service, the 3% surcharge, and performance concerns.

On a motion from Ms. Rekar seconded by Mr. O'Connor, with all in favor, the Board approved renewing the contract with Juniper Landscaping subject to them providing an itemized breakdown of costs and services and District Counsel approval with a not-to-exceed amount of \$190,000, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****1. Update on Pond Erosion Project**

Mr. Brletic presented a comprehensive report on the ponds and sought direction from the Board on how to proceed with pond 10. He said that the cost of repairs could be between \$50,000 to \$60,000 and can either be partially or fully bid out. He explained that the damage is due to normal water fluctuation, and he recommends using a rip rap solution rather than simply relying on sod/soil replacement. Mr. Pagliuca feels as though the money should be spent up front.

The Board asked District Engineer to obtain itemized proposals for all three options. It was noted that approximately 900 feet of 10 ponds needs to be addressed right now. Mr. Brletic said that he can get proposals for those areas by next week and the rest for the next meeting or for the November one at the latest.

2. Consideration of Proposal for Pool Pump Area Drainage

Mr. Brletic reviewed the proposal from Site Masters to remediate drainage with a pump enclosure and a French drain. He stated that the leak detection indicates that there are no leaks within the pool equipment but there was a broken vac line. He outlined three options for the Board; 1) utilize a sump pump to remove water, 2) do something drain wise, put in a box and get water out. 3). Pursue vault replacement, keep equipment, and raise up box 18 as it is too low. Option three would be a long-term project. The first step should be to fix the leak.

On a motion from Mr. O'Connor seconded by Mr. Pagliuca, with all in favor, the Board of Supervisors authorized the District Manager to execute the Leak Wizard line repair proposal with a not-to exceed amount of \$1,650 for the Country Walk Community Development District.

It was decided to table the discussion regarding the WREC light project as Mr. Flores was not in attendance. Ms. Minchino will send out the information to the Board.

B. Aquatic Report

Mr. Smith reviewed the Aquatics Report and responded to questions regarding trash pick-up and the drain cover at Sotogrand, which is loaded with debris. It was noted that it is a raised storm drain area.

A brief discussion was held regarding midge flies with the Board asking that Ms. Minchino inform residents to reach out to County Mosquito Control.

C. Landscape Inspection Report

Mr. Liggett reviewed his report, noting that he did see some improvement over the last inspection, but would like to see more. The annuals didn't do well. Would like Juniper to notify the District Manager if they are unable to mow areas due to water saturation and for the District Manager to forward that report to him.

Board members spoke regarding their individual concerns and Mr. Burton stated that he would investigate all of them.

D. Review of Junipers Response to Landscape Report

Ms. Minchino reviewed Mr. Rivera's email with comments. Everything will be completed by September.

Discussion was held regarding several proposals for enhancements to various islands and around the clubhouse, sod replacements, and debris removal. The Board decided to table action on the island enhancements. It will pay for the work already completed on 5 Farms Avenue's Island providing Juniper Landscaping prepares a detailed invoice in time for accounting to process prior to September 30th otherwise it will be paid out of next year's budget.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, with all in favor, the Board approved Juniper proposals 231780, 231774, 226737, 222850 and authorized payment for the work that was completed on 231296 with a not-to-exceed amount of \$17,300, 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 the playground mulch and pool house and paver paint project. The Board discussed color options and the following Board action was taken:

On a motion from Ms. Howell, seconded by Ms. Rekar, with three in favor and one against (Mr. Pagliuca), the Board approved natural wood stain for the pool house with blue pavers, for the Country Walk Community Development District.

1. Presentation of Newsletter Example

Ms. Savinon led the discussion on the newsletter and the calendar. She stated that she has investigated Outlook and Google calendar. No decisions were made.

It was noted that plans for a movie night will occur in the next fiscal year.

2. Update on Basketball Attire

Ms. Savinon reviewed the proposed change that would require shoes, shirt, and shorts/athletic pants be required on the courts. There was some disagreement as to whether a shirt should be required. There was no action taken at this time as it was noted that making any changes would require an amendment to the facilities policy. Ms. Sousa will prepare the amendment for consideration at the next meeting.

E. Deputy Report

It was noted that the Board was emailed the report prior to the meeting. Discussion was held regarding the format of the report and a request made for more details to be included. Ms. Minchino will reach out to the Deputies Supervisor and inquire if the Board or Staff can speak with the on-site deputy about reports. However, the agreement does not specify detailed reports.

F. District Counsel

Ms. Sousa informed the Board that the termination letter for Security Lock Systems is going out tomorrow.

Ms. Sousa reiterated that not keeping the holiday lighting secular could lead to a freedom of speech violation if one group is allowed to include a specific decoration and another is not.

G. District Manager

Ms. Savinon reminded the Board of their next regularly scheduled meeting to be held on October 12, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

The Board reviewed the District Manager report, Open Items reports, and 2nd Quarter Website Audit. Discussion was held regarding utility credit received for filling up the pool, transferring of funds from the general fund to reserves at the close of the fiscal year, and moving the entrance sign responsibility to the District Engineer. It was decided to leave the project with Ms. Savinon as long as the Board doesn't change the sign physically. Further discussion on the sign will be added to the October agenda.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on August 10, 2023**

The Board noted a few revisions that were needed relative to line lines 25, 146, and 190.

On a motion from Ms. Rekar, seconded by Mr. Pagliuca, with all in favor, the Board approved the minutes of the Supervisors meeting on August 10, 2023, as revised, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

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

Discussion was held regarding the contract termination with Security Locks System, the October workshop, and the chairs purchased by McDill Airforce Base.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved the Operation and Maintenance Expenditures for July (\$62,992.78), for the Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

A request was made to obtain a copy of the landscape bid specs. Mr. Huber and Ms. Sousa both stated that they can be provided to the resident.

Concern was expressed regarding the Five Farms walk through and the need to trim the Magnolias as they are obstructing the view of vehicles when turning. Juniper will be contacted to follow-up on this.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. O'Connor asked that the Board be sent a copy of the Report from Mr. Lee. He would also like the Board to think about the agenda for the workshop, He would like to see copies of active contracts and resolutions, amenity rules and policies, etc. job descriptions for District Manager and Clubhouse Manager to include scope of services. These can be used as a starting point. He asked that the Board be emailed copies of the final budget by the 15th.

Mr. Pagliuca stated that he would like three printed copies of the budget.

Ms. Rekar asked that clubhouse requests be relayed to the Board and included in the clubhouse report. She would also like to see a suggestion box at the clubhouse.

THIRTEENTH 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.

On a motion from Mr. O'Connor, seconded by Ms. Howell, with all in favor, the Board agreed to adjourn the meeting at 9:04 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman