



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
September 8, 2022**

**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	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT, Inc.

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
www.countrywalkcdd.org

September 1, 2022

Board of Supervisors
Country Walk Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, September 8, 2022 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. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatics Service Report**
 1. Review of Steadfast August Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Review of August Field Inspection Report.....Tab 2
 2. Review of Landscape Response to Field Inspection Report...Tab 3
 3. Consideration of Juniper Proposal for Jasmine Minima.....Tab 4
 4. Consideration of Juniper Proposal for Playground Mulch.....Tab 5
 5. Consideration of Juniper Proposal for Island Enhancement...Tab 6
 6. Discussion of Fuel Surcharge
 - C. District Engineer**
 1. Discussion of Roadway in Five Farms
 - D. Clubhouse Manager Report**.....Tab 7
 - E. Deputy Report**.....Tab 8
 - F. District Counsel**
 - G. District Manager**
 1. Review of August District Manager Report.....Tab 9
 2. Review of July 2022 Financial Statement.....Tab 10
 3. Review of Open Items.....Tab 11
- 4. BUSINESS ITEMS**
 - A. Consideration of the Third Addendum to the Professional Amenity Services Contract**.....Tab 12
 - B. Consideration of the Campus Suite Website Agreement Addendum**.....Tab 13
 - C. Consideration of the Stellar Electrical Proposal for Monument Solar Powered Flood Lighting**.....Tab 14
 - D. Consideration of Funez Proposal for New Pool Drain**.....Tab 15
 - E. Discussion of Rust Caused by Irrigation**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors Meeting
held on August 11, 2022.....Tab 16
- B.** Consideration of Operation and Maintenance Expenditures
for July 2022.....Tab 17

6. AUDIENCE COMMENTS ON OTHER ITEMS

7. SUPERVISOR REQUESTS

8. 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,

Matthew Huber

Mathew Huber
District Manager

Tab 1



Countrywalk CDD Aquatics

Inspection Date:

8/30/2022 2:39 PM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3D

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some pollen noted on the Right side of the pond.

<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:

Planktonic algae continues to be combatted here. This can be especially challenging during the rainy season as nutrients are continually washed into the pond, and do not have time to settle. During the next maintenance event, another round of nutrient locking treatment will be dosed 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:	

Inspection Report

SITE: 1A

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The majority of the water is clear. In some locations on the perimeter there are residual amounts of surface algae or Slender Spikerush grasses from prior treatment. These to be followed up on during the next maintenance event.

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

SITE: 1B

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Hydrilla is present in this pond. A boat treatment date has been scheduled and will be carried out within the next 2 weeks from this inspection date. Aside from this, the pond's grasses are under control; and any resulting algae is already in the process of decaying.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	✗ Surface Filamentous
<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: 25

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Aside from slightly elevated planktonic algae levels, this pond has no significant deviance from excellent condition. The water level is surprisingly low here given recent rains.

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

SITE: 27B

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

The majority of the Hydrilla which was present here has been removed from the pond. The resulting surface algae is in the process of decaying, though with the volume of material being "removed" decay times are slow. A follow up boat treatment to help expedite decay and to address the remaining 10% of Hydrilla is set to occur soon.

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

Inspection Report

SITE: 31

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The water level is low here. Some areas of nuisance grass remain on the relatively clear shore. These to be addressed during the next maintenance visit, this upcoming Tuesday.

<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: 27A

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Residual algae patches remain. Grasses are in check. Hydrilla was noted on this pond, in small amounts. Technicians are targeting what they can from the shoreline, though a more concerted effort will be made during the upcoming boat visit.

<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: 5A

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring to continue here.

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

SITE: 58

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

The pond is in excellent condition. No deviation from the norm.

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

MANAGEMENT SUMMARY



As we exit August, the rainy season continues. High temperatures and abundant Floridian sunshine cause any effluents washed into the ponds to cause rapid/local algae blooms in some ponds. Hopefully as the season shifts, we will see a change in the conditions that influence the ponds. The days will continue to shorten in length as the temperatures begin to cool, both working in favor of the pond's aesthetics, as these will result in decreased growth rates for surface algae. Additionally, the seasonal rain events that are commonplace will taper off as the month progresses, which will have the effect of lowering water levels across most ponds.

Assuming temperatures decrease, and dissolved oxygen levels in the water lower due to decreased rainfall stagnating pond waters, it is possible that the changing conditions result in some fish kill events. It is important to be aware that these events are caused by the water quality of the ponds (chiefly dissolved oxygen), and are not due to treatments targeted against nuisance algae and vegetation.

In all most ponds, algae activity took the form of either scattered patches of decaying surface algae, or was primarily composed of subsurface algae. Grasses were observed to be under control in nearly all ponds.

Though their grip has decreased in scale, Hydrilla is still present in some ponds (1B, 27A, 27B). We are seeing high levels of success in eradication, though with the volume of material being removed; resulting algae growth is similarly large. As we are still in the peak growing season, progress against this invader in some ponds has been made slow since regrowth rates are high. As conditions shift over the course of the month, eradication results will be sure to become quicker. A boat treatment to expedite decay is set to occur within the next 10 days.

Technicians will apply a second round of the nutrient locking chemical Eutrosorb during the next maintenance visit, to these ponds (3B, 8A, 2A).

RECOMMENDATIONS

Continue to treat for algal activity to prevent/treat local bloom events.

Continue managing grasses, below the high water mark, though treatments may be reduced during the rainy season to avoid damaging stabilizing grasses on the upper bank.

Watch out for debris items being washed into the ponds.

Target lilies during the next maintenance event.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



August 22, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to hammer the detail on the property.
- ❖ Continue to watch the recently installed plant material and insure good growth.

The following are action items for CLM 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 brown fronds from the Robellini palms at the main entrance to the pool area.(Pic 1)



4. Remove the singular dead plant behind the sitting area on the backside of the clubhouse near the back gate entrance to the pool.

5. Make sure during weekly service visits the Jasmin Minima beds are being hard edged and not allowed to grown on the pool pavers.(Pic 5)



2. Provide the district a price to remove the African Iris to the right of the entrance to the community clubhouse. This are not very appealing to the eye in the area that they are in. At this point I wouldn't suggest putting anything in the area.
3. Remove the vines from the Schilling Hollies near the AC Unit on the Southeast side of the amenity center. Treat the bed weeds in this area.

6. In between the 2 pools trim the crape myrtles up from the walking path. While this will look weird, we will have to do that in this area.(Pic 6 Next Page)



POOL DECK, AMENITIES CENTER & COUNTRY POINT



7. Remove the weeds from the Peroni Juniper beds from the back of the amenity center.
8. Remove the sucker growth in the Anise in the front of the pool parking area along Country Point Blvd.
9. Remove the taller weeds in the Indian Hawthorne as you go over the bridge on the outbound side on Country Point Blvd.
10. Provide the district a price to cutback the Oleander on the inbound side of English Turn Way. The goal is to get the to match up to the recently installed material on the outbound side.
11. Remove the tall weeds in the plant material bed on the outbound side of Country Walk Blvd just past English Turn way.
12. Provide the district a price to infill the dead area of Saint Augustine on the center island just past the main entrance on Country Walk Blvd.
13. Treat the bed weeds at the natural area next to the home at 30359 Five Farms Avenue recreate bed lines in this bed.
14. Remove the torpedo grass growing in the center island on Five Farms Avenue entrance at the tip in the Indian Hawthorne's.
15. Treat the bed weeds in the rock bed on Fresh Meadow Way at the round about. Remove the taller weeds by hand.
16. Treat the crack weeds in the common area roundabout on fresh meadow way near the lift station.
17. Remove the vines covering the firecracker in the center island at the roundabout on Country Point Blvd.
18. Provide the district a price to remove the Drift roses from the round about and add a more permanent color to these areas. Something with big impact as you drive around the roundabout.



Tab 3

COUNTRY WALK

FIELD INSPECTION REPORT



August 22, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to hammer the detail on the property.
- ❖ Continue to watch the recently installed plant material and insure good growth.

The following are action items for CLM 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 brown fronds from the Robellini palms at the main entrance to the pool area.(Pic 1)



4. Remove the singular dead plant behind the sitting area on the backside of the clubhouse near the back gate entrance to the pool.

5. Make sure during weekly service visits the Jasmin Minima beds are being hard edged and not allowed to grown on the pool pavers.(Pic 5)



2. Provide the district a price to remove the African Iris to the right of the entrance to the community clubhouse. This are not very appealing to the eye in the area that they are in. At this point I wouldn't suggest putting anything in the area.

3. Remove the vines from the Schilling Hollies near the AC Unit on the Southeast side of the amenity center. Treat the bed weeds in this area.

6. In between the 2 pools trim the crape myrtles up from the walking path. While this will look weird, we will have to do that in this area.(Pic 6 Next Page)

POOL DECK, AMENITIES CENTER & COUNTRY POINT



7. Remove the weeds from the Peroni Juniper beds from the back of the amenity center.
8. Remove the sucker growth in the Anise in the front of the pool parking area along Country Point Blvd.
9. Remove the taller weeds in the Indian Hawthorne as you go over the bridge on the outbound side on Country Point Blvd.
10. Provide the district a price to cutback the Oleander on the inbound side of English Turn Way. The goal is to get the to match up to the recently installed material on the outbound side.
11. Remove the tall weeds in the plant material bed on the outbound side of Country Walk Blvd just past English Turn way.
12. Provide the district a price to infill the dead area of Saint Augustine on the center island just past the main entrance on Country Walk Blvd.
13. Treat the bed weeds at the natural area next to the home at 30359 Five Farms Avenue
recreate bed lines in this bed.
14. Remove the torpedo grass growing in the center island on Five Farms Avenue entrance at the tip in the Indian Hawthorne's.

15. Treat the bed weeds in the rock bed on Fresh Meadow Way at the round about. Remove the taller weeds by hand.
16. Treat the crack weeds in the common area roundabout on fresh meadow way near the lift station.
17. Remove the vines covering the firecracker in the center island at the roundabout on Country Point Blvd.
18. Provide the district a price to remove the Drift roses from the round about and add a more permanent color to these areas. Something with big impact as you drive around the roundabout.



Tab 4



Proposal

Proposal No.: 173730

Proposed Date: 08/15/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	July FIR- Item 12

Installation of 50 one gallon Jasmine Minima in bed on inbound side just after the bridge



11. Treat the Jasmine Minima beds on Country Point Blvd with a selective herbicide before you go over the bridge on the inbound side.

12. Provide the district a proposal to infill the same area above with 1 Gallon Jasmine Minima.

ITEM	QTY	UOM	TOTAL
Plant Material			\$564.98
Maintenance Division Labor	3.00	HR	
Irrigation Repairs and Upgrades	1.00	HR	
Jasmine Minima, 01 gallon - 01G	50.00	01g	
Fuel Surcharge 3.0%			\$16.95

Fuel Surcharge

564.98

EA

Total: \$581.93

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 damage 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 5



Proposal

Proposal No.: 176052

Proposed Date: 08/29/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	S-Playground mulch

Installation of 56 yards of certified ADA playground mulch.

ITEM	QTY	UOM	TOTAL
S-Playground			\$3,808.00
S-Playground Mulch	56.00	EA	
Total:			\$3,808.00

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 damage 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 6



Proposal

Proposal No.: 176482

Proposed Date: 08/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Island Landscape Enhancement 5 Farms Ave

This proposal is to enhance the Island located on Point O Woods Dr. We will remove the existing landscape except for the trees and install new landscape throughout the islands. Please see sketch of the new material. This sketch is a representation of the theme that will be installed in all three islands that have been proposed.





Orange Bird of Paradise



Loropetalum



Dwarf Ixora



Liriope



Varigated Confederate Jasmine



Jasmine Minima

ITEM	QTY	UOM	TOTAL
Plant Material			\$18,326.34
Maintenance Division Labor	75.00	HR	
Orange Bird of Paradise, 15 gallon - 15G	6.00	15g	
Loropetalum, 07 gallon - 07G	63.00	07g	
Dwarf Ixora, 03 gallon - 03G	162.00	03g	
Variegated Confederate Jasmine, 03 gallon - 03G	44.00	03g	
Big Blue Liriope, 01 gallon - 01G	250.00	01g	
Minima Jasmine, 01 gallon - 01G	18.00	01g	
Cocobrown Mulch, 02CF bag - 02CF	150.00	02CF	
Irrigation Enhancement			\$1,050.00
Misc Irrigation Parts	1.00	EA	
Irrigation Repairs and Upgrades	10.00	HR	
Fuel Surcharge 3.0%			\$582.94
Fuel Surcharge	19431.34	EA	
Total:			\$19,959.28

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 damage 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

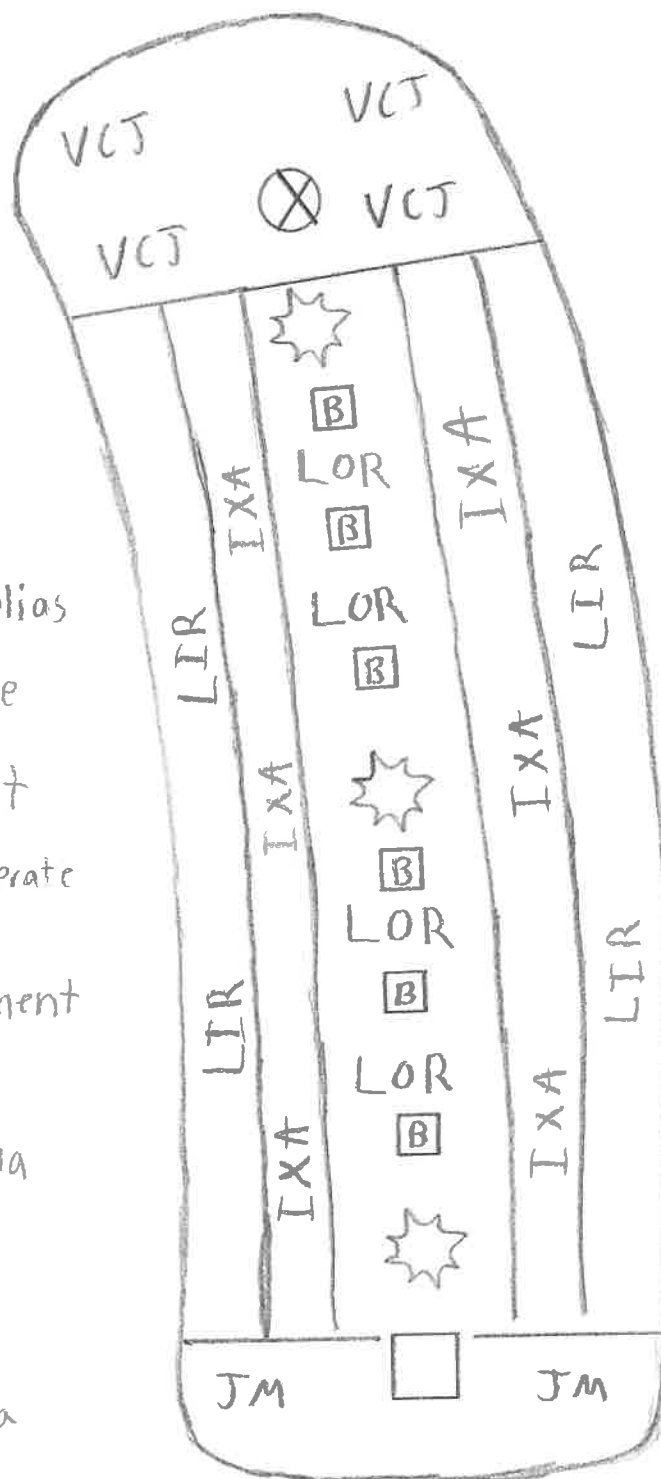
Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



⊗ = Existing Bottle Brush

★ = Existing Magnolias

★ = Existing Oak Tree

X = Existing Ti Plant

VCT = Varigated Confederate Jasmine

□ = Concrete Monument

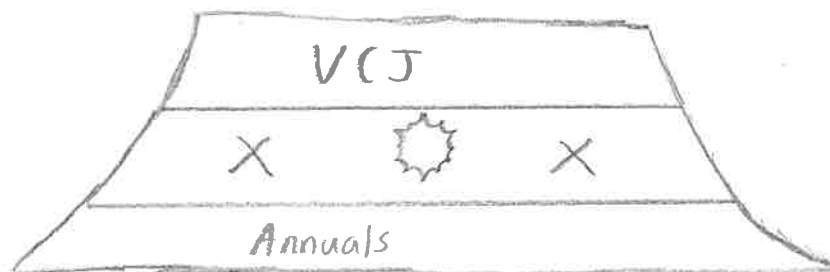
JM = Fill in With Jasmine Minima

ⓑ = Orange Bird of Paradise

LOR = Loropetalum

IXA = Dwarf Ixora

LIR = Liriope



BLANK



Proposal

Proposal No.: 176480

Proposed Date: 08/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Island Landscape Enhancement Pointe O Woods Dr

This proposal is to enhance the Island located on Point O Woods Dr. We will remove the existing landscape except for the trees and install new landscape throughout the islands. Please see sketch of the new material. This sketch is a representation of the theme that will be installed in all three islands that have been proposed.





Orange Bird of Paradise



Loropetalum



Dwarf Ixora



Liriope



Varigated Confederate Jasmine

ITEM	QTY	UOM	TOTAL
Plant Material			\$6,844.15
Maintenance Division Labor	40.00	HR	
Orange Bird of Paradise, 15 gallon - 15G	2.00	15g	
Loropetalum, 07 gallon - 07G	15.00	07g	
Dwarf Ixora, 03 gallon - 03G	30.00	03g	
Variegated Confederate Jasmine, 03 gallon - 03G	46.00	03g	
Big Blue Liriope, 01 gallon - 01G	65.00	01g	
Cocobrown Mulch, 02CF bag - 02CF	75.00	02CF	
Irrigation Enhancement			\$1,035.71
Misc Irrigation Parts	1.00	EA	
Irrigation Repairs and Upgrades	10.00	HR	
Fuel Surcharge 3.0%			\$236.40
Fuel Surcharge	7879.86	EA	
Total:			\$8,116.26

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 damage 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

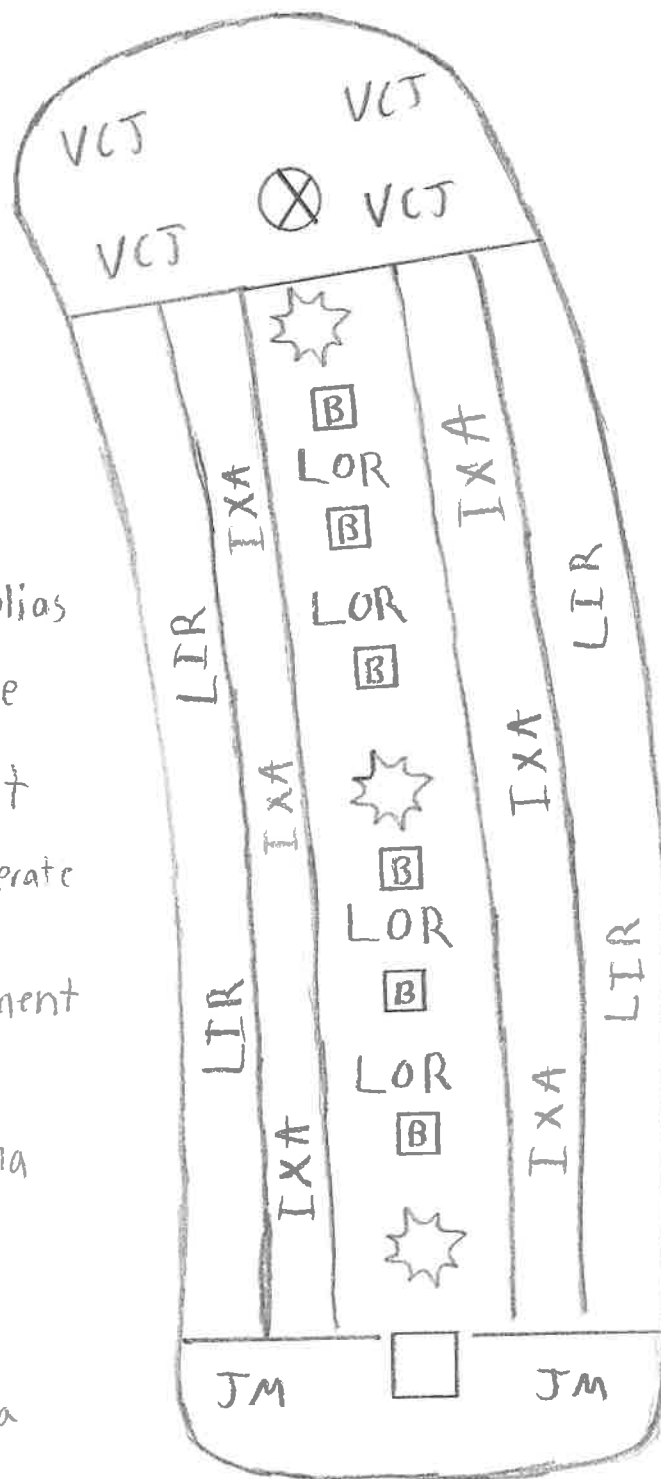
Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



⊗ = Existing Bottle Brush

☼ = Existing Magnolias

☼ = Existing Oak Tree

X = Existing Ti Plant

VCT = Variegated Confederate Jasmine

[] = Concrete Monument

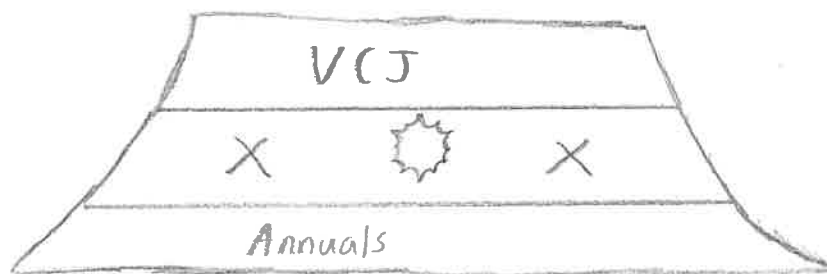
JM = Fill in With Jasmine Minima

[B] = Orange Bird of Paradise

LOR = Loropetalum

IXA = Dwarf Ixora

LIR = Liriope



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Proposal

Proposal No.: 176474

Proposed Date: 08/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Island Landscape Enhancement Rolling Greene Dr

This proposal is to enhance the Island located on Point O Woods Dr. We will remove the existing landscape except for the trees and install new landscape throughout the islands. Please see sketch of the new material. This sketch is a representation of the theme that will be installed in all three islands that have been proposed.





Orange Bird of Paradise



Loropetalum



Dwarf Ixora



Liriope



Variegated Confederate Jasmine



Jasmine Minima

ITEM	QTY	UOM	TOTAL
Plant Material			\$9,436.17
Maintenance Division Labor	40.00	HR	
Orange Bird of Paradise, 15 gallon - 15G	6.00	15g	
Loropetalum, 07 gallon - 07G	23.00	07g	
Dwarf Ixora, 03 gallon - 03G	60.00	03g	
Variegated Confederate Jasmine, 03 gallon - 03G	49.00	03g	
Big Blue Liriope, 01 gallon - 01G	100.00	01g	
Minima Jasmine, 01 gallon - 01G	24.00	01g	
Cocobrown Mulch, 02CF bag - 02CF	75.00	02CF	
Irrigation Enhancement			\$1,035.71
Irrigation Repairs and Upgrades	10.00	HR	
Misc Irrigation Parts	1.00	EA	
Fuel Surcharge 3.0%			\$314.16
Fuel Surcharge	10471.88	EA	
Total:			\$10,786.04

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 damage 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

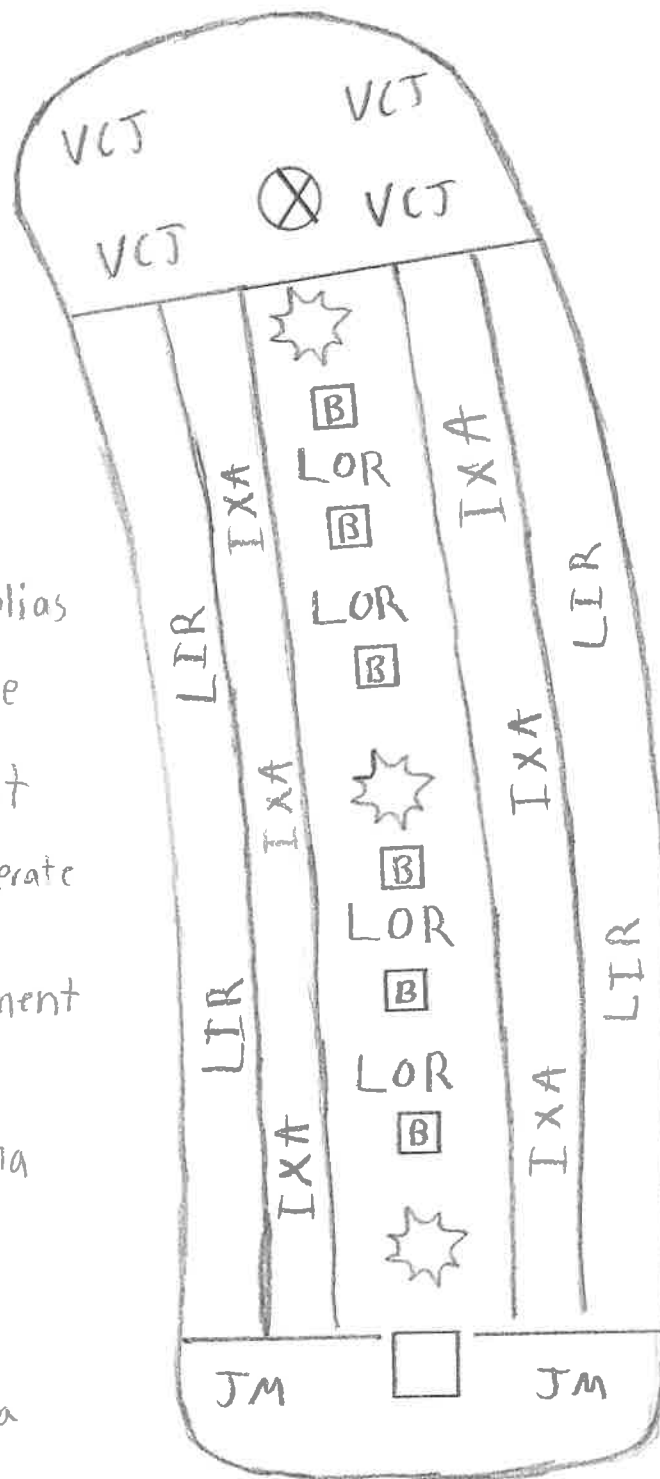
Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



⊗ = Existing Bottle Brush

★ = Existing Magnolias

☼ = Existing Oak Tree

X = Existing Ti Plant

VCT = Variegated Confederate Jasmine

□ = Concrete Monument

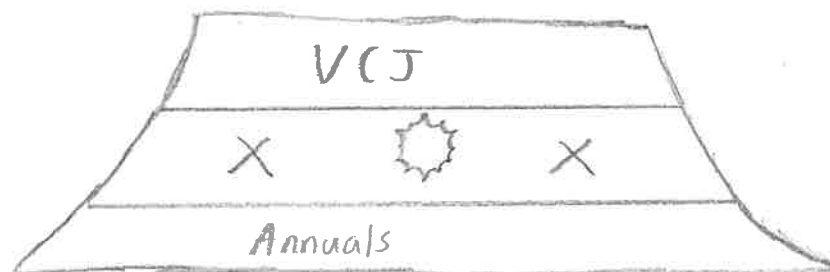
JM = Fill in With Jasmine Minima

⬜ = Orange Bird of Paradise

LOR = Loropetalum

IXA = Dwarf Ixora

LIR = Liriope



Tab 7

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: August 2022

- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).
- Patrolled community for street light outages (monthly) and reported them to WREC.
- Approved by District Manager: Funez and Painting LLC for multi- projects (repaint pool bar countertop, remove and install plexiglass on 4 windows at the pavilion)

Projected Projects:

- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new sling style furniture if the Board desires to go that route.

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:

- Playground safety inspection performed August 2nd.

Facilities Usage:

- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on August 11th, 6pm.



Rizzetta & Company

- MahJong group met in the clubhouse lobby every Tuesday evening in August, 6pm.
- 3 Private parties held in the clubhouse.
- 2 Private parties held at the pool bar.
- 0 Private parties held in the pavilion area.

Resident Payment Log:

- Emailed the Monthly Financial Transactions as well as Access Card Log for the month of August.

Upcoming Events:

- Boo Bash event, October 29th 12-2pm
- Community Garage Sale October 8th

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- None to report.



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Tab 8

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: Off-duty coordinator
Employee Reporting : K. Walker
Date of Work : 8/25/2022

Event Number : 2022452065
Arrival Time : 1800
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 :
5 written warnings for parking

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

Upon arrival, I checked in with the club house attendant. I patrolled the neighborhood, however, I did not observe any suspicious people, vehicles, or activities. I sat on a few stop signs within the community but no violations were observed. I also did not observe any golf carts on the roadways or sidewalks. I issued five written warnings for illegal parking, they were first time violators. Towards the end of the shift, I ensured the amenities were cleared, which they were. It rained for the last half of the shift.

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

OFF DUTY PATROL LOGS

August 2022

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: Country Walk CDD
Employee Reporting : Larry Roberts
Date of Work : 08/22/2022

Event Number : 2022445651
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: 3 hours

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:

Provided over watch and security throughout the community. I was unable to issue parking citations due to being out of them. I conducted traffic enforcement throughout the community. I ensured there were no issues at the amenities center

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: Country Walk CDD

Employee Reporting : Larry Roberts

Date of Work : 08/16/2022

Event Number : 0

Arrival Time : 0

On arrival did you check in : no

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:

cancelled due to ISR mission

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

Report Sent To: N/A

Employee Reporting : M. Brewer

Date of Work : 8/10/22

Event Number : 2022421902

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 :
see below

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

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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: Off-duty coordinator

Employee Reporting : K. Walker

Date of Work : 8/7/2022

Event Number : 2022415644

Arrival Time : 1800

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 :
5 written warnings for parking

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

Upon arrival, I made contact with the employee at the clubhouse. After checking in, I patrolled the community. Throughout the detail, I monitored several stop signs within the community, however, vehicles were stopping appropriately. I issued several illegal parking warnings to first time violators. Towards the end of the shift, I ensured the pool and other amenities were clear, which they were. It should be noted, it was raining the majority of the shift so there was very limited traffic and activity.

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

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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: Country Walk CDD

Employee Reporting : Larry Roberts

Date of Work : 08/01/2022

Event Number : 2022403568

Arrival Time : 1800

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 3 hours

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:

Provided over watch and security throughout the community. I was unable to issue parking citations due to being out of them. I conducted traffic enforcement throughout the community. I removed 2 juveniles from the pool area do to their behavior and notified their parents.

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

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Tab 9



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 13, 2022, at 6:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4- George) Unopposed; Term 11/18-11/22 (Seat 5- Luanne) Unopposed

District Manager's Report

September 8

2022

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FINANCIAL SUMMARY

7/31/2022

General Fund Cash &
Investment Balance:

\$760,411

Reserve Fund Cash &
Investment Balance:

\$1,489,385

Debt Service Fund
Investment Balance:

\$304,134

**Total Cash and Investment
Balances:**

\$2,553,930

**General Fund Expense
Variance: \$22,091**

**Over
Budget**



Rizzetta & Company

Supervisor Request Updates

Budget- The General Fund is over budget by \$22,091. District Engineer is over budget by \$20,275, District Counsel is over budget by \$14,504, Athletic/Park Court/Field Repairs is over budget by \$15,846, Security System Monitoring & Maintenance is over budget by \$11,548, and Irrigation Repair is over by \$18,009.

Supervisor Requests

- Proposed Budget- Country Walk Adopted Budget was mailed to the County. The District is in compliance. The Country Walk Adopted Budget for FY 2022-2023, and the Assessment Chart are posted on the Country Walk CDD website.
- Amended Budget-There will need to be an amended budget if the District is over budget at the end of FY 2022.
- Clubhouse SOPs-The Director of Amenities and Amenities Manager revised the SOP for Country Walk. I will discuss this at the meeting.
- Campus Suite ADA Contract- The contract has been revised. Campus Suite will allow unlimited material to be uploaded on the Country Walk Website at no additional cost.
- Country Walk Calendar- The Country Walk CDD calendar was emailed to the Board and saved on the shared drive.
- The Community Updates- MPiII is installing an Electric Charging Station for their Clubhouse. MPiIV is potentially starting a Street Tree project throughout their District.
- Country Walk Extra Duty Application- The application was completed. I asked the Deputy to patrol the community, enforce the speed limit, enforce parking, enforce the no-fishing policy, enforce Country Walk CDD policies, and prevent vandalism, and theft at CDD amenities.
- Country Walk Recap-I had a recap with Alphonso regarding the last CDD.
- Graffiti Removal-Jami reached out to me about Graffiti on the left station. We had the graffiti removed from the lift station.
- Country Walk Christmas Decorations- I reached out to Giella Designs to ensure the District will be receiving service for holiday decorations for the Holidays.
- AC Unit Proposals-I'm waiting on proposals from All Florida and Airite Air Conditioning. Country Walk current contract with All Cool is \$249.00 per quarterly maintenance. In the surrounding market, All Florida is charging around \$193.12 per quarter, and Airite Air Conditioning is charging around \$280.00 per quarter.
- Country Walk Easement Access- A resident reached out to me asking for permission to use the CDD Easement to install a pool on his private property. We're following the CDD process, and we will discuss it at the next meeting.

Tab 10



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

July 31, 2022

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	84,459	0	0	84,459	0	0
Investments	675,952	0	304,134	980,086	0	0
Investments - Reserves	0	1,489,385	0	1,489,385	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	9,386	0	0	9,386	0	0
Deposits	15,437	0	0	15,437	0	0
Due From Other Funds	45,745	0	3,776	49,521	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	307,910
Amount To Be Provided-Debt Service	0	0	0	0	0	4,412,090
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	830,978	1,489,385	307,910	2,628,274	6,072,546	4,720,000
Liabilities						
Accounts Payable	0	0	0	0	0	0
Sales Tax Payable	151	0	0	151	0	0
Accrued Expenses Payable	17,200	0	0	17,200	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	3,776	45,745	0	49,521	0	0
Rental Deposits	1,800	0	0	1,800	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	4,720,000
Total Liabilities	22,926	45,745	0	68,671	0	4,720,000
Fund Equity & Other Credits						
Beginning Fund Balance	641,431	1,494,218	401,523	2,537,171	6,072,546	0
Net Change in Fund Balance	166,621	(50,577)	(93,613)	22,431	0	0
Total Fund Equity & Other Credits	808,052	1,443,640	307,910	2,559,602	6,072,546	0
Total Liabilities & Fund Equity	830,978	1,489,385	307,910	2,628,274	6,072,546	4,720,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	586	586	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,034,165	6,165	(0.59)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	13,362	13,362	0.00%
Back to School Event Revenue	0	0	3,500	3,500	0.00%
Total Revenues	1,028,000	1,028,000	1,051,612	23,612	(2.30)%
Expenditures					
Legislative					
Supervisor Fees	13,000	10,833	10,600	233	18.46%
Financial & Administrative					
Administrative Services	6,120	5,100	5,100	0	16.66%
District Management	36,225	30,188	30,333	(145)	16.26%
District Engineer	18,000	15,000	38,275	(23,275)	(112.63)%
Disclosure Report	1,600	1,600	1,500	100	6.25%
Trustees Fees	6,000	6,000	3,771	2,229	37.14%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,355	4,463	4,463	0	16.66%
Accounting Services	22,440	18,700	18,700	0	16.66%
Auditing Services	3,500	3,500	3,629	(129)	(3.68)%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Public Officials Liability Insurance	4,500	4,500	4,274	226	5.02%
Supervisors Workers Comp Insurance	1,000	1,000	0	1,000	100.00%
Legal Advertising	2,000	1,667	1,487	180	25.66%
Miscellaneous Mailings	1,000	833	0	833	100.00%
Dues, Licenses & Fees	1,000	935	1,582	(647)	(58.23)%
Website Hosting, Maintenance, Backup (and Email)	3,640	3,288	3,288	1	9.68%
Legal Counsel					
District Counsel	20,000	16,667	34,504	(17,837)	(72.51)%
Law Enforcement					
Deputy	30,000	25,000	7,950	17,050	73.50%
Electric Utility Services					

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	30,000	25,000	20,944	4,056	30.18%
Street Lights	80,000	66,667	61,026	5,641	23.71%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	625	759	(134)	(1.16)%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	6,042	6,478	(436)	10.64%
Stormwater Control					
Aquatic Maintenance	23,000	19,167	17,080	2,087	25.73%
Lake/Pond Bank Maintenance	1,500	1,250	775	475	48.33%
Fountain Service Repair & Maintenance	2,000	1,667	750	917	62.50%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	6,500	6,500	0	16.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	18,771	2,062	24.91%
Property Insurance	16,117	16,117	15,384	733	4.54%
General Liability Insurance	4,289	4,289	4,094	195	4.54%
Rust Prevention	6,000	5,000	3,950	1,050	34.16%
Entry & Walls Maintenance	2,500	2,083	1,243	841	50.29%
Landscape Maintenance	135,780	113,150	133,709	(20,559)	1.52%
Tree Trimming Services	5,000	4,167	2,912	1,254	41.75%
Irrigation Repairs	18,000	15,000	36,009	(21,009)	(100.05)%
Holiday Decorations	17,000	17,000	15,000	2,000	11.76%
Landscape Mulch	30,800	25,667	23,884	1,783	22.45%
Annual Flower Rotation	25,100	20,917	19,013	1,903	24.25%
Top Choice Ant Treatment	6,300	5,250	0	5,250	100.00%
Stormwater Pond Cutbacks	9,000	7,500	7,045	455	21.72%
Multi-Purpose Field Maintenance	11,500	9,583	0	9,583	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	2,083	0	2,083	100.00%
Sidewalk Repair & Maintenance	2,000	1,667	1,300	367	35.00%
Common Areas Pressure Washing	16,000	13,333	18,870	(5,537)	(17.93)%
Parking Lot Repair & Maintenance	2,500	2,083	0	2,083	100.00%
Parks & Recreation					
Management Contract	18,000	15,000	15,000	0	16.66%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	146,350	133,913	12,437	23.74%
Maintenance & Repair	30,000	25,000	33,809	(8,809)	(12.69)%
Telephone, Fax, Internet	4,300	3,583	2,864	719	33.38%
Clubhouse - Facility Janitorial Service	7,400	6,167	6,700	(533)	9.45%
Computer Support, Maintenance & Repair	1,000	833	460	373	54.00%
Office Supplies	2,500	2,083	2,604	(521)	(4.17)%
Clubhouse - Facility Janitorial Supplies	8,500	7,083	3,200	3,884	62.35%
Furniture Repair/Replacement	3,000	2,500	1,567	933	47.77%
Dog Waste Station Supplies	2,800	2,333	3,222	(888)	(15.05)%
Athletic/Park Court/Field Repairs	4,000	3,333	19,846	(16,513)	(396.16)%
Pool Service Contract	12,000	10,000	9,000	1,000	25.00%
Pool Repairs	5,000	4,167	2,660	1,507	46.80%
Playground Equipment & Maintenance	3,459	2,883	2,406	477	30.44%
Security System Monitoring & Maintenance	6,500	5,417	18,048	(12,631)	(177.65)%
Special Events					
Special Events	15,000	12,500	14,763	(2,263)	1.58%
Back to School Event	0	0	3,484	(3,484)	0.00%
Contingency					
Wildlife Management Services	15,600	13,000	16,334	(3,334)	(4.70)%
Fitness Equipment Repair & Maintenance	1,000	833	1,731	(898)	(73.09)%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	29,167	0	29,167	100.00%
Total Expenditures	<u>1,028,000</u>	<u>862,900</u>	<u>884,991</u>	<u>(22,091)</u>	<u>13.91%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>165,100</u>	<u>166,621</u>	<u>1,521</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>165,100</u>	<u>166,621</u>	<u>1,521</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	641,431	641,431	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>165,100</u></u>	<u><u>808,052</u></u>	<u><u>642,952</u></u>	<u><u>0.00%</u></u>

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,300</u>	<u>1,300</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1,300</u>	<u>1,300</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>0</u>	<u>51,877</u>	<u>(51,877)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>51,877</u>	<u>(51,877)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(50,577)</u>	<u>(50,577)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>(50,577)</u>	<u>(50,577)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,494,218</u>	<u>1,494,218</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,443,640</u></u>	<u><u>1,443,640</u></u>	<u><u>0.00%</u></u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	582	582	0.00%
Special Assessments				
Tax Roll	491,393	493,749	2,356	0.47%
Total Revenues	491,393	494,331	2,938	0.60%
Expenditures				
Debt Service				
Interest	216,393	207,944	8,449	3.90%
Principal	275,000	380,000	(105,000)	(38.18)%
Total Expenditures	491,393	587,944	(96,551)	(19.65)%
Excess of Revenues Over (Under) Expenditures	0	(93,613)	(93,613)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(93,613)	(93,613)	0.00%
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	0	307,910	307,910	0.00%

Country Walk CDD
Investment Summary
July 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2022</u>
The Bank of Tampa	Money Market	\$ 5,113
	Subtotal	5,113
The Bank of Tampa ICS - Bond Excess		
Bremer Bank, National Association	Money Market	\$ 10
Western Alliance Bank	Money Market	106,544
	Subtotal	106,554
The Bank of Tampa ICS - Operating		
Bangor Savings Bank	Money Market	\$ 248,423
Bremer Bank, National Association	Money Market	14
Customers Bank	Money Market	67,359
First Republic Bank	Money Market	64
The Huntington National Bank	Money Market	248,405
Western Alliance Bank	Money Market	20
	Subtotal	564,285
Total General Fund Investments		\$ 675,952
The Bank of Tampa ICS - Cap Reserve		
Bangor Savings Bank	Money Market	\$ 26
Bremer Bank, National Association	Money Market	13
City National Bank of Florida	Money Market	248,456
Customers Bank	Money Market	105,181
First Republic Bank	Money Market	3
NexBank	Money Market	248,455
Pinnacle Bank	Money Market	248,455
Umpqua Bank	Money Market	248,449
United Bank	Money Market	248,455
Western Alliance Bank	Money Market	141,892
	Total Reserve Fund Investments	\$ 1,489,385
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,888
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	2
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	123,163
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,819
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,262
Total Debt Service Fund Investments		\$ 304,134

Country Walk Community Development District
Notes to Unaudited Financial Statements
July 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2022.
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.

Tab 11

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
Pool Project	February	Open		Counsel drafted the contract, and it will be ratified at the meeting in April.	District Engineer
Pool Heating	August	Open		Proposals will be presented to the Board at the August Meeting.	District Engineer
Sidewalk Inspection	June		Closed	Completed	District Engineer
Pond Erosion	NA	Open		By the end of August DE will take a look at the area of concerns.	District Engineer
Sidewalk Audit	NA	Open		Inspection will be July 2022.	District Engineer
Storm Water Needs Analysis	Not Yet Approved		Closed	District Engineer is working on a proposal.	District Engineer
2nd Quarter Annuals	Not Yet Approved		Closed	Annuals must be approved by May.	Juniper
3rd Quarter Annuals	August	Open		Annuals going in during the 3rd week of September.	Juniper
4th Quarter Annuals	Not Yet Approved	Open		Annuals must be approved by November.	Juniper
Scrub installation -Fieldstone, Colony park, and Five farms	February		Closed	Installation date to be determine.	Juniper
Palm Tree Removal	April		Closed	Proposal #156765-Trees has been removed on 5/5/2022. Juniper will come back onsite to put mulch down by 5/20/22	Juniper
Tree Limb Pick Up	April		Closed	Proposal #156722-Project completed 5/5/2022	Juniper
Drain Atrium Grate	April		Closed	Proposal #156144- Project completed on 5/5/2022	Juniper
Diagnosis after Irrigation Inspection	March		Closed	Proposal #156933	Juniper
Reduce Bed size-Sod	May		Closed	Completed	Juniper
Replacment of Atrium Drain Grate	June		Closed	Completed	Juniper
Irrigation pump/motor replacement	June		Closed	Completed	Juniper
Vibenum and Oleander Installation	June		Closed	Completed July 29, 2022	Juniper
Value Replacement	June		Closed	Approved by District Manager on 6/9/22 and completed	Juniper
Reduce Bed size-Sod	June		Closed	Completed	Juniper
Rain Sensor Replacement	June		Closed	Approved by District Manager on 6/9/22 and completed	Juniper
Lop/Scatter	June		Closed	Completed	Juniper
Power Company Landscape Bed Install	June		Closed	Completed August 1, 2022.	Juniper
Value Replacment at Country Walk	July		Closed	Proposal #169540 and it was approved by the District Manager on 7-13-22. Completed on August 1, 2022.	Juniper
Hurricane Pricing Plan	July		Closed	Approve on 7-14-22 by the Board	Juniper
New Bed on South Side of English Turn Way	July		Closed	Approve on 7-14-22 by the Board. Completed on August 1, 2022.	Juniper
Remove Dead Pine Tree and install new tree	July	Open	Closed	Completed	Juniper
Remove and Replace Shrubs to make border around ac on s	July	Open		Approved by District Manager on 7/22/22. Will be completed in August. I spoke with Josh on 8/31/22 and he thinks thi	Juniper
Installation of St. Augustine sod behind the Clubhouse	August		Closed	Completed	Juniper
Playground Benches	April		Closed	Project completed.	Clubhouse Manager
Power cables has to be closed by camera	NA		Closed	Project completed.	Clubhouse Manager
Clubhouse and Pool Building Lighting replacement			Closed	Project Completed.	Clubhouse Manager
Clubhouse Amenities painitng and installing new screen on	August	Open		Approved by District Manager on 8/31/22	Clubhouse Manager
Street Lights	NA	Open		I spoke with the Line Crew Supervisor Kevin Hays and he informed me that they 're 2-3 months behind. They are waiting on the appropriate paint, but this is on backorder because of the shortage.	District Manager
Share File	NA		Closed	I created a shared folder for the entire Board.	District Manager

Tab 12

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Third Addendum to the Contract for Professional Amenity Services (this “**Third Addendum**”), is made and entered into as of the 2022 day of October 1st (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 the 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 Amenity Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses 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 Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

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

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Country Walk
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2022 to September 30, 2023.**

PERSONNEL:

Full Time Personnel (40 hours per week)

- Clubhouse Manager
- Assistant Clubhouse Manager

Part Time Personnel (75 hours per week)

- Clubhouse Attendants
- Maintenance

- Seasonal Pool Monitors (28 hours/week for 15 weeks)

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 220,937.
General Management and Oversight ⁽²⁾	\$ 18,000.
Total Services Cost:	\$ 238,937.

One-Time Payroll Deposit ⁽³⁾	\$ \$1,655.
- Revised payroll deposit \$17,092, minus current deposit \$15,437.	

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 13

Amendment to Website Creation and Management Agreement

This Amendment to the Website Creation and Management Agreement is made and entered into as of January 1, 2022 between the Country Walk Community Development District (the “**District**”) and Innersync Studio, LLC, an Ohio limited liability company d/b/a Campus Suites (the “**Contractor**”).

1. On September 1, 2019, the Parties entered into an Agreement for the Contractor to provide website management services to the District (the “**Agreement**”). The Parties now desire to amend the Agreement as further described in this Amendment.
2. The Statement of Work attached to the Agreement as Exhibit A is hereby amended as follows:
 - 2. Maintenance and Management of the Website.**
 2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;*
 1. Remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request.
3. **Section 5. Compensation and Prompt Payment** is hereby amended as follows:
 - b. For performance of the Services as provided in Section 2 of this Agreement, starting October 1, 2019 the District shall pay Contractor \$1,537.00 per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. The Parties understand and acknowledge that this includes (i) the annual fee for the domain name for the District’s Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(2)(1) of the Statement of Work.
4. **Ratification of All Other Terms and Conditions.** Except as modified by this Amendment, the terms and conditions set forth in the Agreement are hereby ratified and confirmed.

IN WITNESS THEREOF, the parties have caused this Amendment to be duly executed as of the date written above.

Innersync Studio, LLC
d/b/a Campus Suite

By: _____

Title: _____
Director of Sales

Country Walk Community
Development District

Luanne Dennis
Chair of the Board of Supervisors

Tab 14

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Estimate

Date	Estimate #
8/22/2022	08222022001

Name / Address
Country Walk CDD

				Project
Description	Qty	U/M	Rate	Total
Monument Column Solar Powered Flood Lighting				
Labor	3		95.00	285.00
Service Charge	1		95.00	95.00
Fuel Surcharge	1		12.97	12.97
330 lumens (150 Watt Incandescent lamp equivalent) Flood Light Fixture, Solar Panel, Lithium Ion Battery, and 9ft Factory Cord	1		400.00	400.00
Installation Hardware, 4in. by 6in. Pressure Treated Post, PVC Conduit, Fittings, Straps, Galvanized L-Brackets, Galvanized 5/8in. Uni-Strut, Concrete Screws, and All Other	1		125.00	125.00
This estimate is for the procurement and Installation of quantity One (1) Three-hundred-Thirty Lumen (150-Watt Incandescent lamp equivalent) Flood Light Fixture, Lithium-Ion Battery Pack, Four-inch by Six-inch Pressure Treated Post, and PVC Conduit. The flood light fixture head shall be installed onto a 4in. by 6in. pressure treated post mounted twenty inches from the concrete monument column sign at the base of the sign in the ground of garden planter bed area. The Post shall be installed at twenty-four inches below ground and shall extended twenty-four inches above ground. The solar panel shall be mounted and angled at forty-five degrees to the south most position and attached to the top of concrete column with concrete screws and galvanized metal L-brackets and 5/8in. uni-strut. One attachment cord and 9ft. factory extension cord shall be installed from the solar panel concealed in a 1in. PVC conduit from the top of the concrete column too the flood light fixture head to guard against any possible damage.				
			Total	

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Estimate

Date	Estimate #
8/22/2022	08222022001

Name / Address
Country Walk CDD

				Project
Description	Qty	U/M	Rate	Total
<p>Please note the manufacturers' four-year life expectancy for this 330 Lumen Flood Light Fixtures' Lithium-Ion battery pack. The manufacturer recommends replacing the Lithium-Ion Battery Pack every four years and warns the lifespan of the Lithium-Ion Battery Pack may be decreased if the solar panel is subjected to more than twelve hours a day of sunlight within any twenty-four-hour period.</p> <p>The 330 Lumen Flood Light Fixture, Solar Panel, and Lithium-Ion Battery described within this proposal are Non-Refundable.</p> <p>This installation shall be at Colony Park entrance at the intersection of English Turn Way and Country Point Blvd. If you prefer a different column, please let us know upon execution of this proposal.</p> <p>The Flood Light Fixture Head, Lithium-Ion Battery, Solar Panel, and Attachment Cord are shipped ground transportation from the manufacturer. Please expected 7 to 10 days for delivery. Once Stellar Electrical Services LLC has received the items, we will schedule the installation within 3 business days.</p> <p>-Payments are due upon receipt. If additional time and material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional costs.</p> <p>-This estimate is good for 30 days from the date shown at the top of the estimate.</p>				
			Total	

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Estimate

Date	Estimate #
8/22/2022	08222022001

Name / Address
Country Walk CDD

Project

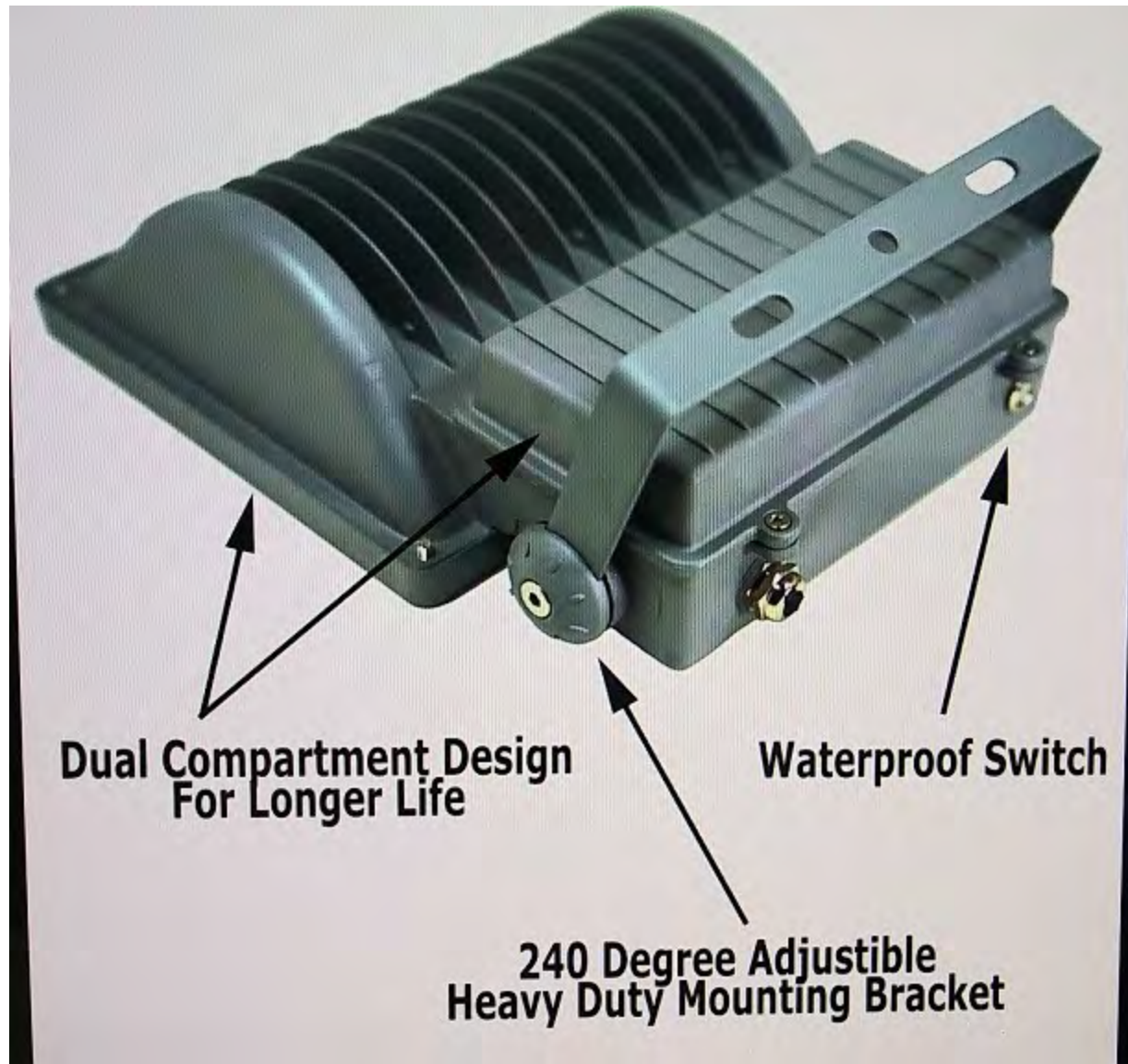
Description	Qty	U/M	Rate	Total
<div>-I have reviewed the attached items and confirm that they meet my requirements. I accept this estimate and all its contents and wish to move forward with the repair.</div> <div>Printed Name Signed Name Date</div>				
			Total	\$917.97



Solar Panel Mounted To Top of Monument Column

Pressure Treated Post Location, Mounted 20 Inches out from Monument Wall, 24 inches Below Ground and 24 Inches Above Ground. The Flood Light Fixture Head Mounts to the Top of the Post





Tab 15

Funez Drywall and Painting LLC

Funez Drywall and Painting LLC

30300 Hatz Way

Wesley Chapel FL 33543

(646) 436-8574

funezdrywall@hotmail.com

08/10/2022

PROPOSAL

Job Address

Country Walk CDD

30400 Country Point Blvd

Wesley Chapel ,FL 33543

Scope of Work

Buy new Channel drain 160 Lineal Feet

Remove existing Channel drain 160 Lineal Feet

Install newchannel drain in pool area 160 lineal ft, then dig a channel to place the drains under the pavers level.

Clean the jobsite after finish the project.

Labor and material included.

Total \$ 6,400.00

X_____

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, August 11, 2022, 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:

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

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Sean Craft	Clubhouse Manager
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape
Ted Katina	Juniper Landscape
Stephen Brletic	DE; JMT
Kevin Riemensperger	Steadfast
Jason Liggett	Landscape Specialist
Angela Savinon	Clubhouse Manager
Gregg Gruhl	Amenities Manager

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:01 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 the pool heating project and the possibility of fishing in the community.

THIRD ORDER OF BUSINESS

**Public Hearing Adopting Fiscal Year 2022/2023
Final Budget**

Mr. Adams asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal Year 2022/2023 Final Budget.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors opened the public hearing on Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

The Board heard audience comments regarding the following: the increase for line item 85 of the budget, the \$100,000 increase for Capital Improvements, the increase in budget for mulch, and the increase for District Engineer.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board of Supervisors closed the Public Hearing on Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04, Adopting
Fiscal Year 2022-2023 Final Budget**

Mr. Adams presented Resolution 2022-04, Adopting Fiscal Year 2022/2023 Final Budget to the Board of Supervisors.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors adopted Resolution 2022-04, Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2022/2023
Assessments**

Mr. Adams asked the Board for a Motion to Open the Public Hearing on Levying O&M Assessments for Fiscal Year 2022/2023.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board of Supervisors opened the public hearing on Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.

There were no public comments at this time.

On a motion from Mr. O'Connor, seconded by Ms. Dennis, the Board of Supervisors closed the public hearing on Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05, Levying
O&M Assessments for Fiscal Year 2022-2023**

Mr. Adams presented Resolution 2022-05, Levying O&M Assessments for Fiscal Year 2022/2023 to the Board of Supervisors.

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, the Board of Supervisors adopted Resolution 2022-05, Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06, Setting
the Meeting Schedule for Fiscal Year 2022-2023**

Mr. Adams presented Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022/2023 to the Board of Supervisors.

The Board held a brief discussion regarding the meeting times and requested that all meetings be held at 6:00 p.m.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board of Supervisors adopted Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022/2023, as amended, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

Ms. Dennis asked about the comments on Mr. Riemensperger report regarding Pond 8B. Mr. Riemensperger clarified that there were proposals submitted a while back to take out the center island in this pond and that status of that right now is just to maintain a buffer between the shoreline and center growth. This is being treated and maintained.

Mr. Pagliuca voiced his concern regarding what looks like algae/grass clippings in Pond 27B. Mr. Riemensperger explained that this is a result of a large volume of hydrilla, which is very quick to colonize and difficult to get rid of. It has been treated in the past and is on schedule to be treated again.

The Board reviewed the Steadfast Proposal for Pond Dye in the amount of \$895.00. After a brief discussion, the Board agreed they do not want to move forward with this proposal and asked for a revised version that does not include all ponds.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors did not approve the Steadfast Proposal for Pond Dye for the Country Walk Community Development District.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. Burton from Juniper Landscape also presented his response to the field inspection report. Mr. Liggett noted for the record that Juniper Landscape has been doing a great job. The Board had no questions.

Mr. Burton presented the September Annuals proposal in the amount of \$6,586.67. The Board noticed that there was a fuel surcharge of 3.9% instead of 3% and asked that the amount of this proposal reflect the correct amount of \$6,463.25. The Board made a motion for Ms. Dennis to execute the revised proposal outside of the meeting.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board approved the Juniper Proposal for September Annuals, allowing Ms. Dennis to execute the revised proposal outside of the meeting, in the amount of \$6,463.25 for the Country Walk Community Development District.

C. District Engineer

Mr. Brletic presented his report to the Board.

D. Clubhouse Manager

Mr. Craft presented his monthly report to the Board and introduced Ms. Angela Savinon as the new Clubhouse Manager.

Mr. Gruhl discussed the new handyman contract. The Board had no questions.

Mr. O'Connor asked about the monument signs. Mr. Craft discussed the Hawkins Monument Light proposal in the amount of \$17,600. Mr. Craft also mentioned that Hawkins is working on a Solar Power Proposal for the Monument Lights. After further discussion, the Board did not approve the Hawking proposal in the amount of \$17,600.

E. Deputy Report

The Board reviewed the deputy report. They had no questions or comments at this time.

F. District Counsel

Ms. Steinerts did not have any updates for the Board.

The Board discussed the suspension of amenity privileges for the residents that have been fishing in the pond on Waterville Ave. After a lengthy discussion, the Board came to an agreement that they will suspend their amenity privileges for 6 months and will ask that they pay for the no fishing signs. This suspension will start on August 15, 2022. Ms. Steinerts will draft and send this letter to the residents.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board agreed to suspend amenity privileges for 6 months and ask that the residents incur the cost of the no fishing signs for the Country Walk Community Development District.

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 September 8, 2022, at 6:00 p.m.

Mr. Adams presented the June 2022 Financial Statement and went over the open items.

NINTH ORDER OF BUSINESS

Consideration of Revised Pool Heating Proposals

The Board reviewed and discussed the two revised pool heating proposals. The first one was from The Pool Works for the Lap & Family Pool in the amount of \$37,090. The second one was from Hawkins Services in the amount of \$32,752.00 for the Lap and Family Pool.

After a lengthy discussion, the Board approved The Pool Works Proposal in the amount of \$37,090.00.

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, the Board approved The Pool Works Proposal in the amount of \$37,090.00 for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on July 14, 2022

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on July 14, 2022, as amended, for the Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for June 2022

The Board was presented with the Operation and Maintenance Expenditures for June 2022 in the amount of \$107,221.36.

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for June 2022 in the amount of \$107,221.36 for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Audience Comments on Other Items

The Board heard additional audience comments regarding posting signs with rules and regulations on site, cameras at the front entrance, golf carts, and designated fishing areas.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. O'Connor would like a discussion on fuel surcharge at the next meeting and wants to know what has been spent on surcharges thus far. He also would like Mr. Adams to investigate the Maintenance Contract for the A/C.

Ms. Dennis requested a discussion of the 5 Farms Irrigation issue at the next meeting.

The Board would like to have a discussion of designated fishing areas on the next agenda.

FOURTEENTH 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 Ms. Dennis, seconded by Mr. Pagliuca, with all in favor, the Board agreed to adjourn the meeting at 8:12 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 17

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

July 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$88,578.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Commercial	008631	146000429	Monitoring Services 07/22	\$ 165.23
Alfonso Flores	008646	AF071422	Board of Supervisor Meeting 07/14/22	\$ 200.00
Aquarius Water Refining, Inc.	008638	180455	Commercial Triplex Aris System Rental 07/22	\$ 395.00
Clean Sweep Supply Co., Inc.	008621	4115	Janitorial Supplies 06/22	\$ 97.45
Clean Sweep Supply Co., Inc.	008639	4195	Janitorial Supplies 07/22	\$ 375.70
Country Walk CDD	CD399	CD399	Debit Card Replenishment	\$ 1,489.47
Elaine Tricarico	008628	062622 Tricarico	Pool Bar Party Deposit 06/22	\$ 75.00
Florida Dept of Revenue	20220718-1	61-8015817296-8 06/22	Sales & Use Tax 06/22	\$ 162.01
Funez Drywall And Painting LLC	008632	26	Various Repairs At The Clubhouse, Pool Area and Playground 07/22	\$ 600.00
Funez Drywall And Painting LLC	008647	27	Repair Drains - Pool 07/22	\$ 2,500.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
George O'Connor	008650	GO071422	Board of Supervisor Meeting 07/14/22	\$ 200.00
Gina DaSilva	008644	071622 Dasilva	Refund of Rental Deposit 07/22	\$ 250.00
Gotcha Wildlife Removal LLC	008633	62723	Osprey Nest Removal 07/22	\$ 3,334.00
Insect IQ Inc.	008634	57122	Pest Management & Treatment 07/22	\$ 80.00
Jami Dock Rekar	008655	JR071422	Board of Supervisor Meeting 07/14/22	\$ 200.00
Jerry Richardson	008658	1650	Wildlife Removal Service 07/22	\$ 1,300.00
Johnson, Mirmiran & Thompson, Inc.	008648	9-194671	Engineer Services 06/22	\$ 3,302.50
Juniper Landscaping of Florida LLC	008622	168293	Irrigation Repairs 06/22	\$ 204.31
Juniper Landscaping of Florida LLC	008622	168294	Irrigation Repairs 06/22	\$ 811.26
Juniper Landscaping of Florida LLC	008640	169605	Monthly Landscape & Irrigation Maintenance 07/22	\$ 13,199.45

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida LLC	008640	170497	Fertilize Turf 07/22	\$ 360.50
Juniper Landscaping of Florida LLC	008640	171016	Fertilize Turf 07/22	\$ 566.50
Juniper Landscaping of Florida LLC	008649	171501	Monthly Landscape Pest Control 07/22	\$ 180.25
Louis V Pagliuca	008651	LP071422	Board of Supervisor Meeting 07/14/22	\$ 200.00
Luanne Dennis	008645	LD071422	Board of Supervisor Meeting 07/14/22	\$ 200.00
Pasco County Utilities Services Branch	008623	16789588	Acct #0489145 30400 Country Point Blvd 05/22	\$ 588.60
Pasco County Utilities Services Branch	008662	16969340	Acct #0489145 30400 Country Point Blvd 06/22	\$ 482.28
Pasco Sheriff's Office	008624	I-4/18/2022-07242	Off Duty Detail 06/22	\$ 810.00
Poop 911 Tampa	008652	5668468	Dog Park Waste Removal 06/22	\$ 309.99
Pope's Water Systems, Inc	008625	71546	Cycle Stop Leaking By Tennis Courts 06/22	\$ 160.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Renee Adams	008630	070722 Adams	2022 Back To School Pool Party 07/22	\$ 600.00
Rizzetta & Company, Inc.	008626	INV0000069367	District Management Fees 07/22	\$ 6,670.00
Rizzetta & Company, Inc.	008627	INV0000069557	Personnel Reimbursement 06/24/22	\$ 6,574.77
Rizzetta & Company, Inc.	008635	INV0000069601	Out of Pocket Expenses 06/22	\$ 147.35
Rizzetta & Company, Inc.	008653	INV0000069622	Amenity Managment & Oversight 07/22	\$ 8,158.03
Rizzetta & Company, Inc.	008654	INV0000069932	Excess Meeting Time 07/22	\$ 145.25
Rizzetta & Company, Inc.	008663	INV0000070216	Personnel Reimbursement 07/22/22	\$ 6,731.62
Romaner Graphics	008656	21237	Install Signage & Flag 07/22	\$ 415.00
Security Lock Systems of Tampa, Inc	008636	1844	Monthly Maintenance Service for Monitoring System 07/22	\$ 324.21
Spectrum	20220731-2	0034122118-01 07/22	30400 Country Point Blvd TV 07/22	\$ 9.99

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20220731-1	048209801061322	30400 Country Point Blvd TV 06/22	\$ 307.93
Steadfast Environmental, LLC	008641	SE-21219	Aquatic Maintenance 07/22	\$ 1,648.00
Steadfast Environmental, LLC	008641	SE-21256	Aquatic Maintenance-Washout On Pond 07/22	\$ 600.00
Stellar Electrical Services LLC	008659	06272022001	Replace Lighting - Clubhouse & Pool 07/22	\$ 1,491.71
Straley Robin Vericker	008642	21738	Legal Services 06/22	\$ 3,558.50
Strictly Entertainment, Inc	008637	071122 Strictly	Balance Due On 2022 Back To School Pool Party 07/22	\$ 2,225.00
Suncoast Pool Service	008660	8324	Monthly Pool Maintenance 06/22	\$ 900.00
Suncoast Pool Service	008643	8404	Monthly Pool Maintenance 07/22	\$ 900.00
Times Publishing Company	008657	0000235840 07/13/22	Account 113773 Legal Advertising 07/22	\$ 788.13
United Building Maintenance, Inc.	008629	351	Cleaning Services 07/22	\$ 700.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
US Bank	008664	6501867	Trustee Fees/Expenses Bond Series 2015 04/01/22 - 03/31/23	\$ 3,771.25
Waste Management Inc. of Florida	20220721-1	0762560-1568-6	Waste Disposal Services 07/22	\$ 68.96
Welch Tennis Courts, Inc	008661	67634	(2) Replacement Rollers 07/22	\$ 100.55
Withlacoochee River Electric Cooperative, Inc	20220731-3	10270434 06/22	Summary Billing 06/22	<u>\$ 8,942.94</u>
Report Total				<u>\$ 88,578.69</u>