



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
November 10, 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

November 3, 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, November 10, 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.** Review of Clubhouse Manager Report Tab 1
 - B.** Review of Deputy Report..... Tab 2
 - C.** Aquatics Service Report
 - 1.** Review of Steadfast October Aquatics Report Tab 3
 - D.** Landscape Inspections Manager
 - 1.** Review of October Landscape Inspection Report Tab 4
 - E.** Review of Juniper's Response to Landscape Inspection Report..... Tab 5
 - 1.** Consideration of Revised Juniper Proposals (2) Tab 6
 - 2.** Consideration of Juniper Proposal for Debris Removal Tab 7
 - 3.** Consideration of Juniper Proposal to Remove Indian Hawthorne and Install New 3G Liriope..... Tab 8
 - 4.** Consideration of Juniper Proposal for Winter Annuals Tab 9
 - F.** District Engineer
 - G.** District Counsel
 - H.** District Manager
 - 1.** Review of District Manager's Report Tab 10
- 4. BUSINESS ITEMS**
 - A.** Consideration of the Amended Budget for Fiscal Year 2021-2022 . Tab 11
 - B.** Review of Amenities Facilities Policies Tab 12
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 13, 2022..... Tab 13
 - B.** Consideration of Operation and Maintenance Expenditures for August & September 2022.....Tab 14

- 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

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: October 2022

- Installed garage sale signs on Meadow Point Blvd and the roundabout located at Country Point Blvd
- Contacted Villo in regard to CDD property fence panels fallen from hurricane. Waiting on quote.
- Contacted Harris regarding CDD property fence panels fallen from hurricane. Waiting on quote.
- Contacted Harris regarding enlarging the pond map to a 24"x36". Submitted job estimate to District Manager.
- Contacted DCSI Security: Clubhouse to fitness center card reader reprogrammed
- Conducted playground inspection (monthly)
- Patrolled community for potholes and reported findings to Pasco County Customer Service (periodically).
- Cleaned playground furniture as recommended (monthly).
- Gables Motorsport invoice for our ATV submitted to district manager
- Ordered signs for the HOA/CDD Board.
- Drafted preparations for December events.
- Installed HOA and CDD signs on the outside board as you enter clubhouse
- Continued Drafting community newsletter for November 1st publication
- Filled in holes at the dog park dug up by large and small breeds (periodic). (Fence was repaired on small breeds dog park)
- All the electrical boxes and light posts are being repainted
- Began conducting audits to ensure no one is using CDD property
- Ongoing audit for CDD easements that have been used during fence or pool installation
- Out on property with Peter (maintenance worker) inspecting other CDD fencing for missing panels (ongoing)



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Maintenance Accomplishments

- Repaired Vinyl fence in two locations off English Turnway
- Patched dent in drywall located in the weight room
- Patched dent on corner drywall located in the lobby
- Filled gap under sidewalk leading from pool to playground
- Replaced soap dispensers in men's and women's bathroom
- Cleaned and organized shed
- Sanded and painted defects in the drywall in the weight room and lobby
- Dug out and repaired broken pop-up emitter drain at rear of gym entrance
- Excavated damaged drain line at rear of clubhouse, replaced drainage line with pop-up emitter
- Repaired fence located at small dog park, installed spikes and clamps in fencing to ensure fence remains at ground level

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 October 20th.

Facilities Usage:

- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on October 13th, 6pm.
- Country Walk HOA met in clubhouse lobby for their meeting on October 20th, 7pm.



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- MahJong group met in the clubhouse lobby every Tuesday evening in October, 6pm.
- Private parties held in the clubhouse 3
- Private parties held at the pool bar. 0
- Private parties held in the pavilion area. 7

Resident Payment Log:

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

Upcoming Events:

- Jingle Mingle December 17th
- Kidsmas December 18th

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- None to report.



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Damaged drain line (Before)



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After:



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Missing fence panels(Before):



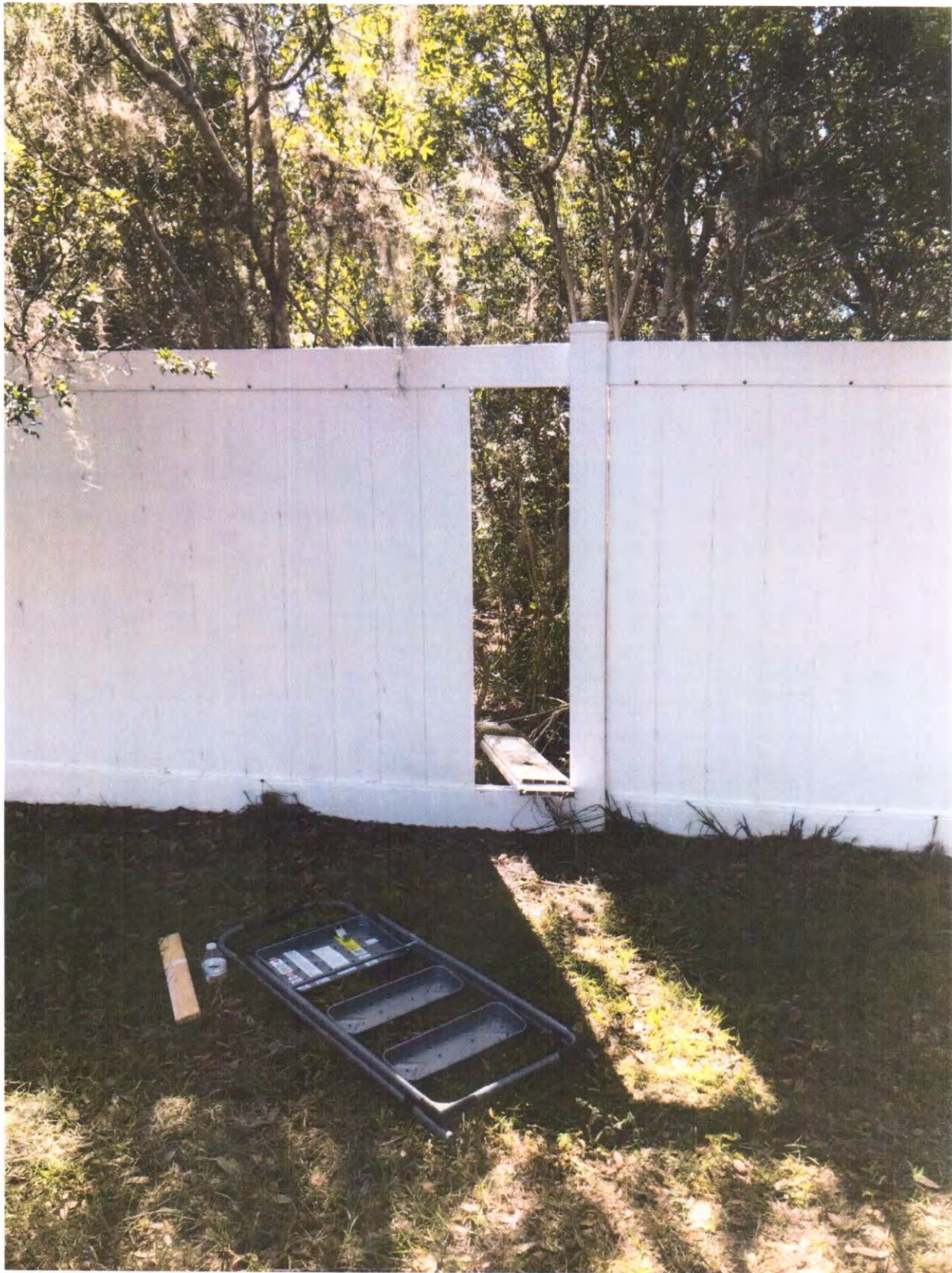
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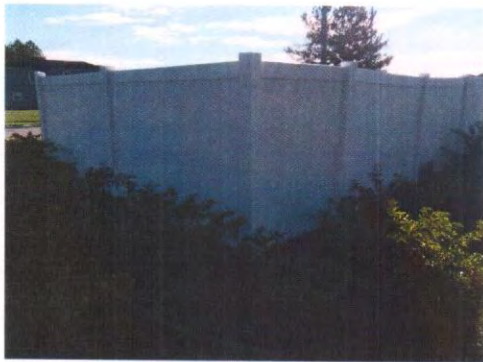
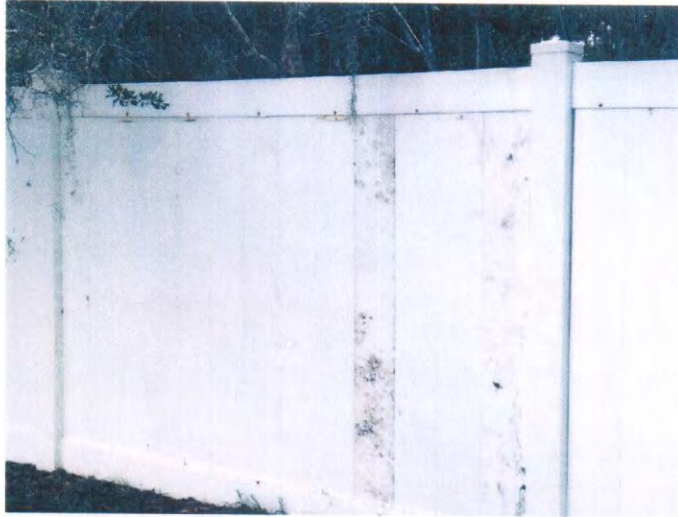


Rizzetta & Company

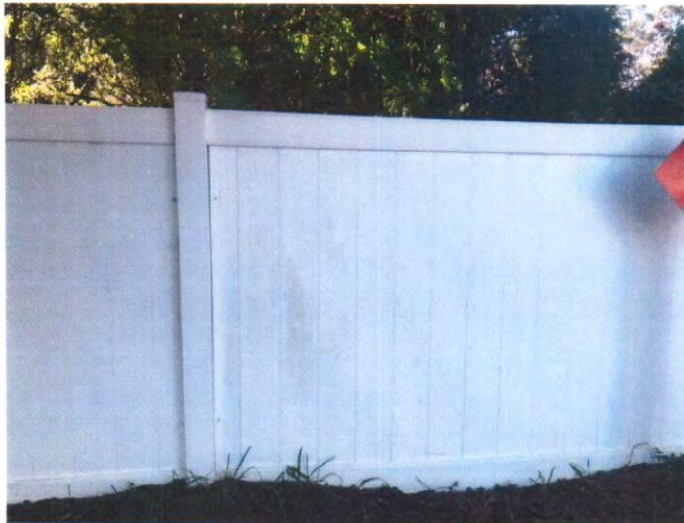


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AFTER:



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Drywall in gym (before)



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After:



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Tab 2

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: Regina Trani

Employee Reporting : Daniel Marcouiller

Date of Work : 10/12/22

Event Number : 2022546139

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 :
0

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

Provide motorized patrol throughout communities with focus on park areas and community centers. During the course of my patrol observed and unknown white male walking for in the park/community center area for three hours. On scene staff advised this a resident with who has phycological issues. No other significant incidents or events to report.

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: Angela Savinon
Employee Reporting : K9 Detective Leos
Date of Work : 10/01/2022

Event Number : 2022-524303
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 :
0

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

On 10/01/22, I, K9 Detective Leos, arrived at Country Walk Clubhouse. I made contact with staff and provided my business card and agency phone number. I began my shift with a directed patrol through the community, to include; Deer Run, Colony Park, Manor Place, Evergreen, Magnolia Estates, Fieldstone Manor. I did not observe any traffic violators or illegal parking. I returned back to the clubhouse and conducted a check of the soccer field/playground/swimming pool. I observed residents properly utilizing the facilities. I maintained a presence at the Clubhouse, in order to deter any criminal activity. I then conducted a secondary patrol of the area. No suspicious activity was observed. A check of the playground was performed after sundown, no one was observed. I conducted traffic enforcement at the intersection of Country Point Blvd and English Turn Way. No traffic violations observed. I returned to the Clubhouse and maintained, in order to deter criminal 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

Tab 3



Countrywalk CDD Aquatics

Inspection Date:

10/24/2022 11:20 AM

Prepared by:

Victor Paniagua

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 9

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>	<input checked="" type="checkbox"/> N/A	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:

Tiny amounts of Hydrilla are noted within the pond, but otherwise it is clear. These are to receive treatment on the next scheduled maintenance event.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 10A

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Minor amounts of subsurface algae, clinging to Slender Spikerush grasses are noted within the pond. Due to the pond's small size, dosing a specialty herbicide to rid the pond of this hard-to-eradicate nuisance grass will be relatively simple.

<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: 10

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small amounts of subsurface algae and submerged vegetation are noted within the pond, but are being kept at manageable levels via routine treatment.

<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: 13A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Small amounts of submersed algae and weeds are noted along the pond's perimeter. These will 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: 14

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The majority of the pond is clear of nuisance activity, however the pond's "cove" hosts Slender Spikerush growth which remains to receive treatment. The technician has been notified of it's location and will administer treatment during the upcoming maintenance visit.

<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: 15A

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The rapid decrease in water level has once again exposed the portion of the pond's bed closest to the bridge. Pictured here are the previously submersed weeds which will be treated now that technicians are not at risk of destroying stabilizing grasses located on the upper bank. A large alligator was noted in the pond.

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

SITE: 16A

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



Comments:

Previously treated nuisance grasses are decaying away. The most notable observation made here is the slight green tint of the water, cause by a moderate planktonic algal bloom. The upcoming treatment visit will reduce the algae's hold on the water, but continued high temperatures and lack of rain make localized blooms a recurrent issue.

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

Inspection Report

SITE: 16B

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some Waterthread Pondweed noted on the eastern side of the pond. To be addressed during the next visitation.

<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: Waterthread Pondweed	

SITE: 17A

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Subsurface algae seems to be reaching the surface in a few locations. Technicians have been instructed to treat this growth during their upcoming visit to the community.

<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:	

MANAGEMENT SUMMARY



As enter November, typical Fall weather seems to be delayed. Cooler temperatures are only just beginning to become more commonplace, even then only in the mornings and nights (typically in the 70s). Higher daytime temperatures and sunshine still contribute to rapid algae growth during daytime hours. As the days shorten and the season progresses these bloom events will hopefully taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of current growth.

At the time of this inspection, most ponds were in great condition, with a few were in the process of improving from prior treatment. On these ponds, grasses were decaying, and algal growth noted during the inspection was composed of scattered patches along the ponds' perimeters in an advanced state of decay. Remaining regrowth observed will be targeted during the next visitation.

Some ponds (14, 10A, 13A) host "Scum" welling up from the bottom and collecting in small amounts near the perimeter. The scum in these ponds is actually Slender Spikerush, a native grass that is very difficult to remove from a pond once established. Routine treatment efforts focus on preventing it from overtaking the ponds due to it's incredible growth rate, and touchups are needed on some ponds due to the continued warm weather.

The upcoming treatment visit will heavily focus on this grass, but it's recolonization into the ponds will always be an eventuality, especially in those adjacent to wetland/natural areas

RECOMMENDATIONS

Continue to treat ponds for algae.

Administer follow-up treatments to nuisance grasses along shorelines.

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

Administer followup treatment for Slender Spikerush on ponds 14, 13A, & 10A

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 4

COUNTRY WALK

FIELD INSPECTION REPORT



October 18, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

❖ Completed bed treatments in the natural area on Country Point Blvd.

❖ Next Inspection is on 11-16-2022 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 lone pam frond hanging from the Sabal palm inside of the pool area to the east of the entrance.
2. Reminder for the new account manager to make sure the Feijoa an Anise in the community is limited when it comes to trimming. We want these hedges to be fuller.
3. **Provide the district a price to remove the debris from the base of the Viburnum Suspensum along the parking lot berm area. This will help this material and allow us to get air to the roots.(Pic 3)**
4. **Looking at the area where the tree was removed from the soccer field, I believe it is best that we remove the root ball and install turf. Provide a price to have this done.**
5. Treat the oleanders on the west side of the pool area fence for Caterpillars.(Pic 5).



6. Make sure we are keeping an eye on the Oleanders on Country Point Blvd for Caterpillar's it is that time of year.
7. **During my inspection we still have a lot of bed weeds along the natural areas on Country Point Blvd.**

POOL DECK, AMENITIES CENTER & COUNTRY POINT

8. Diagnose and treat the cardboard palms that were installed on country point Blvd. These do not look very healthy and are laying over.
9. Remove the queen palms fronds that are hanging in the newly installed palms at the deer run entrance. It seems we have one that is still wrapped up when will the wrap be removed?(Pic 9)



10. Eradicate the bed weeds in the same bed in the item above.
11. Provide the district a price to remove the Indian Hawthorne on the inbound and outbound side at the main entrance to the community and install 3-gallon Liriope.(Pic 11)



12. Treat the crinum lilies on the inbound and outbound side of the main entrance to country walk .
13. Remove the vines in the schilling holies on the inbound side of the main entrance to country walk on Meadow Pointe Blvd.
14. Inspect the irrigation in the flagging Viburnum Odo on the inbound side of Country Point Blvd. These are right across from the guard shack.
15. Eradicate the taller weeds in the natural area bed on the inbound side of country point Blvd. in the ornamental grass beds.
16. Treat the Fakahatchee grass just pass the metal railing fence on Country Point Blvd before the traffic circle for spider mites.
17. Treat the crack weeds in the metal railing fence area on Rolling Greene Drive before Walker Cup Place.
18. Juniper to have an arborist look at the big oak tree that looks to be struck by lightning on Pointe O Woods Drive. This could be a hazard that needs to be addressed asap.(Pic 18)



POOL DECK, AMENITIES CENTER & COUNTRY POINT

19. Lift the singular oak tree of Five Farms Ave before you get to butler national drive into the common area space.(Pic 19)



20. Eradicate the bed weeds in the lift station on fresh meadow way.(Pic 20)



21. Lift the wax myrtle at the common area on Huntingdale court and push away from the walking path.(Pic 21)



Tab 5

COUNTRY WALK

FIELD INSPECTION REPORT



October 18, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

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❖ Next Inspection is on 11-16-2022 at 9:00 AM

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2. Reminder for the new account manager to make sure the Feijoa an Anise in the community is limited when it comes to trimming. We want these hedges to be fuller.

3. Provide the district a price to remove the debris from the base of the Viburnum Suspensum along the parking lot berm area. This will help this material and allow us to get air to the roots.(Pic 3)



4. Looking at the area where the tree was removed from the soccer field, I believe it is best that we remove the root ball and install turf. Provide a price to have this done.

5. Treat the oleanders on the west side of the pool area fence for Caterpillars.(Pic 5).



6. Make sure we are keeping an eye on the Oleanders on Country Point Blvd for Caterpillar's it is that time of year.

7. During my inspection we still have a lot of bed weeds along the natural areas on Country Point Blvd.



POOL DECK, AMENITIES CENTER & COUNTRY POINT

8. Diagnose and treat the cardboard palms that were installed on country point Blvd. These do not look very healthy and are laying over.

9. Remove the queen palms fronds that are hanging in the newly installed palms at the deer run entrance. It seems we have one that is still wrapped up when will the wrap be removed?(Pic 9)



10. Eradicate the bed weeds in the same bed in the item above.

11. Provide the district a price to remove the Indian Hawthorne on the inbound and outbound side at the main entrance to the community and install 3-gallon Liriope.(Pic 11)



12. Treat the crinum lilies on the inbound and outbound side of the main entrance to country walk .

13. Remove the vines in the schilling holies on the inbound side of the main entrance to country walk on Meadow Pointe Blvd.

14. Inspect the irrigation in the flagging Viburnum Odo on the inbound side of Country Point Blvd. These are right across from the guard shack.

15. Eradicate the taller weeds in the natural area bed on the inbound side of country point Blvd. in the ornamental grass beds.

16. Treat the Fakahatchee grass just pass the metal railing fence on Country Point Blvd before the traffic circle for spider mites.

17. Treat the crack weeds in the metal railing fence area on Rolling Greene Drive before Walker Cup Place.

18. Juniper to have an arborist look at the big oak tree that looks to be struck by lightning on Pointe O Woods Drive. This could be a hazard that needs to be addressed asap.(Pic 18)



POOL DECK, AMENITIES CENTER & COUNTRY POINT

19. Lift the singular oak tree of Five Farms Ave
before you get to butler national drive into the common area space.(Pic 19)



20. Eradicate the bed weeds in the lift station on
fresh meadow way.(Pic 20)



21. Lift the wax myrtle at the common area on
Huntingdale court and push away from the walking path.(Pic 21)



Tab 6



Proposal

Proposal No.: 181581

Proposed Date: 10/21/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	(hurricane Ian) Bottle Brush and New sod install

Juniper Landscaping will like to propose to re-install new bottle brush at the front entrance and sod near playground.

Were elm tree was removed from Hurricane Ian.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$4,838.01
Maintenance Division Labor	21.00	HR	\$55.00	\$1,155.00	
Weeping Bottlebrush, 10-12' x 4-5', 1.5-2" cal - 45G	5.00	45g	\$533.30	\$2,666.50	
Pine Bark, 03CF bag - 03CF	5.00	03CF	\$11.64	\$58.20	
Floritam Saint Augustine, 01 Square Foot - 01SF	500.00	01SF	\$1.25	\$625.00	
Debris by the truck	1.00	1	\$333.31	\$333.31	
Fuel Surcharge 3.0%					\$145.14
Fuel Surcharge	4838.01	EA	\$0.03	\$145.14	
				Total:	\$4,983.15

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 damaged 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

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Proposal

Proposal No.: 184466

Proposed Date: 10/21/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	New plant Bed on south Side of English Turn Way and Country Point Blvd

Juniper will like to propose to remove old mature oleander and install new gallon material.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$3,496.56
Maintenance Division Labor	30.00	HR	\$55.00	\$1,650.00	
Bush Oleander, 07 gallon - 07G	9.00	07g	\$53.33	\$479.97	
Cocobrown Mulch, 02CF bag - 02CF	75.00	02CF	\$12.67	\$949.93	
Debris by the truck	1.00	1	\$175.00	\$175.00	
Irrigation Repairs and Upgrades	1.00	HR	\$75.00	\$75.00	
Misc Irrigation Parts	1.00	EA	\$166.66	\$166.66	
Fuel Surcharge 3.0%					\$104.90
Fuel Surcharge	3496.56	EA	\$0.03	\$104.90	
				Total:	\$3,601.46

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:

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 7



Proposal

Proposal No.: 185063

Proposed Date: 10/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	10-18-22 FIR #3 Debris removal from Viburnum option 1

Juniper will like to propose removal of all dead debris in the viburnum on the parking lot berm, to allow the roots to get air for a healthier plant recovery.

3. Provide the district a price to remove the debris from the base of the Viburnum Suspensum along the parking lot berm area. This will help this material and allow us to get air to the roots.(Pic 3)



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$2,292.63
Maintenance Division Labor	30.00	HR	\$55.00	\$1,650.00	

Debris by the truck	0.50	1	\$333.32	\$166.66	
Cocobrown Mulch, 02CF bag - 02CF	84.00	02CF	\$5.67	\$475.97	
Fuel Surcharge 3.0%					\$68.78
Fuel Surcharge	2292.63	EA	\$0.03	\$68.78	
				Total:	\$2,361.41

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 damaged 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.

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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**

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Proposal

Proposal No.: 185963

Proposed Date: 10/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	10-18-22 FIR #3 Debris removal from Viburnum option 2

Juniper recommends full removal in this area and regrading back to its normal surface.

We will install all new plant material in the existing areas.

3. Provide the district a price to remove the debris from the base of the Viburnum Suspensum along the parking lot berm area. This will help this material and allow us to get air to the roots.(Pic 3)



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$4,950.83
Maintenance Division Labor	45.00	HR	\$55.00	\$2,475.00	

Debris by the truck	2.00	1	\$333.31	\$666.62	
Cocobrown Mulch, 02CF bag - 02CF	84.00	02CF	\$5.67	\$475.97	
Suspensum Viburnum, 03 gallon - 03G	80.00	03g	\$16.67	\$1,333.24	
Irrigation Enhancement					\$447.40
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 250 ft.	2.00	FT	\$0.49	\$0.97	
Misc Irrigation Parts	1.00	EA	\$71.43	\$71.43	
Maintenance Division Labor	5.00	HR	\$75.00	\$375.00	
Fuel Surcharge 3.0%					\$161.95
Fuel Surcharge	5398.23	EA	\$0.03	\$161.95	
Total:					\$5,560.18

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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 8



Proposal

Proposal No.: 185265

Proposed Date: 10/31/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	FIR 10-18-22 #11 Remove Indian Hawthorne install New 3G Liriope

Juniper will like to propose to remove Indian Hawthorne at main entrance on the outbound side.

We will like to install New 3galloon Liriope in those areas.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
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Plant Material					\$941.96
Maintenance Division Labor	6.00	HR	\$55.00	\$330.00	
Emerald Green Goddess, Liriope, 03 gallon - 03G	23.00	03g	\$20.00	\$459.97	
Pine Bark, 03CF bag - 03CF	12.00	03CF	\$12.67	\$151.99	
Fuel Surcharge 3.0%					\$28.25
Fuel Surcharge	941.66	EA	\$0.03	\$28.25	
				Total:	\$970.21

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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 9



Proposal

Proposal No.: 186409

Proposed Date: 11/02/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Q4-December annuals

December Annual flower Changeout.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$6,275.00
S-Flower Install	2510.00	EA	\$2.50	\$6,275.00	
Fuel Surcharge 3%					\$188.25
Fuel Surcharge	6275.00	EA	\$0.03	\$188.25	
Total:					\$6,463.25

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:

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Dusty Miller



Red Petunias



White Snaps



Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 8, 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

November 10

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- At the meeting on November 10, 2022 the Board will adopt an amended budget for FY21-22, thereby preventing a finding in the Audit Report.

Supervisor Requests

- **Accounting-** The Accounting team is close to completing the Financials for the Board's review. The Board will receive training on how to use Intacct.
- **Country Walk Maintenance Rep-** Our part-time maintenance staff member has been completing tasks throughout the District. The Board will discuss this at the meeting.
- **Replacement of No Fishing and No Parking Signs-** Harris Romaner and I were on site on October 10, 2022, to ensure the replacement signs are placed in the designated District areas. On the last week of October, I completed a site visit to ensure the signs were still intact, and I'm happy to report they're still in good standing.
- **Country Walk CDD Easement Request-** On October 26, 2022, George O'Conner informed me that a Camper was on CDD property. Angela and I went onsite and found the owner of the Camper. We politely asked her to remove the Camper from CDD property. The resident informed us that her husband will remove the Camper once he comes back from his cancer appointment. We informed her that personal property isn't allowed on CDD property with the Board's approval. We went back on October 27, 2022, and the Camper was removed. Angela and her team will conduct audits throughout the month to ensure no one is using or damaging CDD property with the Board's permission.
- **CDD/HOA Board Sharing-** Angela has rearranged the Display Board to allow the HOA to provide information to the District.
- **Onsite Visit with District Engineer and Hawkins Services-** I came onsite to meet with Stephen and Hawkins Services to complete an inspection. I executed the paperwork so Hawkins could start working on the permits for the project.
- **District Management Credit-** The Vice President is working on the credit for the extended meetings that went over 3 hours. Rizzetta & Company is working on a revised contract.

Tab 11

Amended Budget
Country Walk Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Adopted Budget for 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
REVENUES			
Interest Earnings			
Interest Earnings	\$ -	\$ -	\$ -
Special Assessments			
Tax Roll	\$ 1,028,000	\$ 1,028,000	\$ -
Other Miscellaneous Revenues			
Miscellaneous Revenues	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 1,028,000	\$ 1,028,000	\$ -
Balance Forward from Prior Year	\$ -	\$ 200,000	\$ 200,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,028,000	\$ 1,228,000	\$ 200,000
EXPENDITURES - ADMINISTRATIVE			
Legislative			
Supervisor Fees	\$ 13,000	\$ 13,000	\$ -
Financial & Administrative			
Administrative Services	\$ 6,120	\$ 6,120	\$ -
District Management	\$ 36,225	\$ 36,225	\$ -
District Engineer	\$ 18,000	\$ 18,000	\$ -
Disclosure Report	\$ 1,600	\$ 1,600	\$ -
Trustees Fees	\$ 6,000	\$ 6,000	\$ -
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ -
Financial & Revenue Collections	\$ 5,355	\$ 5,355	\$ -
Accounting Services	\$ 22,440	\$ 22,440	\$ -
Auditing Services	\$ 3,500	\$ 3,500	\$ -
Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ -
Assessment Roll	\$ 5,355	\$ 5,355	\$ -
Public Officials Liability Insurance	\$ 4,500	\$ 4,500	\$ -
Workers Comp Ins. for Board members	\$ 1,000	\$ 1,000	\$ -
Legal Advertising	\$ 2,000	\$ 2,000	\$ -
Miscellaneous Mailings	\$ 1,000	\$ 1,000	\$ -
Dues, Licenses & Fees	\$ 1,000	\$ 1,000	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 3,640	\$ 3,640	\$ -
Legal Counsel			
District Counsel	\$ 20,000	\$ 20,000	\$ -
Administrative Subtotal	\$ 151,385	\$ 151,385	\$ -
EXPENDITURES - FIELD OPERATIONS			
Law Enforcement			
Off-Duty Sheriff Deputy	\$ 30,000	\$ 30,000	\$ -
Police Liability and Workers Compensation			
Electric Utility Services			
Utility Services	\$ 30,000	\$ 30,000	\$ -
Street Lights	\$ 80,000	\$ 80,000	\$ -
Garbage/Solid Waste Control Services			
Garbage - Recreation Facility	\$ 750	\$ 750	\$ -
Solid Waste Assessment	\$ 1,000	\$ 1,000	\$ -
Water-Sewer Combination Services			
Utility Services	\$ 7,250	\$ 7,250	\$ -
Stormwater Control			
Aquatic Maintenance	\$ 23,000	\$ 23,000	\$ -
Lake/Pond Bank Maintenance	\$ 1,500	\$ 1,500	\$ -
Fountain Service Repairs & Maintenance	\$ 2,000	\$ 2,000	\$ -
Stormwater Assessment	\$ 2,250	\$ 2,250	\$ -
Other Physical Environment			
Field Operations	\$ 7,800	\$ 7,800	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 25,000	\$ 25,000	\$ -
Property Insurance	\$ 16,117	\$ 16,117	\$ -
General Liability Insurance	\$ 4,289	\$ 4,289	\$ -
Rust Prevention	\$ 6,000	\$ 6,000	\$ -
Entry & Walls Maintenance	\$ 2,500	\$ 2,500	\$ -
Landscape Maintenance	\$ 135,780	\$ 135,780	\$ -
Tree Trimming Services	\$ 5,000	\$ 5,000	\$ -
Irrigation Repairs	\$ 18,000	\$ 18,000	\$ -

Amended Budget
Country Walk Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Adopted Budget for 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
Holiday Decorations	\$ 17,000	\$ 17,000	\$ -
Mulching	\$ 30,800	\$ 30,800	\$ -
Annuals Flower Rotation	\$ 25,100	\$ 25,100	\$ -
Top Choice Ant treatment	\$ 6,300	\$ 6,300	\$ -
Stormwater Pond Cutbacks (33)	\$ 9,000	\$ 9,000	\$ -
Multi-Purpose Field maintenance	\$ 11,500	\$ 11,500	\$ -
Road & Street Facilities			
Street Light Decorative Light Maintenance	\$ 2,500	\$ 2,500	\$ -
Sidewalk Repair & Maintenance	\$ 2,000	\$ 2,000	\$ -
Common area pressure washing community wide	\$ 16,000	\$ 16,000	\$ -
Parking Lot Repair & Maintenance	\$ 2,500	\$ 2,500	\$ -
Parks & Recreation			
Management Contract	\$ 18,000	\$ 18,000	\$ -
Payroll Reimbursement -onsite staff	\$ 175,620	\$ 175,620	\$ -
Amenity Maintenance & Repair	\$ 30,000	\$ 30,000	\$ -
Telephone Fax, Internet	\$ 4,300	\$ 4,300	\$ -
Clubhouse - Facility Janitorial Service	\$ 7,400	\$ 7,400	\$ -
Computer Support, Maintenance & Repair	\$ 1,000	\$ 1,000	\$ -
Office Supplies	\$ 2,500	\$ 2,500	\$ -
Clubhouse - Facility Janitorial Supplies	\$ 8,500	\$ 8,500	\$ -
Furniture Repair/Replacement	\$ 3,000	\$ 3,000	\$ -
Dog Waste Station Supplies	\$ 2,800	\$ 2,800	\$ -
Athletic/Park Court/Field Repairs	\$ 4,000	\$ 4,000	\$ -
Pool Service Contract	\$ 12,000	\$ 12,000	\$ -
Pool Repairs	\$ 5,000	\$ 5,000	\$ -
Playground Equipment and Maintenance	\$ 3,459	\$ 3,459	\$ -
Security System Monitoring & Maintenance	\$ 6,500	\$ 6,500	\$ -
Special Events			
Special Events	\$ 15,000	\$ 15,000	\$ -
Contingency			
Wildlife Management Services	\$ 15,600	\$ 15,600	\$ -
Capital Improvements	\$ 35,000	\$ 235,000	\$ 200,000
Miscellaneous Contingency	\$ -	\$ -	\$ -
Fitness Equipment Repair & Maintenance	\$ 1,000	\$ 1,000	\$ -
Pavilion Drain Cleaning	\$ 5,000	\$ 5,000	\$ -
Field Operations Subtotal	\$ 876,615	\$ 1,076,615	\$ 200,000
TOTAL EXPENDITURES	\$ 1,028,000	\$ 1,228,000	\$ 200,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -

Tab 12



**Country Walk
Community Development District**

Amenity Facilities Policies

**Country Walk Clubhouse
30400 Country Point Blvd.
Wesley Chapel, Florida 33543
p. 813.991.6102 (Office)
f. 813.991.6127**

Amended April 8th, 2021

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I. HOURS OF OPERATION

<u>Amenity Facility</u>	<u>Monday to Saturday Hours</u>	<u>Sunday Hours</u>
Clubhouse	9:00 a.m. to 9:00 p.m.	9:00 a.m. to 7:00 p.m.
Pool	Hours vary throughout the year based on daylight. No later than 8:00 p.m. during summer months.	Hours vary throughout the year based on daylight. No later than 7:00 p.m. at any time during the year.
Fitness Center	4:00 a.m. to 11:00 p.m.	4:00 a.m. to 11:00 p.m.
Playground and Pavilion	Dawn to Sunset	Dawn to Sunset
Multi-Purpose Field	Dawn to Sunset**	Dawn to Sunset**
Dog Park	Dawn to Sunset	Dawn to Sunset
Basketball Court	Dawn to Sunset	Dawn to Sunset
Tennis and Pickleball Courts	Dawn to 10:00 p.m.	Dawn to 10:00 p.m.

*Sunset will be determined at the reasonable discretion of District Staff.

**The District reserves the right to close the multi-purpose field for use by any Patrons for maintenance and for weather-related purposes for reasonable periods of time to be determined at the discretion of the District.

II. DEFINITIONS

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Country Walk Clubhouse, pool, fitness center, playground and pavilion, multi-purpose field, dog park, basketball court, tennis courts, pickleball court, together with all amenity facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Country Walk Community Development District, as amended from time to time.

“Amenity Manager or Amenity Staff” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Country Walk Clubhouse.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action, to be taken at the reasonable discretion of the Board.

“Board” – shall mean the Board of Supervisors of the Country Walk Community Development District.

“District” – shall mean the Country Walk Community Development District.

“District Manager” or “District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Resident, Non-Resident Member, or Renter to participate in the use of the Amenity Facilities as authorized herein.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who has completed the Non-Resident Member Application and paid the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, Renters, and Guests lawfully and properly using the Amenity Facilities in accordance with these Amenity Facilities Policies.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

III. ENFORCEMENT AND AMENDMENT OF AMENITY FACILITIES POLICIES

The Board, the District Manager, and any designated Amenity Staff shall have authority to enforce these Policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interests of the District and its Patrons. A temporary waiver of any Policy by the District Manager shall not constitute a continuous, ongoing waiver of said Policy, and the District Manager shall have the right to enforce all of these policies at any time. The Board may amend these Amenity Facilities Policies when necessary, from time to time. Amenity Staff is authorized to verify that Patrons have a valid access card or are otherwise authorized to enjoy the Amenity Facilities.

These Amenity Facilities Policies were adopted by the Board per Resolution 2021-03 at a duly noticed public meeting.

IV. USE OF AMENITY FACILITIES IS AT PATRONS' OWN RISK

Patrons lawfully on the premises of the Amenity Facilities are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Amenity Facilities or safety of the Patrons. Patrons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program. The District is not responsible for any injuries from the use of the Amenity Facilities or damage, loss, or theft of personal property.

V. NON RESIDENT ANNUAL USER FEE

The annual fee for Non-Resident use of the Amenity Facilities is \$3,000.00 per family (the "**Annual User Fee**"). The Annual User Fee shall be reviewed and/or amended at the discretion of the Board. Payment of the Annual User Fee includes membership privileges for all Amenity Facilities for one (1) full year from the date of receipt of payment by the District, made payable by electronic means. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial purposes.

VI. FACILITY ACCESS

Use of the Amenity Facilities is restricted to Resident's Family, Non-Resident Members and Renter(s) that have been properly designated as the beneficial user(s) of the Resident's membership. An access card is necessary to gain entry to the Amenity Facilities. All Patrons will be required to sign an Amenity Facilities Registration Form. Residents and Renters will be required to show proof of residence or purchase of membership to receive an access card. Non-Resident Members will be required to show proof of membership purchase to receive their initial access cards. Each Resident Family and Non-Resident Member Family will be issued two (2) initial access cards for the Adults at no charge. Additional access cards or replacement access cards can be purchased at a cost of \$10 per card for a third and fourth card, and \$25 for a fifth card or more.

All Patrons must use their assigned access card for entrance to the Amenity Facilities. Patrons must present their access cards when requested by Amenity Staff at any Amenity Facility. Cards are only to be used by the Patron to whom they are issued. All lost or stolen access cards should be reported immediately to the Amenity Staff.

VII. RENTER'S PRIVILEGES

- (1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. A Renter who is designated as the beneficial user of the property owner's Resident membership shall be entitled to the same rights and privileges to use the Amenity Facilities as all Residents.
- (3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership, unless that property owner purchases a separate membership as a Non-Resident.
- (4) Property owners shall be responsible for all charges incurred by their Renters which remain unpaid. Property owners are responsible for the deportment of their respective Renter.
- (5) Renters shall be subject to such other rules and policies as the Board may adopt from time to time.

VIII. GUEST POLICY

Note: For purposes of this section, a Patron is considered a Resident, Non-Resident Member, or Renter.

- (1) **Swimming Pool** – Patrons of sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members must be an Adult in order to bring up to four (4) total guests.
- (2) **Fitness Center** – Adult Patrons may bring one (1) Guest at least fifteen (15) years of age or older in the Fitness Center at any time during regular fitness center hours. Patrons may bring a trainer to the Fitness Center for personal training sessions only. Patrons must be at least sixteen (16) years of age to utilize the fitness center without adult supervision.
- (3) **Basketball court, tennis courts, pickleball court.** Patrons of fourteen (14) years of age and older may bring three (3) Guests to the courts.
- (4) **Playground.** Patrons may bring a total of two (2) Guests to the Playground.
- (5) All Guests must be accompanied by a Patron when using any Amenity Facility. The Patron, or when minor Patrons are authorized to bring Guests then the Adult in the

Patron's household, will be responsible for the Guest's access to the Amenity Facilities will be responsible for any damages caused by Guests while using facilities.

IV. GENERAL PROVISIONS

(1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Amenity Facilities Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and policies, the Board must hold a duly-noticed public hearing on said rates and fees.

(2) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities. Adult Patrons shall ensure that non-Adult Patrons for whom they are responsible also comply with the same.

(3) All hours of operation of the Amenity Facilities will be established and published by the District. The clubhouse will be closed on the following holidays: Thanksgiving Day, Christmas Day, and New Year's Day. The clubhouse may also have limited hours of operation on Christmas Eve and New Year's Eve with authorization from the Board.

(4) Residents and Non-Resident Members under the age of sixteen (16) years must be accompanied by an Adult Patron when using the Pool and Fitness Center. Residents and Non-Resident Members are not permitted to leave Patrons age sixteen (16) or younger at the Pool or Fitness Center without Adult supervision.

(5) Dogs and all other pets (with the exception of service animals) are not permitted at the Amenity Facilities aside from the designated Dog Park. Where service animals are permitted on the grounds, they must be leashed.

(6) Alcoholic beverages shall not be served or sold, nor permitted to be consumed at the Amenity Facilities unless in conjunction with a District Staff approved room rental or special event. All private events where alcohol is to be served, will require a licensed and insured vendor of alcoholic beverages. The person renting the room must provide proof of insurance naming the District as an additional insured to Amenity Staff prior to the event.

(7) Vehicles must be parked in designated areas. Parking of vehicles on District property is prohibited and will be subject to towing at the owner's expense.

(8) After using the clubhouse, Patrons shall return all equipment, furnishings, and other District property to its original location and condition. All food or other items must be removed from the clubhouse.

(9) All Guests must be accompanied by an Adult Resident, Non-Resident Member, or Renter while using the Amenity Facilities.

(10) The Amenity Facilities are under twenty-four (24) hour video surveillance.

- (11) Disregard for any Amenity Facilities rules or policies may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
- (12) All Patrons shall treat Amenity Staff with courtesy and respect.
- (13) Skateboards, in-line skates, or similar equipment are not allowed in the clubhouse, tennis courts, pickleball court, basketball court, pool, or playground area at any time.
- (14) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted at the Amenity Facilities unless approved in writing by the District Manager.
- (15) The Amenity Facilities shall not be used for commercial purposes without written permission from Amenity Staff. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (16) There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
- (17) All persons using the Clubhouse must obey the Pasco County noise ordinances and the posted capacity limits of the facility as defined by the Pasco County Fire Marshall.
- (18) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted any Amenity Facility.
- (19) Fireworks are prohibited on District property.
- (20) Outdoor grilling is only allowed at the playground pavilion and at a District pre-approved special event.
- (21) Glass containers are prohibited in all Amenity Facilities.

X. INDEMNIFICATION

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

XI. DAMAGE TO PROPERTY OR PERSONAL INJURY

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a reasonable and safe manner and in compliance with all rules and policies of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

XIII. GENERAL POLICIES FOR ALL SWIMMING AND WADING POOLS

- (1) There is no lifeguard on duty. All Patrons swim at their own risk.
- (2) Swimming Pool hours will be posted at the pool. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the Amenity Facilities.
- (3) Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (4) All Residents and Non-Resident Members must use their assigned access card to enter the pool area.
- (5) Children under sixteen (16) years of age must be accompanied by an Adult at all times for usage of the pool facilities.
- (6) **Prohibited Behavior and Items.** Diving is strictly prohibited. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Loud, profane, or abusive language is absolutely prohibited. No physical or verbal abuse will be tolerated. Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time. Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (7) Showers are required before entering the pool. Proper swim attire must be worn in the pool. No thongs, denim, or street attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area and outside furniture is not to be brought onto the pool deck.
- (9) **No Food, Alcohol or Glass Containers in Pool Area.** Alcoholic beverages are not permitted in the pool area. All coolers and containers are subject to search by District Staff. All food and drink (including chewing gum) must be kept a minimum distance of four (4) feet from the pool.
- (10) The changing of diapers or clothes is not allowed in the pool area or on the tables. Parents should take their children to the restroom prior to using the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swim suit over the swim diaper.
- (11) **Pool Contamination.** If pool contamination occurs, the pool will be closed for such time as necessary to comply with Florida law. Pool water will be treated to kill the bacteria, if necessary. Any Patron who does pollute or contaminate the pool may be liable for any costs incurred in treating and reopening the pool and may be subject to suspension of

privileges, at the District's discretion. Chemicals used in the pool for regular treatment or for contamination cleanup may affect certain hair or fabric colors, or cause minor eye irritation. The District is not responsible for these effects.

- (12) Lap lanes are prioritized for lap swimmers. Please be considerate of swimmers that plan to work out and use the lap lane for swimming and/or move to the recreational pool.
- (13) No Patron should use the pool during inclement weather, especially when lightning and thunder are present. IF ANY LIGHTNING IS OBSERVED, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO LIGHTNING IS OBSERVED FOR 30 MINUTES, THE POOL WILL REOPEN. IF ANY THUNDER IS HEARD, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO THUNDER IS HEARD FOR 30 MINUTES, THE POOL WILL BE REOPENED.

XIV. AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- (1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to remote controlled watercraft, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- (2) Only Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- (3) The use of any and all recreational floatation devices at all pools shall be at the discretion of District Staff.

XVI. COUNTRY WALK FITNESS CENTER POLICIES

All Patrons using the gym in the clubhouse (the "**Fitness Center**") are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Disregard or violation of the District's rules and policies and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment.

Please note the Fitness Center is an unattended facility. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) **Hours:** The Fitness Center is open for use by Patrons during normal operating hours to be established and posted by the District.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.

- (3) **Eligible Users:** Patrons sixteen (16) years of age and older are permitted to use the District Fitness Center during designated operating hours without adult supervision. Patrons aged fifteen (15) may utilize the fitness center with adult supervision. No children under the age of fifteen (15) are allowed in the District fitness center at any time. Please note: Guests under (18) must be with their legal guardian and have proof of age to use the fitness facility.
- (4) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (5) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted in the Fitness Center.
- (6) **Personal Trainers:** Patrons wishing to utilize the services of a professional personal trainer must have that trainer produce a copy of their certificate of liability insurance naming the District as the additional insured to the Amenity Manager, and that trainer will be expected to contribute 10% of their earnings for each training session with said Patron to the District as is the standard with all other vendor partners for their various offerings within the community.
- (7) **General Policies:**
- Each Patron is responsible for wiping off fitness equipment after use.
 - Hand chalk is not permitted to be used in the fitness center.
 - Radios, tape players and CD players are not permitted unless they are personal units equipped and used with headphones.
 - Weights or other fitness equipment may not be removed from the fitness center.
 - Patrons should limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - Patrons should replace weights to their proper location after use.
 - Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated, established, and run by District Staff may have priority over other users of the District Fitness Center.

XVII. BASKETBALL, TENNIS, AND PICKLEBALL COURTS POLICIES

All Patrons and guests using the District's basketball, tennis, and pickleball courts are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Disregard or violation of these Amenity Facilities Policies and misuse or destruction of Facility equipment may result in the suspension or termination of Amenity Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

Please note that the courts are unattended facilities and persons using the facilities do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

- (1) **Hours:** The courts are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and work on a first come first serve basis.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Proper Attire:** Proper basketball or athletic shoes are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
- (4) **General Policies:**
 - The basketball, tennis, and pickleball courts are for the play of basketball, tennis, and pickleball only.
 - Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the facility.
 - No glass containers are permitted on the courts. Beverages are permitted at the courts if contained in non-breakable containers with screw top or sealed lids.
 - Alcoholic beverages are not permitted.
 - Patrons under the age of fourteen (14) years old are not allowed to use the basketball, tennis, and pickleball court unless accompanied by an Adult Patron.
 - The courts are available on a first come, first serve basis. Use of the basketball court is limited to one (1) hour, and the tennis and pickleball courts are limited to one and a half (1.5) hours when others are waiting.
 - Proper sportsman etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
 - Patrons using the courts must supply their own equipment.
 - Patrons must clean up the courts and surrounding areas after use.

XVIII. MULTI-PURPOSE FIELD USE POLICY

All Patrons use the multi-purpose field at their own risk. Patrons are expected to conduct themselves in a sportsman-like, respectful, courteous and safe manner in compliance with all rules and policies of the District governing the Amenity Facilities. Any Patron using the multi-purpose field should consult with a physician prior to play. The District reserves the right to close the multi-purpose field from use for maintenance purposes or weather-related issues from time to time and anticipates closing the field for intensive maintenance for at least six to eight (6-8) weeks annually. The multi-purpose field is not available for reservation or rental, but may be reserved for exclusive use by the Board for District sponsored events.

- (1) **General Policies:**
 - The multi-purpose field is intended for casual use by Residents, Renters, or Non-Resident Members and their Guests. It is not intended for organized sports or league play.
 - A maximum of twenty (20) Patrons may use the field at one time.

- Each Patron aged fourteen (14) or older may bring a total of two (2) Guests.
- Multi-Purpose Field is not to be used to hit or chip golf balls.
- No group of Patrons may use more than half the multi-purpose field at one time. Patrons using one half of the multi-purpose field are expected to be courteous to users of the other half and stay on their side of mid-field while participating in activities.
- Patrons may not change clothing at the multi-purpose field, other than to change from non-sport footwear to cleats (if applicable). If Patrons need to change into athletic gear, they must change in a restroom or prior to entering District property.
- Patrons may only store equipment and belongings in designated areas.
- Patrons using the multi-purpose field must clean up the area after use. Any District owned furniture is to remain in place at the multi-purpose field and is not to be moved by Patrons.
- Parking is available at the lot located nearest to the pavilion and playground area. Additional parking is available at the clubhouse. No parking is available on the roads near the multi-purpose field.
- The multi-purpose field is available on a first come, first served basis. Use of each half of the multi-purpose field is limited to one (1) hour when others are waiting.

XIV. PLAYGROUND POLICIES

- For the safety of all children and Adults, only children between the ages of two (2) years and twelve (12) years of age may use the playground equipment. Children under the age of twelve (12) require the supervision of an Adult.
- No roughhousing on the playground.
- Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- The use of profanity or disruptive behavior by any Patron is absolutely prohibited.
- Alcoholic beverages are not permitted.
- All other Amenity Facilities Policies apply.

XX. SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron:
 - Submits false information on the application for an access card.
 - Permits unauthorized use of an access card.
 - Exhibits unsatisfactory behavior or language.
 - Damages or steals property belonging to the District.
 - Fails to abide by the rules and policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal, and/or physical assault.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.

- (2) District Staff may at any time restrict or suspend any Patron's privileges to use any or all Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the Amenity Facilities from damage. Depending on severity, first time offenses will warrant a suspension of one (1) week if deemed to be minor and repeat offenses will warrant a suspension of one (1) month. If an offense is deemed to be severe, termination of amenities privileges may be put into effect without prior shorter suspensions having been implemented.

XXI. PRIVATE EVENT RENTAL POLICY AND RENTAL FEE(S)

Rental Procedure. Certain Amenity Facilities are available for private event rental by Residents, Renters, and Non-Resident Members. To rent an Amenity Facility, the person renting the Amenity Facility must complete the designated Private Event Rental Agreement for the Amenity Facility, schedule the event with Amenity Staff, and pay the deposit and rental fee as described below. All fees and deposits are to be made payable to Country Walk CDD and are due at the time the event is scheduled with Amenity Staff.

Maximum Number of People. A maximum of fifty (50) people, including the renting person, are allowed to attend a Private Event Rental of the clubhouse. A maximum of forty (40) people, including the renting person, are allowed to attend a Private Event Rental of the Pavilion. A maximum of twenty (20) people, including the renting person, are allowed to attend a Private Event Rental of the Pool Bar.

Scheduling Requirements. No private event may be scheduled no more than ninety (90) days prior to the event date. If a private event is to extend beyond normal operating hours, the event must be scheduled with Amenity Staff no less than four (4) weeks prior to the event. Most Amenity Facilities listed below are not available for rent beyond normal operating hours, with the exception of the clubhouse which is available to rent for up to two (2) hours beyond normal operating hours Monday through Saturday with the required four (4) weeks notice. On Sundays the clubhouse is available for rent only during normal operating hours.

Acknowledgement of Amenity Facilities Policies. By renting an Amenity Facility for a private event, the person renting the Amenity Facility explicitly agrees to abide by the Amenity Facilities Policies and to inform all Guests of the event of the same.

Private Event Rental Deposit and Fee Schedule:

- (1) **Clubhouse Rental Deposit:** A refundable \$250 deposit is due at the time the Private Rental Agreement is submitted to and the event scheduled with Amenity Staff. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra cleaning services is needed due to the event, to be determined at the reasonable discretion of Amenity Staff. If refunded, the deposits will be returned by Amenity Staff within thirty (30) days of the event.
- (2) **Clubhouse Rental Fee:** The fee for clubhouse private event rental for Residents and Renters is \$150 for a maximum of five (5) hours (the "**Resident Clubhouse Rental Fee**"). The clubhouse private rental fee due for Non-Residents is \$300 for a maximum

of five hours (the ‘**Non-Resident Clubhouse Rental Fee**’). Any rental lasting longer than five (5) hours and/or beyond normal operating hours will be charged an additional \$25 per hour, to be paid at the time the event is scheduled.

- (3) **Pool Bar Rental Deposit:** A refundable deposit of \$75 is required to reserve the pool bar for a private event. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra cleaning services is needed due to the event, to be determined at the reasonable discretion of Amenity Staff. If refunded, the deposits will be returned by Amenity Staff within thirty (30) days of the event.
- (4) **Pool Bar Rental Fee:** The fee for pool bar rental is \$50 for a maximum of five hours (the “**Pool Bar Rental Fee**”). Any pool bar rental lasting longer than five (5) hours will be charged an additional \$25 per hour, to be paid at the time the event is scheduled.
- (5) **Playground Pavilion Rental Deposit:** To reserve the playground pavilion, a refundable deposit of \$75 is due at the time of reservation and scheduling with Amenity Staff. Deposits may be retained by Amenity Staff for damage resulting from the private event and/or extra maintenance services are needed due to the event, to be determined at the reasonable discretion of Amenity Staff. Reservations are limited to five (5) hours and may not be extended beyond that allotted amount of time.
- (6) **General Policies:**
 - Bounce houses, water slides, or other similar inflatable devices are not permitted for private event rentals.
 - Booking the clubhouse for a private event after normal operating hours does not entitle the renter to additional hours for their event (example: an event scheduled to conclude at 11pm would start no earlier than 6pm).
 - The person reserving the Amenity Facility for a private event may arrive up to one hour ahead of the scheduled event time to set up.
 - The Amenity Facility must be cleaned up and returned to its original condition after the conclusion of the event, which is at the time listed on the rental application form and not afterwards.
 - The clubhouse is the only available venue where alcohol is permitted while the space is being rented. Alcohol must be served by a professionally licensed vendor with proof of liability insurance naming the District as the additional insured and be presented to clubhouse staff before the event date or alcohol will not be permitted. Alcohol is not permitted for Pool bar and Playground Pavilion private event rentals at any time.
 - The clubhouse is the only venue available for rental by a non-resident at the previously stated fees. Pool bar and Playground Pavilion private event rentals may only be reserved by a Resident or Non-Resident Member who must also be in attendance for the duration of the event.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
NON-RESIDENT MEMBER APPLICATION FORM**

Date of Application: _____ Date of Annual User Fee Payment: _____

Mailing Address: _____

Phone Number: _____ Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Dependent Children Aged 18-22 and Ages: _____

Number of Minor Children Age 16 or Older: _____

Number of Minor Children Age 15 or Younger: _____

Names of Minor Children and Ages: _____

Emergency Contact Information: _____

Primary Emergency Contact:

Name(s): _____

Phone Number(s): _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facilities Policies, including, without limitation, the indemnity and release provisions set forth in the policies, and acknowledge that my use of the Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facilities Policies online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facilities Policies prior to signing this agreement.

(signature) By: _____
(print name)

Tab 13

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, October 13, 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:

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:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape
Angel Rivera	Juniper Landscape
Stephen Brletic	DE; JMT
Jason Liggett	Landscape Specialist (<i>via conference call</i>)
Angela Savinon	Clubhouse Manager
Gregg Gruhl	Amenities Services Manager (<i>via conference call</i>)
Joe Gaskill	Aquarius Water

Audience	Audience in Attendance
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes 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

The Board heard audience comments regarding the placement of the pond bench on pond 3C.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report. The Board did not have any questions or comments.

B. Field Services Report

Mr. Liggett presented his report to the Board. The Board did not have any questions or comments.

Mr. Burton introduced Mr. Angel Rivera as the new account manager for Country Walk CDD.

The Board reviewed Juniper's proposal for shrub cutbacks on English Turn way in the amount of \$554.95. After discussion, they would like a revised proposal to include removal and installation of the Oleanders. Mr. Burton will provide a revised proposal at the November meeting.

The Board reviewed Juniper's proposal for installation of 1,000 SF of St Augustine sod at the center island past the main gate in the amount of \$ 2,575.00.

On a motion from Ms. Rekar, seconded by Mr. Pagliuca, the Board of Supervisors approved Juniper's proposal to install 1,000 SF of St. Augustine sod in the amount of \$2,575.00 for the Country Walk Community Development District.

The Board reviewed Juniper's proposal for shrub installation around the roundabout in the amount of \$1,704.57. After discussion, the Board would like a revised proposal with a different plant option. Mr. Burton will provide a revised proposal at the November meeting.

The Board reviewed Juniper's proposal for shrub removal at the clubhouse in the amount of \$116.60. After a brief discussion, Mr. Burton agreed that Juniper would do this work at no cost.

The Board reviewed Juniper's proposal to install 20 3-gallon pallets Ornamental Sod behind the playground to help control the drainage in the amount of \$702.09.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board of Supervisors approved Juniper's proposal to install 20 3-gallon pallets of Ornamental Sod behind the playground in the amount of \$702.09 for the Country Walk Community Development District.

The Board reviewed Juniper's proposal to install bottle brush and new elm near the playground in the amount of \$4,816.42. After a brief discussion, the Board asked for a revised proposal to include St. Augustine Sod instead of Elm Sod, not to exceed \$5,000.00. Mr. Burton will provide the revised proposal at the November meeting.

C. District Engineer

Mr. Brletic presented his report to the Board.

Mr. Brletic talked about the meeting that he and Mr. Adams had on site with the pool vendor for a pool heater. The contract will start on the first pool on January 30, 2023. The Board asked when the tile selection would be made. After discussion they authorized Ms. Rekar to make the tile selection.

D. District Counsel

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

Mr. O'Connor asked if there was an update on the BB gun incident regarding payment for the damaged sign. Mr. Adams will give the Board an update at the next meeting.

E. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board.

The Board thanked Ms. Savinon for the common area exhibit map. Mr. Pagliuca asked if Ms. Savinon could advertise the community garage sale in the Tampa Bay Times as well as the Laker. After a brief discussion the Board agreed that it should only be advertised in the Laker.

Ms. Savinon mentioned that a resident requested rental of the pool, pavilion and the clubhouse at the same time. The Board asked Ms. Savinon to get more information on the date and time and advised that they would allow this rental to take place with a rental deposit and asked that the current rental policies be enforced.

F. Deputy Report

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

G. District Manager

The Board received the District Manager report from Mr. Hayes.

Mr. Hayes reminded the Board of their next regularly scheduled meeting to be held on November 10, 2022, at 6:00 p.m.

Mr. Hayes reviewed the 3rd quarter website audit report with the Board. They had no questions or comments.

FOURTH ORDER OF BUSINESS

Discussion of Clubhouse Rules & Safety

The Board held a brief discussion regarding the Clubhouse Rules & Safety Policies. They would like to revise the age limit of unaccompanied minors. The Board would like to have a discussion of Clubhouse Policies for unaccompanied minors on the November agenda.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on September 8, 2022**

Mr. Hayes presented the Minutes of the Supervisors meeting held on September 8, 2022 to the Board.

On a motion from Mr. O'Connor, seconded by Mr. O'Connor, the Board approved the Minutes from the Board of Supervisors Meeting on September 8, 2022, as amended, for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores inquired about the Operations and Maintenance Expenditures. Mr. Adams will follow up with the Board on this at the November meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board agreed to adjourn the meeting at 8:26 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 14

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

August 2022

For Board Approval

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

The total items being presented: **\$42,850.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Commercial	100000	146231599	Trip Charge 07/22	\$ 75.00
ADT Commercial	100007	146462905	Monitoring Services 08/22	\$ 125.00
Ark Nature and Outdoors LLC	100008	1045	Pressure Wash 07/22	\$ 3,306.31
Charter Communications	ACH	48209801081322	30400 Country Point Blvd TV 08/22	\$ 307.93
Charter Communications	ACH	48209801071322	30400 Country Point Blvd TV 07/22	\$ 307.93
Clean Sweep Supply Co., Inc.	100009	4502	Janitorial Supplies 08/22	\$ 95.60
Fitness Logic, Inc.	100010	108502	Quarterly General Maintenance and cleaning of all equipment 08/22	\$ 120.00
Florida Department of Revenue	ACH	61-8015817296-8 07/22	Sales & Use Tax 07/22	\$ 150.60
George O'Connor	100018	GO081122	Board of Supervisor Meeting 08/11/22	\$ 200.00
Jami Dock Rekar	100019	JR081122	Board of Supervisor Meeting 08/11/22	\$ 200.00
Louis V Pagliuca	100020	LP081122	Board of Supervisor Meeting 08/11/22	\$ 200.00
Luanne Dennis	100021	LD081122	Board of Supervisor Meeting 08/11/22	\$ 200.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Miriam Cook	100011	072322 Cook	Refund Pool Bar Deposit 07/22	\$ 75.00
Pasco Sheriff's Office	100001	I-5/23/2022-07373	Off Duty Detail 07/22	\$ 940.00
Poop 911	100012	5785467	Dog Park Waste Removal 07/22	\$ 309.99
Rizzetta & Company, Inc.	100002	INV0000069952	Mass Mailing - Budget Notice 07/22	\$ 1,035.01
Rizzetta & Company, Inc.	100002	INV0000070186	District Management Fees 08/22	\$ 6,670.00
Rizzetta & Company, Inc.	100005	INV0000070313	Out of Pocket Expenses 07/22	\$ 138.75
Rizzetta & Company, Inc.	100006	INV0000070288	Amenity Management & Oversight/Personnel Reimbursement 08/05/22	\$ 6,835.74

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100022	INV0000070739	Personnel Reimbursement 08/19/22	\$ 6,228.37
Robert Tabares	100013	071722 Tabares	Refund Pool Bar Party Deposit 07/22	\$ 75.00
Security Lock Systems of Tampa, Inc	100014	1852	Monthly Maintenance Service for Monitoring System 08/22	\$ 324.21
Spectrum	ACH	0034122118-01 08/22	30400 Country Point Blvd TV 08/22	\$ 9.99
Steadfast Environmental, LLC	100015	SE-21329	Aquatic Maintenance 08/22	\$ 1,648.00
Straley Robin Vericker	100016	21878	Legal Services 07/22	\$ 2,361.50
Strictly Entertainment Tampa	100017	081722 Strictly	Deposit For Entertainment For Boo Bash 08/22	\$ 1,175.00
Times Publishing Company	100003	0000235845 07/20/22	Account 113773 Legal Advertising 07/22	\$ 119.20
United Building Maintenance, Inc.	100004	352	Cleaning Services 08/22	\$ 700.00
Waste Management Inc. of Florida	ACH	0769351-1568-3	Waste Disposal Services 08/22	\$ 68.96
Withlacoochee River Electric Cooperative, Inc.	ACH	10270434.32	Summary Billing 07/22	\$ 8,847.80
Report Total				<u>\$ 42,850.89</u>

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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

September 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 111,504.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	100046	146413049	Monitoring Services 08/22	\$ 165.23
ADT Commercial	100046	146800002	Monitoring Services 09/22	\$ 165.23
ADT Commercial	100046	147208197	Monitoring Services 10/22	\$ 165.23
Alfonso Flores	100032	AF090822	Board of Supervisors 09/08/2022	\$ 200.00
Clean Sweep Supply Co., Inc.	100049	4867	Janitorial Supplies 09/22	\$ 261.97
Egis Insurance Advisors, LLC	100050	17201	Policy #100122655 10/01/2022-10/01/2023 Florida Insurance Alliance	\$ 25,642.00
Fitness Logic, Inc.	100033	108927	Power Supply 09/22	\$ 129.95
Florida Department of Revenue	ACH	61-8015817296-8 08/22	Sales Tax 08/22	\$ 46.13
Funez Drywall And Painting, LLC	100051	28	Clubhouse Repair 09/22	\$ 1,800.00
George O'Connor	100043	GO090822	Board of Supervisors 09/08/2022	\$ 200.00
Insect I.Q., Inc.	100047	61119	Pest Management & Treatment 09/22	\$ 80.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jami Dock Rekar	100034	JR090822	Board of Supervisors 09/08/2022	\$ 200.00
Jason Stanley	100052	Stanley 091922	Clubhouse Deposit Refund 09/22	\$ 250.00
Jerry Richardson	100048	1661	Wildlife Removal Service 08/22	\$ 1,300.00
Jerry Richardson	100053	1672	Wildlife Removal Service 08/22	\$ 1,300.00
Johnson Mirmiran & Thompson, Inc.	100025	11-197399	Engineer Services 08/22	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100026	173786	Landscape Plant Replacement 07/22	\$ 5,946.33
Juniper Landscaping of Florida, LLC	100026	173803	Monthly Landscape & Irrigation Maintenance 08/22	\$ 13,199.45
Juniper Landscaping of Florida, LLC	100026	173904	Irrigation Repairs 08/22	\$ 559.96
Juniper Landscaping of Florida, LLC	100026	175129	Fertilize Turf 08/22	\$ 350.00
Juniper Landscaping of Florida, LLC	100026	175321	Sod Install 08/22	\$ 1,819.60
Juniper Landscaping of Florida, LLC	100026	175620	Sod Replacement 08/22	\$ 2,343.25

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100026	175837	Pest Control 08/22	\$ 175.00
Juniper Landscaping of Florida, LLC	100026	176858	Tree Removal/Replace 08/22	\$ 2,136.83
Juniper Landscaping of Florida, LLC	100026	176859	Fertilize Turf 08/22	\$ 547.80
Juniper Landscaping of Florida, LLC	100026	176860	Fertilize Turf 07/22	\$ 284.96
Juniper Landscaping of Florida, LLC	100026	177413	Monthly Landscape & Irrigation Maintenance 09/22	\$ 13,199.45
Louis V Pagliuca	100035	LP090822	Board of Supervisors 09/08/2022	\$ 200.00
Luanne Dennis	100036	LD090822	Board of Supervisors 09/08/2022	\$ 200.00
Pasco County Utilities	100027	17134744	Acct #0489145 30400 Country Point Blvd 07/22	\$ 465.00
Pasco Sheriff's Office	100028	I-6/28/2022-010503	Off Duty Detail 08/22	\$ 900.00
PC Consultants	100029	107880	Computer Support 08/22	\$ 78.00
PC Consultants	100029	107881	Computer Support 08/22	\$ 238.50

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Poop 911	100037	5897745	Dog Park Waste Removal 08/22	\$ 309.99
Rizzetta & Company, Inc.	100023	INV0000071176	District Management Fees 09/22	\$ 6,670.00
Rizzetta & Company, Inc.	100038	INV0000071243	Excess Meeting Time 09/22	\$ 87.50
Rizzetta & Company, Inc.	100039	INV000071192	Amenity Management & Oversight / Personnel Reimbursement 09/02/22	\$ 7,138.90
Rizzetta & Company, Inc.	100044	INV0000071217	Cell Phone & Auto Mileage 08/22	\$ 88.31
Rizzetta & Company, Inc.	100045	INV0000071511	Personnel Reimbursement 07/16/2022	\$ 6,176.69
Sendko Skylar	100054	Sendko 091922	Clubhouse Deposit Refund 09/22	\$ 250.00
Skyway Supply, Inc.	100030	55677	Facility Janitorial Supplies 08/22	\$ 333.76
Spectrum	ACH	0034122118-01 09/22	30400 Country Point Blvd TV 09/22	\$ 9.99
Straley Robin Vericker	100040	22015	Legal Services 09/22	\$ 4,039.08
Times Publishing Company	100041	0000243695 08/28/22	Account 113773 Legal Advertising 08/22	\$ 203.50

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Building Maintenance, Inc.	100031	353	Cleaning Services 09/22	\$ 700.00
Waste Management Inc. of Florida	ACH	0780897-1568-0	Waste Disposal Services 09/22	\$ 68.96
Welch Tennis Courts, Inc.	100042	68312	WTC Premium 80% 6" Black per lineal foot - With Standard Half-Moon Vents 09/22	\$ 364.45
Withlacoochee River Electric Cooperative, Inc.	ACH	10270434.36	Summary Billing 08/22	<u>\$ 9,313.05</u>
Report Total				<u>\$ 111,504.05</u>