



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
October 13, 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	Daryl Adams	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

October 6, 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, October 13, 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 September Aquatics Report.....Tab 1
 - B.** Landscape Inspections Manager
 1. Review of September Landscape Inspection Report....Tab 2
 2. Consideration of Juniper Proposals.....Tab 3
 3. Discussion of Juniper Account Manager
 - C.** District Engineer
 - D.** District Counsel
 - E.** Clubhouse Manager ReportTab 4
 - F.** Deputy Report.....Tab 5
 - G.** District Manager
 1. Review of District Manager's ReportTab 6
 2. 3rd Quarter Website AuditTab 7
 3. Review of Open ItemsTab 8
- 4. BUSINESS ITEMS**
 - A.** Discussion Regarding Clubhouse Rules & Safety
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 8, 2022Tab 9
- 6. AUDIENCE COMMENTS**
- 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,
Daryl Adams
Daryl Adams
District Manager

Tab 1



Country Walk

Inspection Date:

9/30/2022 12:38 PM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 9

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Small amounts of grasses need light touchups on the bank. Otherwise excellent.

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

SITE: 9A

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

Inspection Report

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

A very small amount of subsurface algae was noted here. Overgrowth along the backside of the pond has been treated and is 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:	

SITE: 13A

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Recently submerged pockets of Slender Spikerush are visible beneath the water. Technicians will continue to manage this nuisance grass here.

<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: 14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

A small amount of surface algae was seen at this pond. To be addressed during the next maintenance event.

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

SITE: 15A

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The large influx of water has raised the water level here dramatically. A number of small weeds closest to the road have been submerged. Subsurface algae is growing around these from the nutrients they leech. Both can be easily treated during the next maintenance event.

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

Inspection Report

SITE: 16A

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Heavy treatment among grasses and weeds along the bank here. These will decay over the next couple weeks.

<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: 16B

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The majority of the pond is in excellent condition. There is slight overgrowth of Torpedograss on the back side of the pond. This is it be treated during the upcoming maintenance event.

<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: 17A

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

A small amount of subsurface algae was noted.

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

SITE: 17B

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Routine maintenance and monitoring will continue here.

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

MANAGEMENT SUMMARY



With October finally here, the conditions that influence the ponds are seeing a slight turn. Nights & mornings are already cooling off, and as temperatures drop and days shorten growth rates for surface algae and nuisance species are decreased. The deluge supplied by this most recent Hurricane certainly helps. A large influx of water usually has the benefit of resetting pond biology by allowing nutrients in the water column to exit the pond into the wetlands. Decreased water temperatures and sudden wind and rain are both capable of stressing fish populations, and putting them at risk of perishing from sudden shifts in water parameters (nitrogen/phosphorous spikes, sudden storm events). This is normal for early fall and are not primarily caused by treatments targeted against nuisance algae and vegetation.

At the time of this inspection, many of Countrywalk's ponds were in great condition. Waters are clear of any new algal growth (save for pond 15A), with focus now shifting to grasses, following the decline of the rainy season. Technicians will be sure to treat these areas during the next maintenance event. While any previously treated material will decay over the next 7-10 days.

Hopefully as conditions enter a true fall phase, and plant growth slows, technicians will be able to switch from reactive & preventative treatment methods (which were directly combating rapid new growth) to proactive treatments & will begin to make headway in overgrown areas of select ponds now that regrowth rates are starting to slow.

RECOMMENDATIONS

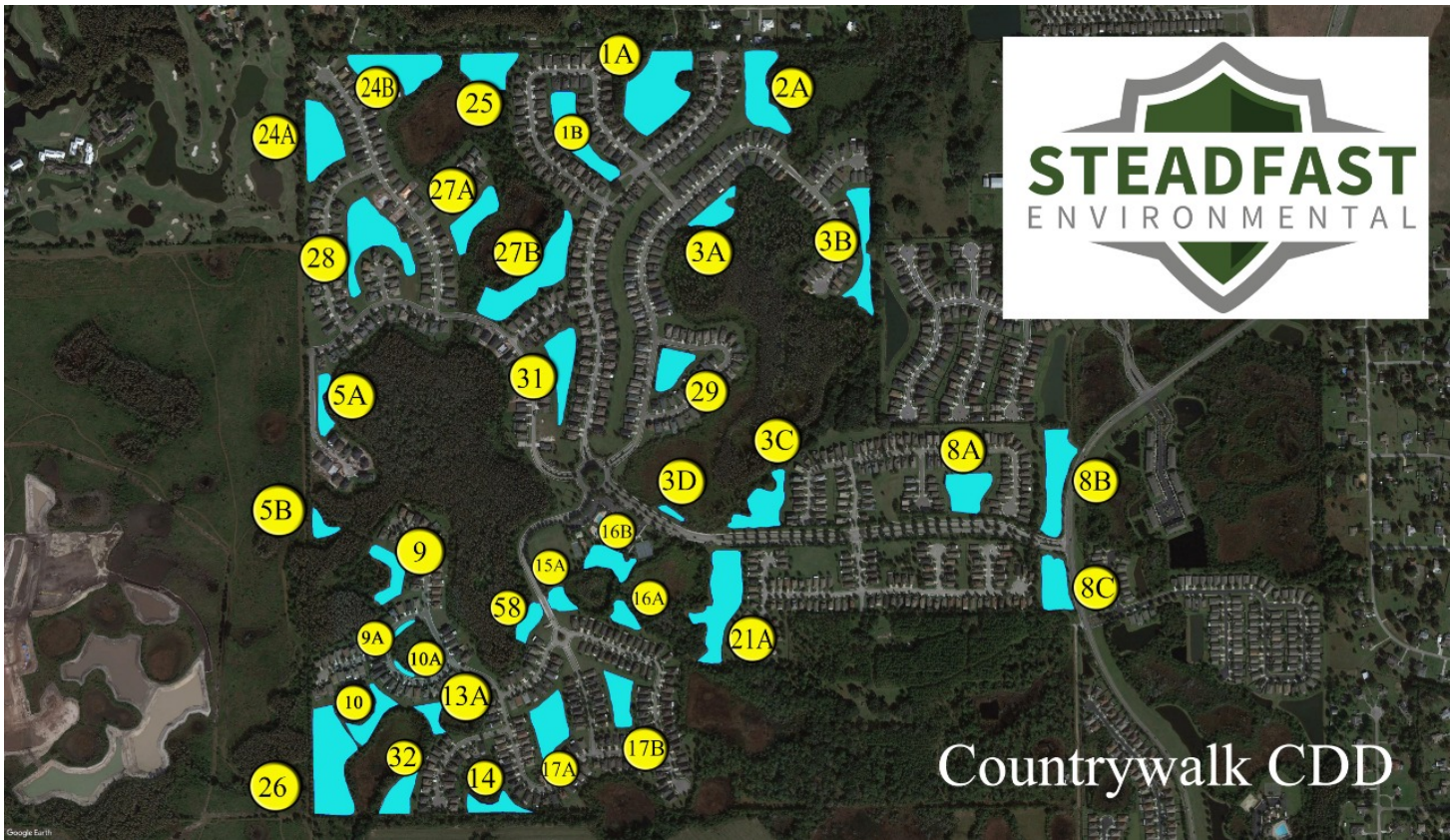
Continue to treat ponds for algae.

Resume regular grass treatments upon the conclusion of the rainy season.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Saint Augustine to receive an application of 24-0-11 with Prem at 1LB per 1000 SF totaling 550 LBS in the month of October.
- ❖ Ornamentals to receive an application of 8-10-10 in the month of October at 5lb per 1000 SF Totaling 625 lbs.
- ❖ Please provide dates on when the above fertilizations will be done.
- ❖ Next Inspection is on 10-18-2022 at 9:00 AM

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 dead from the base of the Liriope throughout the thumbnail islands in the pool parking lot areas.(pic 1)



5. Remove the tall weeds in the Indian hawthorns on the outbound side of Country Point Blvd before you go over the bridge. Remove from the base of the plant material.
6. Make sure we are keeping the tree ring on Country Point Blvd free of weeds and continue to soft edge.
7. Pull the taller weeds in the center island at the deer run entrance in the Parsoni Juniper and the Flax Lilies.
8. During my inspection, the weeds control and the soft edging in the back of the natural area-



2. Treat the crack weeds at the back entrance to the community center near the soccer field and kids' playground.
3. Throughout Country Point Blvd. treat the crack weeds in the road gutters. The taller ones need to be hit with a string trimmer.
4. Remove the tall weeds and vines in the hedges near the irrigation controller on Country Point Blvd.(Pic 4)



POOL DECK, AMENITIES CENTER & COUNTRY POINT

on Country Point Blvd is going backwards. We need to make sure we are soft edging the back of these beds on the inbound and outbound side and treat for weeds on the backside and front side.(Pic 8)



9. Remove the vines and weeds in the planter beds on the outbound side of Country Point Blvd just past the deer run entrance.
10. During my inspection, the viburnum natural area hedge needs trimming on Country Point Blvd. We have discussed the height requirement for this hedge and decided 6 feet. We cannot allow this to get any bigger or we will have trouble trimming without ladders.
11. Remove the tall weeds in the Indian Hawthorne on the outbound side of the main entrance to the community. Pull these from the roots so they don't continue to come back.
12. Make sure we are staying on top of the weeds in the new planter beds on Meadow Pointe Blvd. During my inspection we were starting to get a high concentration of weeds in the beds.
13. Make sure these same beds are being soft edged every other week.
14. Treat the jasmine minima bed on Country Point Blvd on the inbound side before English turn way with a selective herbicide.
15. Remove the tall weeds and weeds growth at the monument sign in the center island on English Turn Way.
16. Treat the Fakahatchee at the traffic circle on Country Point Blvd for spider mites. We will need to perform a cutback on this material after the insects are eradicated.
17. Remove the nutsedge in the Indian hawthorns at the thumbnail island at the entrance to Five Farms Ave.
18. **Note for the board in the last 3 weeks the district has received a substantial amount of rain this can cause areas not be mowed. We can deal with unsafe mowing conditions or areas that can be damaged if they are mowed. We will stay off these areas and allow them to dry up.**
19. Treat the crack weeds on the outbound side of Five Farms Ave as you approach the traffic circle.
20. Treat the crack weeds through out the gutters on Fresh Meadow Way some of these need to be string trimmed due to the size.
21. Treat the crack weeds in the Soto Grade Loop sidewalk areas.



Tab 3



Proposal

Proposal No.: 176747

Proposed Date: 09/02/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	August FIR- Item 10 shrub cutback

Cutback Oleanders on the inbound side of English Turn Way.



ITEM	QTY	UOM	TOTAL
Plant Material			\$550.00
Maintenance Division Labor	10.00	HR	
Fuel Surcharge 3.0%			\$4.95
Fuel Surcharge	165.00	EA	
Total:			\$554.95

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

BLANK



Proposal

Proposal No.: 176749

Proposed Date:

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

Installation of 1000 SF of St Augustine sod on the center island just past the main entrance of Country Walk Blvd.



ITEM	QTY	UOM	TOTAL
Plant Material			\$3,449.91
Maintenance Division Labor	20.00	HR	
Irrigation Repairs and Upgrades	2.00	HR	
Floritam Saint Augustine, 01 Square Foot	1000.00	01SF	
Fuel Surcharge 3.0%			\$73.50
Fuel Surcharge	2449.91	EA	
Total:			\$3,523.41

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

BLANK



Proposal

Proposal No.: 176759

Proposed Date: 09/02/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	August FIR- Item 18-shrub installation



Removal of drift roses around roundabout and installation of 30 three gallon Mexican Petunia.

ITEM	QTY	UOM	TOTAL
Plant Material			\$1,654.92
Maintenance Division Labor	6.00	HR	
Irrigation Repairs and Upgrades	2.00	HR	
Planters Lightweight Potting Soil Mix Bulk (per cu. yd.)	2.00	CY	
Dwarf Mexican Petunia, 03 gallon - 03G	30.00	03g	
Fuel Surcharge 3.0%			\$49.65
Fuel Surcharge	1654.92	EA	
Total:			\$1,704.57

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

BLANK



Proposal

Proposal No.: 176744

Proposed Date: 09/02/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	August FIR-Item 2-shrub removal

Remove African Iris on the right front of clubhouse entrance.



ITEM	QTY	UOM	TOTAL
Plant Material			\$110.00
Maintenance Division Labor	2.00	HR	
Fuel Surcharge 3.0%			\$6.60
Fuel Surcharge	220.00	EA	
Total:			\$116.60

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 4

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: September 2022

- Executed- Requested proposal to replace door mechanism at the entrance doors of the clubhouse. Approved and completed. (Pictures below)
- Playground safety inspection performed (monthly). No new issues discovered.
- Executed-Funez and Painting repainted the pool bar countertop also installed Windscreen at tennis court (pictures below)
- Executed- Funez and painting removed and installed plexiglass on all 4 windows at the pavilion. (Pictures below)
- Cleaned all pool furniture as recommended (monthly).
- Drafted community newsletter for October 1st publication
- Removed hazardous algae from the sidewalk located on south side of clubhouse
- Patrolled community for potholes and reported findings to Pasco County Customer Service (monthly).
- Contacted Ted from Juniper regarding drainage issues behind the pavilion. Juniper submitted proposal for 20 new shrubs for that area.
- Met with Harris regarding enlarging the pond map to a 24"x36"
- Filled in holes at the dog park dug up by large breeds (periodic).
- Trained a new employee
- Placed classified ad in the Laker, advertising community yard sale October 8th
- Drafted employee schedule for October
- Cleaned grounds and pushed mulch back away from the sidewalk, identified the problem with mulch. Old mulch must be removed before adding new mulch.
- Removed Pine needles at the tennis court
- Prepared the amenities for Hurricane Ian
- Removed and secured all pool furniture
- Secured tennis court windscreens
- Secured all furniture at the lanai area
- Secured playground swings
- All access card readers were turned off



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- Removed flag from the flagpole
- Secured all garbage cans
- Placed closed signs at all pool gates, gym door and the clubhouse doors
- Emailed November extra duty patrol schedule to PCSO and extended shifts to 6 hours per Board request.
- Submitted month end reports to District Management to include debit card log/receipts, check log/bank receipts, operations report, and expense report
- Amenities and clubhouse assessed after hurricane Ian. We had no damage to the clubhouse or the amenities.
- Debris was cleaned up by Juniper and clubhouse attendants (all hands on deck). Tennis court wind screen untied, and zip tied back to normal. Pool furniture returned to its place and closed signs removed from gates.
- Opened the amenities to the residents after deemed clean and safe.

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 September 6th.

Facilities Usage:

- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on September 8th, 6pm.
- Mahjong group met in the clubhouse lobby every Tuesday evening in September, 6pm.
- Troop 52 Meeting 6:30pm 2 Mondays in September
- Private parties held in the clubhouse 4
- Private parties held at the pool bar. 1



Rizzetta & Company

- Private parties held in the pavilion area. 2

Resident Payment Log:

- See attached files for Monthly Financial Transactions as well as Access Card Log for the month of September.

Upcoming Events:

- Community Garage Sale October 8th 7am-1pm
- Boo Bash October 29th 12pm-2pm

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- None to report.



Rizzetta & Company

Exhibits:

Windscreens at Tennis Courts (Before):



Rizzetta & Company

After:



Rizzetta & Company

Broken Window at Pavilion (Before):



Rizzetta & Company

AFTER:



Rizzetta & Company

Pool Bar (Before):



Rizzetta & Company

After:



Rizzetta & Company

Front Door (Before):



After:



Rizzetta & Company



Rizzetta & Company

Tab 5

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: r. trani

Employee Reporting : s.bunner

Date of Work : 9/21/22

Event Number : 2022504905

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: 2 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:

Patrolled entire community. Monitored traffic throughout. Monitored clubhouse/pool area. No calls for service, no suspicious activity-persons-vehicles. Pretty quiet evening.

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: r. trani

Employee Reporting : s. bunner

Date of Work : 9/12/22

Event Number : 2022487060

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: 2 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:

Patrolled all communities. Ran RADAR at various locations. Assisted patrol units on two welfare check calls. There were no other calls for service, no suspicious vehicles or persons, and no observed misconduct at clubhouse.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: **PascoCountySheriff**[sOffice@ServiceRequests.us](mailto:Office@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 : 9/9/22

Event Number : 2022482037
Arrival Time : 1900
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

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: Country Walk

Employee Reporting : Shane Hughes

Date of Work : 09/07/2022

Event Number : 2022475509

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 :
0

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

I am aware of issues in the community from reading the detail sheet. I checked with clubhouse staff and there were no additional issues to report. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. I monitored the patrol radio there were no calls for service. There were no major incidents during my tour of duty.

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

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 10, 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

October 13

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

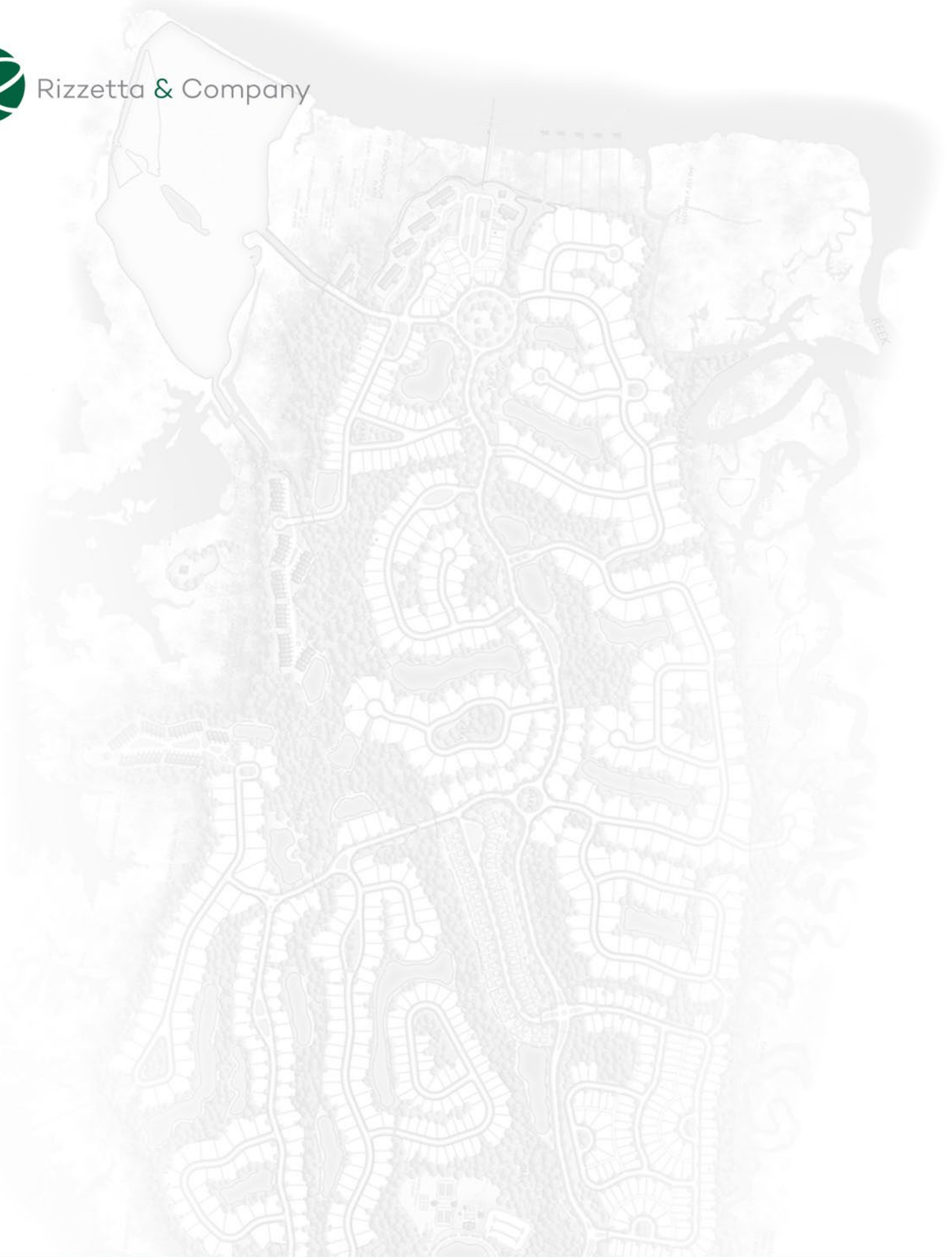
Budget- As of July 31, 2022. The General Fund is over budget by \$22,091. District Engineer is over budget by \$20,275, District Counsel is over budget by \$14,504, Athletic/Park Court/Field Repairs are over budget by \$15,846, Security System Monitoring & Maintenance is over budget by \$11,548, and Irrigation Repair is over by \$18,009.

Supervisor Requests

- **Accounting-** I sent an email from the Vice President regarding the Accounting program for the District. I will discuss this at the meeting.
- **Egis Insurance-** We paid the Country Walk EGIS Insurance, and the District will continue to be insured for October 1, 2022.
- **Country Walk Maintenance Rep-** We will discuss this topic at the next meeting.
- **3rd Quarter Compliance Audit** - We received the 3rd Quarter Audit for ADA. We will discuss this at the next meeting.
- **Country Walk Calendar-** The Country Walk CDD calendar was emailed to the Board and saved on the shared drive.
- **Replacement of No Fishing and No Parking Signs-** I will be on site with Harris Romaner on October 10, 2022 to ensure the replacement signs are placed in the designated District areas.
- **Country Walk Extra Duty Application-** Enforcement of golf carts has been added to the extra duty application.
- **Juniper Account Manager-** Ted Katina resigned as the Account Manager with Juniper. Josh Burton will discuss the transition at the next meeting.
- **Country Walk HOA/CDD Easement Request-** I have been working with HOA Manager Patricia Lane and Jackie DeRoze regarding the HOA Fence process. I sent the Board the HOA Fence Application and Alteration Application that was approved from January 1, 2022 through September 30, 2022. Our Country Walk staff will complete an ongoing audit for CDD easements that have been used to ensure no damage was done to CDD property.
- **Rust Prevention-** A Service Representative from Aquarius Water Refining, Inc. will call into the meeting to answer questions about rust throughout the District and their plan of action.
- **Removal of the Key box by HOA-** We will discuss this at the next meeting.
- **District Management Credit-** The District will receive a credit for the extended meetings that went over 3 hours. Rizzetta & Company is working on a revised contract.



Rizzetta & Company



Professionals in Community Management

Tab 7



Quarterly Compliance Audit Report

Country Walk

Date: September 2022 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

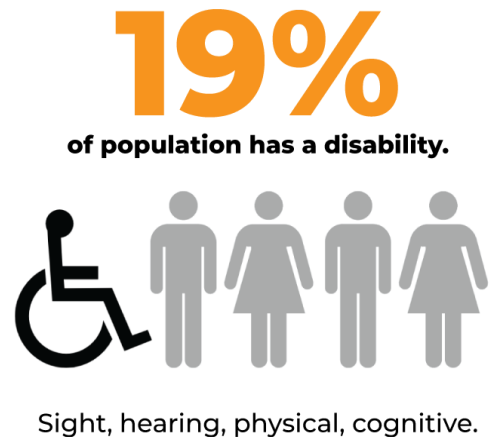
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

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 concern.	District Engineer
Sidewalk Audit	NA	Open		Inspection will be in 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		Closed	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	Completed	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
Replacement of Atrium Drain Grate	June		Closed	Completed	Juniper
Irrigation pump/motor replacement	June		Closed	Completed	Juniper
Viburnum 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 Replacement 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 a new tree	July	Open	Closed	Completed	Juniper
Remove and Replace Shrubs to make a border around ac on	July		Closed	Approved by District Manager on 7/22/22. Will be completed in August. I spoke with Josh on 8/31/22 and he thinks this	Juniper
Installation of St. Augustine sod behind the Clubhouse	August		Closed	Completed	Juniper
Playground Benches	April		Closed	Project completed.	Clubhouse Manager
Power cables have to be closed by camera	NA		Closed	Project completed.	Clubhouse Manager
Clubhouse and Pool Building Lighting replacement			Closed	Project Completed.	Clubhouse Manager
Clubhouse Amenities painting and installing new screen on	August		Closed	Approved by District Manager on 8/31/22	Clubhouse Manager
Benches for the Blvd		Open		The benches will be installed on 10-7-22	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
Shared Accounting Software for the District		Open		Accounting has been having additional training on the software on 10/5/22 and 10/6/22. I will provide an update to the Board at the next meeting.	District Manager
Share File	NA		Closed	I created a shared folder for the entire Board.	District Manager

Tab 9

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 8, 2022, at 6:00 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
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape
Ted Katina	Juniper Landscape
Stephen Brletic	DE; JMT
Jason Liggett	Landscape Specialist (<i>via conference call</i>)
Angela Savinon	Clubhouse Manager

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments presented at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

The Board requested an aquatics map be provided at the next meeting. They would like this map to be at least 24x36.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. O'Connor asked if cutbacks on English Turn would be an issue in regard to the Oleander Plants. Mr. Liggett believes it would be, however, Mr. Burton recommended the cutback be done. The Board agreed that this area should be cutback and asked that it be done the next time cutbacks are being done.

The Board reviewed the Juniper proposal for Jasmine Minima in the amount of \$581.93. They would like more detail to be included in the proposals moving forward. The Board decided to table this proposal until April 2023.

The Board reviewed the Juniper proposal for playground mulch in the amount of \$3,808. It was noted that a spot treatment was done on the mulch in April 2022. The Board asked Juniper to provide a revised proposal to include the swing area and pictures. Mr. Katina will provide the revised proposal at the next meeting.

The Board reviewed and discussed the Juniper proposals for island enhancement. Three proposals were provided, one for Five Farms in the amount of \$19,959.28, one for Point O Woods in the amount of \$8,116.26, and one for Rolling Green in the amount of \$10,786.04. The Board made a motion to push all three proposals to March 2023 and asked that they be itemized.

On a motion from Mr. O'Connor, seconded by Mrs. Rekar, the Board of Supervisors would like to push the Island Enhancement Proposals back to March 2023 for the Country Walk Community Development District.

The Board held a discussion regarding Juniper Fuel Charges. Mr. Burton reminded the Board that the agreement they signed stated that once the National Gas Prices go below \$3.00, they will remove it completely. The Board asked Mr. Burton if Juniper would provide an exemption for fuel charges on certain projects. Mr. Burton will talk with his supervisors and give an update on this at the next meeting.

C. District Engineer

Mr. Brletic presented his report to the Board.

The Board held a discussion regarding the roadway in Five Farms and how to improve the area. Mr. Brletic suggested that residents call the County and ask them to repair the roads.

The Board also held a discussion on the process of residents asking for permission to use CDD Easements. It was noted that the resident at 4146 Dylan Thomas Drive has been using the CDD easement for construction purposes without proper approval. The Board would like Counsel to send a cease-and-desist letter to the resident.

The Board asked that Mr. Adams work with the HOA to get a better idea on the ARC process. Mr. Adams will update the Board on this as soon as possible.

D. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board and provided an update on a potential candidate for the part-time maintenance person. The Board would like this part-time maintenance person to work in the daytime, not in the evening.

E. Deputy Report

The Board reviewed the deputy report. The Board would like to add “no golf carts” to the Deputy Service Application.

F. District Counsel

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

The Board held a brief discussion regarding fishing in the District. Ms. Steinerts informed the Board that having a fishing dock will create liability and maintenance issues. The Board agreed that the District should not have a fishing dock.

The Board would like the No Fishing sign to be replaced with something more secure. They would also like the No Parking sign to be cemented down. Mr. Adams informed the Board that he would be present with the vendor when these signs are being replaced.

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 October 13, 2022, at 6:00 p.m.

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

The Board discussed transferring funds from the reserve account to the operating account to reimburse the operating account for invoices that should not have been paid from this account. They agreed and made a motion to transfer \$239,020.47 from the Reserve Account to the operating account to reimburse the operating account.

On a motion from Mrs. Dennis, seconded by Mrs. Rekar, the Board of Supervisors approve the transfer of \$239,020.47 from the Reserve Account to the Operating Account to reimburse the Operating Account for the Country Walk Community Development District.

The Board gave approval to the HOA for use of their conference call phone.

FOURTH ORDER OF BUSINESS

Consideration of the Third Addendum to the Professional Amenity Services Contract

On a motion from Mrs. Rekar, seconded by Mr. O'Connor, the Board of Supervisors approved the Third Addendum to the Professional Amenity Services Contract for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Campus Suite Website Agreement Addendum

On a motion from Mrs. Dennis, seconded by Mr. O'Connor, the Board of Supervisors approved the Campus Suite Website Agreement Addendum for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Stellar Electric Proposal for Monument Solar Powered Flood Lighting

The Board held a brief discussion regarding this proposal and agreed that they do not want to move forward with this proposal. Mr. Flores will reach out to Stellar Electric to see if there are any other options.

SEVENTH ORDER OF BUSINESS

Consideration of Funez Proposal for New Pool Drian

The Board reviewed the proposal for a new pool drain and agreed that they would like the new part-time maintenance person to complete this work. The Board did not move forward with this proposal.

EIGHTH ORDER OF BUSINESS

Discussion of Rust Caused by Irrigation

The Board held a brief discussion regarding the rust issue throughout the District. They would like Mr. Adams to reach out to the irrigation vendor and ask them to attend the next meeting to explain why this is happening and provide solutions.

NINTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on August 11, 2022

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on August 11, 2022, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for July 2022**

The Board was presented with the Operation and Maintenance Expenditures for July 2022 in the amount of \$88,578.69.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for July 2022 in the amount of \$88,578.69 for the Country Walk Community Development District.

Mr. O'Connor started a conversation regarding the Rizzetta Contract and the extended meeting fees. The Board would like a credit for the extended meeting fee charges. They would also like Rizzetta to honor the 4-hour meeting time frame until they can provide a new contract.

ELEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores asked that Mr. Liggett only hit the high points when presenting his Landscape Inspection Report.

THIRTEENTH 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 Mrs. Dennis, seconded by Mrs. Rekar, with all in favor, the Board agreed to adjourn the meeting at 10:24 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman