



Rizzetta & Company

# **Country Walk Community Development District**

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## **Board of Supervisor's Regular Meeting December 8, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1001**

**[www.countrywalkcdd.org](http://www.countrywalkcdd.org)**

## **COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vanessa Steinerts	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.countrywalkcdd.org)

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December 7, 2022

**Board of Supervisors**  
**Country Walk Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, December 8, 2022 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Administering Oath of Office to Newly Elected Supervisors
    1. Review of Form1 and Sunshine Law Requirements
  - B. Consideration of Resolution 2023-02, Designating Officers of the District ..... Tab 1
- 4. STAFF REPORTS**
  - A. Review of Clubhouse Manager Report ..... Tab 2
    1. Review of Paint Samples for Pool Bathrooms ..... Tab 3
  - B. Review of Deputy Report..... Tab 4
  - C. Aquatics Service Report
    1. Review of Steadfast November Aquatics Report..... Tab 5
  - D. Landscape Inspections Manager
    1. Review of November Landscape Inspection Report..... Tab 6
  - E. Review of Juniper's Response to Landscape Inspection Report..... Tab 7
  - F. District Engineer
  - G. District Counsel
  - H. District Manager
    1. Review of District Manager Report..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Operation and Maintenance Expenditures for October 2022..... Tab 9
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,  
*Daryl Adams*  
Daryl Adams  
District Manager

## **Tab 1**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT,  
AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Country Walk Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to re-designate certain Officers of the District following the general and landowner elections of new supervisors.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF COUNTRY WALK COMMUNITY DEVELOPMENT  
DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** Bob Schleifer is appointed Secretary.

**SECTION 4.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Daryl Adams is appointed Assistant Secretary.

Lynn Hayes is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8th day of December, 2022.

**ATTEST:**

**COUNTRY WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

\_\_\_\_\_

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

## **Tab 2**

## 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: November 2022

- Conducted monthly playground inspection.
- Filled in holes in the dog park caused by large and small breed dogs.
- Submitted month end reports to District Management to include operations report, off duty summary reports, debit card log/receipts, and square terminal transaction log and corresponding receipts.
- Sent out November community newsletter to all residents
- Drafted community newsletter for December 1<sup>st</sup> publication
- Drafted employees schedule for December
- Patrolled community for potholes and reported findings to Pasco County Customer Service (periodically)
- Patrolled community for street light outage and reported findings to WITHLACOOCHEE RIVER ELECTRIC (monthly).
- Prepared the amenities for Hurricane Nicole
- Amenities cleaned and free of debris. Opened the amenities to the residents.
- Patrolled community for potholes and reported findings to Pasco County Customer Service (periodically).
- Emailed December and January extra duty patrol schedule to PCSO
- Contacted DCSI Security: Parking lot camera behind the pool area is not clear (fixed)
- Contacted Gable Motorsports in regard a new battery for the ATV
- Continued preparations for December holiday events.



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### Maintenance Accomplishments

- Cleaned clubhouse gutters
- Replaced outlet covers at pool bar
- Replaced fill valve in women's pool bathroom
- Cleaned roof at the pavilion
- Cut grooves in concrete curb at rear of clubhouse for drainage
- Repaired vinyl fence around pump station
- Assessed need for gutter repairs located at the lanai
- Installed 6 extra hangers to help water flow from the gutter
- Replaced flush handle at handicap stall in the pool mens bathroom
- Inspected and repaired broken light at entrance of community
- Cleaned scuff marks on walls and baseboards throughout the gym
- Replaced lightbulbs at fixtures located at the front of the community entrance
- Replaced exterior outlet cover at rear of the clubhouse
- Cleaned bugs from all light fixtures touched up brown paint in main clubhouse room
- Cleaned foreign material from tennis court floor (pictures below)
- Cleaned graffiti from trash can lid and picnic tables at the basketball courts
- Sconce project to remove Sconce's sand, and spray-paint all of them
- Replaced entrance exterior Sconce with newly painted Sconce (pictures below)

### Projected Maintenance Projects:

- Repainting the Sconces around the clubhouse and the pool deck (Project Initiation)
- Repointing fieldstones on numerous columns throughout the property (Project Initiation)
- Refurbishing pool deck bathrooms (painting, upgrading the faucets, replacing the vinyl molding) (waiting on board approval)
- Channel Drains on pool deck



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**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 November 21<sup>st</sup> .

**Facilities Usage:**

- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on November 29<sup>th</sup> at 6pm.
- Country Walk HOA met in clubhouse lobby for their meeting on November 28th, 7pm.
- MahJong group met in the clubhouse lobby every Wednesday evening November, 6pm.
- Private parties held in the clubhouse 1
- Private parties held at the pool bar. 0
- Private parties held in the pavilion area. 2

**Resident Payment Log:**

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

**Upcoming Events:**

- Jingle Mingle December 17<sup>th</sup>
- Kidsmas December 18<sup>th</sup>

**Board of Supervisor's Requests & Updates:**

- None to report.

**Resident Requests:**

- Family Night



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**Tennis court (Before)**



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**After:**



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**Sconce (Before):**



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**BEFORE & AFTER:**



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AFTER:



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## **Tab 3**



wall

DYNASTY  
MARQUEE<sup>®</sup>  
ONE-COAT

B4-1

Dainty Lace  
MQ3-11<sup>u</sup>

Floor

DYNASTY  
MARQUEE<sup>®</sup>  
ONE-COAT

B2-4

Cardamom Spice  
PPU5-17<sup>o</sup>

wall

Nice Cream  
OR-W04<sup>u</sup>

W5-5

Floor

DYNASTY  
MARQUEE<sup>®</sup>  
ONE-COAT

YN-4

Baskety  
PPU4-05<sup>M</sup>

wall



Best Beige  
PPG1085-4

Floor



Sauteed  
Mushroom  
PPG1085-5



**ROPPE** Fig 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil

★★★★★ (7)



**ROPPE** Burnt Umber 4 in. x 1/8 in. x 120 ft. Vinyl Wall Cove Base Coil

★★★★★ (22)



**ROPPE** Pinnacle Fawn 4 in. x 120 ft. x 1/8 in. Rubber Wall Cove Base Coil

★★★★★ (6)



**ROPPE** Pinnacle Fawn 6 in. x 120 ft. x 1/8 in. Rubber Wall Cove Base Coil

★★★★★ (3)



**ROPPE** Light Brown 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil

				
Brand	ROPPE	ROPPE	ROPPE	ROPPE
Name	Chameleon 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil	Dolphin 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil	Black Brown 4 in. x 1/8 in. x 120 ft. Thermoplastic Rubber Wall Cove Base Coil	700 Series Fig 4 in. x 120 ft. x 1/8 in. Thermoplastic Rubber Wall Cove Base Coil

## Tab 4

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 :** 11/23/22

**Event Number :** 2022627368

**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:**

Provided continuous motorized patrol throughout the communities conducting security checks of parks and clubhouse. Conducted static traffic monitoring of main road entrance for any speeders. During course of patrol noticed a whole in perimeter fence of adjoining community off of Butler National Drive that has residences under construction. Received a complaint from a resident that juveniles are repeatedly taking the panels off to enter the construction area. The resident states he keeps replacing the panels. Monitored this area with no juveniles observed.

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](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

Hello Angela Savinon ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

**Employer:** Country Walk

**Report Sent To:** Regina Trani

**Employee Reporting :** Daniel Marcouiller

**Date of Work :** 11/20/22

**Event Number :** 2022621719

**Arrival Time :** 1800

**On arrival did you check in :** Yes

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 0

**Were there any other types of violations, such as trespassing, written warnings :**  
0

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

Provided continuous motorized patrol throughout all adjoining communities. inclement weather during course of duties with no significant incident 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](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

Hello Angela Savinon ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

**Employer:** Country Walk  
**Report Sent To:** PSO  
**Employee Reporting :** E. Garcia  
**Date of Work :** 11/14/2022

**Event Number :** 2022610593  
**Arrival Time :** 1900  
**On arrival did you check in :** No  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** 0

**Were there any other types of violations, such as trespassing, written warnings :**  
0

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

Assisted on duty deputy with call for service in neighborhood. conducted patrols as requested. nothing suspicious or odd observed during assignment.

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 5**





## Countrywalk CDD Aquatics

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**Inspection Date:**

11/21/2022 11:09 AM

**Prepared by:**

Lee Smith

Project Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: 27B**

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    ☒Improving



## Comments:

Previously existing Hydrilla has diminished greatly due to recent treatment efforts. The pond is seeing massive aesthetic improvement. Technicians will continue to treat the pond as the Hydrilla diminishes.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	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
<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	Chara

**SITE: 5A**

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    Improving



## Comments:

Water level is low in this pond. Looks excellent, with exposed bed/bank free of nuisance weeds. Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	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
	Hydrilla	Slender Spikerush	Other:
			Chara



# Inspection Report

**SITE: 27A**

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    ✓Improving



**Comments:**  
Minimal grasses along shoreline and in water are still present. Will continue to be treated by technician.

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

**SITE: 28**

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    ✓Improving



**Comments:**  
Water level is low in this pond. Very minimal amount of Spikerush still present. Will be addressed during next maintenance event.

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

# Inspection Report

**SITE:** 24A

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



**Comments:**  
Pond looks to be in excellent condition. Routine maintenance and monitoring will occur here.

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

**SITE:** 24B

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



**Comments:**  
Some debris was picked up here. Pond looks to be in excellent condition.

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



# Inspection Report

**SITE: 25**

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Very minimal grasses still present along shoreline. Will be addressed by technician during next visit.

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

**SITE: 1A**

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



**Comments:**

Section of grasses within pond have been treated and are seeing some decay. Gulfcoast Spikerush is free of invasives and the buffer between the shore is being maintained well. Technician will continue to treat and monitor during future visits.

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

# Inspection Report

**SITE: 2A**

Condition:      Excellent      Great      Good      Poor      ✓Mixed Condition      ✓Improving



## Comments:

Overgrown shelf has been treated on previous maintenance events. Some of the grasses are seeing decay here, will continue to be treated and monitored by technician. Rest of pond looks to be in good condition, aside from the heightened planktonic algae activity.

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

**SITE: 3B**

Condition:      ✓Excellent      Great      Good      Poor      Mixed Condition      Improving



## Comments:

Pond looks to be in excellent condition. Routine maintenance and monitoring will occur here.

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

## MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds noted were in great condition, with algal activity and nuisance grasses under control. Any shoreline grasses that were noted were in a state of decay/had already been treated, and will continue to be treated during future visits. Algae was present in non significant amounts, most of which was subsurface. Any surface growth had been previously treated and was already beginning to decay.

Pond 27B's Hydrilla has diminished greatly due to recent treatment efforts. Ubiquitous herbicides have done a number on the offending vegetation, with the majority of decaying stalks having left the pond. The pond is seeing massive aesthetic improvement. Technicians will continue monitor the pond as it continues to progress, though minimal follow treatments may not be necessary.

## RECOMMENDATIONS

Continue to treat ponds for algae.

Administer treatments to any nuisance grasses growing along shorelines.

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA





## **Tab 6**

# COUNTRY WALK

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## FIELD INSPECTION REPORT



November 16, 2022  
Rizzetta & Company  
Jason Liggett - Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# SUMMARY & AMMENITIES CENTER

## General Updates, Recent & Upcoming Maintenance Events

❖ .Next Inspection is on 12-15-2022 at 9:00 AM

❖ This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.)

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. Pull the taller weeds in the Jasmine Minima beds as you exit the amenity center onto Country Point Blvd.
2. Continue to monitor the Oleanders on the west side of the pool area that were damaged by caterpillars.(Pic 2)



these don't comeback properly these will need to be replaced under warranty. They are located on the inbound side of country point blvd across from the guard shack.(Pic 4)



3. Make sure that we are keeping the new beds on Meadow Pointe Blvd weed free and these are being soft edged during visits.
4. During my visit we still have some Viburnum Odos that were recently installed that have brown leaves on them from lack of water If
5. Just to mention again we need to make sure we are monitoring the recently installed oleanders for any sign of Caterpillars. Specially with these being new plant material.
6. Treat the Fakahacthee grass on the inbound side of Country Point Blvd for spider mites before the round about. Perform a cutback on this material.(Pic 6)



# POOL DECK, AMENITIES CENTER & COUNTRY POINT



7. Treat the crack weeds in the bridge area before Walker Cup Place on Rolling Greene Drive.(Pic 7)



8. Remove the grassy weeds in the Jasmine Minima at the entrance to Five Farms Ave.
9. Treat the crack weeds at the bridge on Five Farms ave before Butler National drive.



## **Tab 7**

# COUNTRY WALK

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## FIELD INSPECTION REPORT



November 16, 2022  
Rizzetta & Company  
Jason Liggett - Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# SUMMARY & AMMENITIES CENTER

## General Updates, Recent & Upcoming Maintenance Events

❖ .Next Inspection is on 12-15-2022 at 9:00 AM

❖ This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.)

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. Pull the taller weeds in the Jasmine Minima beds as you exit the amenity center onto Country Point Blvd.

2. Continue to monitor the Oleanders on the west side of the pool area that were damaged by caterpillars.(Pic 2)



3. Make sure that we are keeping the new beds on Meadow Pointe Blvd weed free and these are being soft edged during visits.

4. During my visit we still have some Viburnum Odos that were recently installed that have brown leaves on them from lack of water If

these don't comeback properly these will need to be replaced under warranty. They are located on the inbound side of country point blvd across from the guard shack.(Pic 4)



5. Just to mention again we need to make sure we are monitoring the recently installed oleanders for any sign of Caterpillars. Specially with these being new plant material.

6. Treat the Fakahacthee grass on the inbound side of Country Point Blvd for spider mites before the round about. Perform a cutback on this material.(Pic 6)



# POOL DECK, AMENITIES CENTER & COUNTRY POINT



7. Treat the crack weeds in the bridge area before Walker Cup Place on Rolling Greene Drive.(Pic 7)



8. Remove the grassy weeds in the Jasmine Minima at the entrance to Five Farms Ave.

9. Treat the crack weeds at the bridge on Five Farms ave before Butler National drive.





## **Tab 8**



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 12, 2022, at 6:00pm

<u>FINANCIAL SUMMARY</u>		<u>8/31/2022</u>
December 8		
General Fund Cash & Investment Balance:		\$718,522
Reserve Fund Cash & Investment Balance:		\$1,490,118
Debt Service Fund Investment Balance:		\$104,510
<b>Total Cash and Investment Balances:</b>		<b>\$2,513,050</b>
<b>General Fund Expense Variance:</b>	<b>\$453</b>	<b>Over Budget</b>

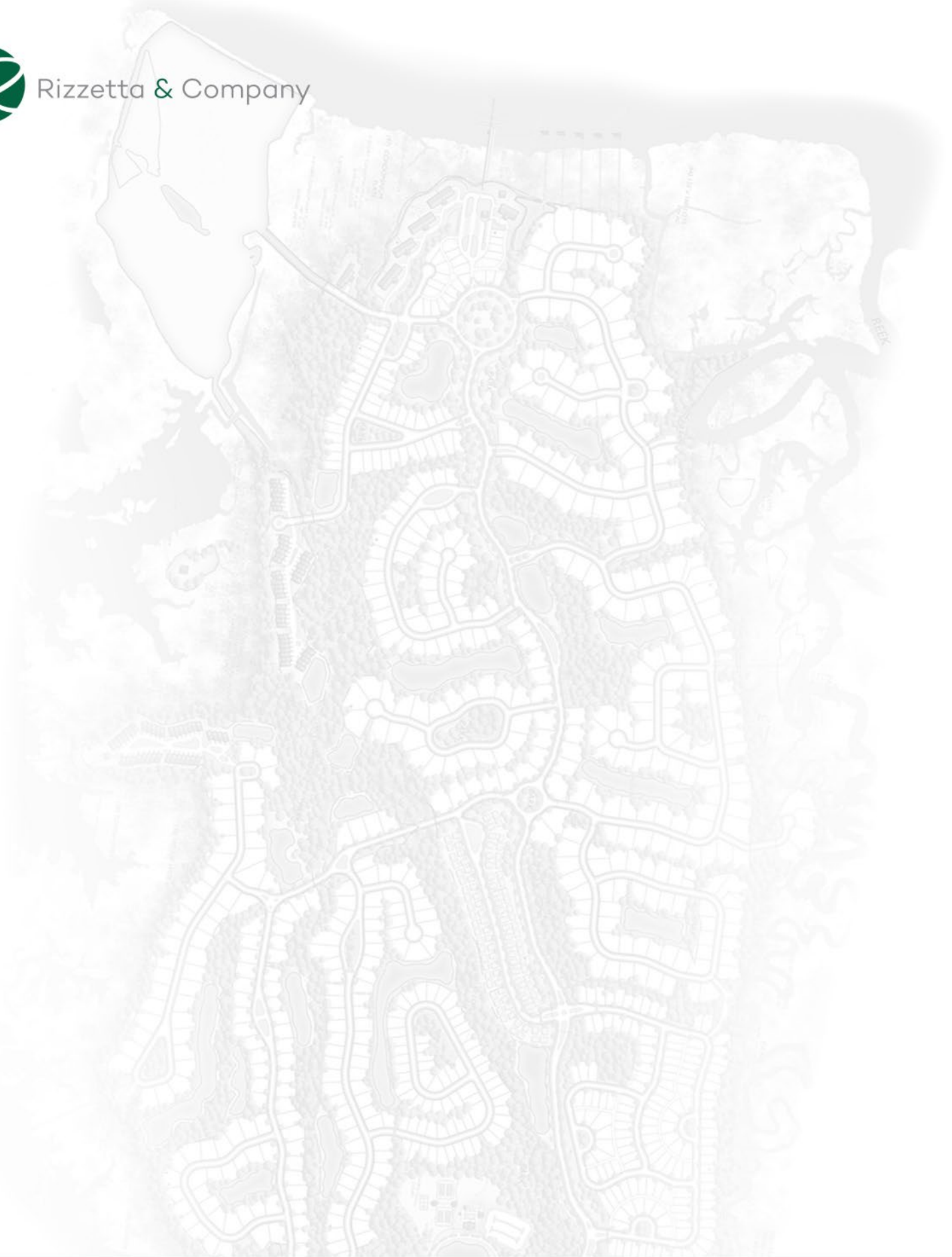
## Supervisor Requests

- **Oath of Office-** At the meeting, I will provide the Oath of Office to the Board of Supervisors that qualified for their seat.
- **Resignation of Seats-** In December, the Board will complete a redesignation of seats. This will ensure that the District stays compliant.
- **Accounting Intacct-** Vice President of Operations Scott Brizendine sent out a letter regarding the new Intacct system. The Board will be receiving your personal username and password.
- **Suspension Letters-** I sent certified letters to the two parents regarding payment for their child regarding the BB Gun incident. I will report to the Board if I receive a response.
- **The Pool Works Materials/Color Selection-** I executed the Materials/Color Selections with the selection that the Board approved.
- **Landscaping-** I reached out to our Landscaping team and asked them to provide before or after pictures of projects that will be approved by the Board.
- **Sotogrande Loop Pond-** Our District Engineer will provide feedback about the Sotogrande pond at the meeting.

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Rizzetta & Company



Professionals in Community Management

## **Tab 9**

# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.countrywalkcdd.org](http://www.countrywalkcdd.org)

## **Operation and Maintenance Expenditures October 2022 For Board Approval**

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

The total items being presented:     **\$ 91,050.78**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alfonso Flores	100070	AF101322	Board of Supervisors Meeting 10/13/22	\$ 200.00
Aquarius Water Refining, Inc.	100081	182731-A	Commercial Triplex Aris System Rental 10/22	\$ 395.00
Bliss Products and Services, Inc.	100071	23287	Playground Repairs 10/22	\$ 1,382.60
Clean Sweep Supply Co., Inc.	100082	5107	Janitorial Supplies 10/22	\$ 251.50
Country Walk CDD	CD1013	CD1013	Country Walk Clubhouse Debit Card	\$ 710.50
DCSI, Inc.	100065	29987	ISO ProxII - 1386 Access Cards 08/22	\$ 124.75
DCSI, Inc.	100065	29999	Access/Gate Service 09/22	\$ 290.00
Department of Economic Opportunity	100088	86224 FY22/23	Special District Fee FY 22/23	\$ 175.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gables Motorsports Wesley Chapel	100086	62793	New Tires & Maintenance on the Mule 10/22	\$ 2,055.40
George O'Connor	100072	GO101322	Board of Supervisors Meeting 10/13/22	\$ 200.00
Innersync Studio, Ltd	100066	20827	Annual Website Services/ADA Compliance 22/23	\$ 1,537.50
Jami Dock Rekar	100073	JR101322	Board of Supervisors Meeting 10/13/22	\$ 200.00
Jerry Richardson	100074	1682	Wildlife Removal Service 10/22	\$ 1,300.00
Johnson Mirmiran & Thompson, Inc.	100075	12-199190	Engineer Services 09/22	\$ 600.00
Juniper Landscaping of Florida, LLC	100090	180846	Monthly Landscape & Irrigation Maintenance 10/22	\$ 13,199.45
Juniper Landscaping of Florida, LLC	100090	181039	Annual Flowers 09/22	\$ 6,463.25
Juniper Landscaping of Florida, LLC	100090	181663	Monthly Turf Fertilize and Pest Control 10/22	\$ 1,648.00
Juniper Landscaping of Florida, LLC	100090	182909	Storm cleanup & debris removal 09/22	\$ 4,538.50
Juniper Landscaping of Florida, LLC	100055	179333	Monthly Landscape Pest Control 09/22	\$ 2,266.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Louis V Pagliuca	100076	LP101322	Board of Supervisors Meeting 10/13/22	\$ 200.00
Pasco County Utilities	100059	17292059	Acct #0489145 30400 Country Point Blvd 08/22	\$ 421.34
Pasco Sheriff's Office	100060	I-7/22/2022-07590	Off Duty Detail 09/22	\$ 1,080.00
PBSS Inc./American Lock	100077	11649	Service Call - Doors 09/22	\$ 1,320.00
Poop 911	100067	6014788	Dog Park Waste Removal 09/22	\$ 309.99
Rizzetta & Company, Inc.	100079	INV0000072104	Amenity Management & Oversight/Personnel Reimbursement	\$ 8,606.78
Rizzetta & Company, Inc.	100078	INV0000072055	Out of Pocket Expenses 09/22	\$ 69.38
Rizzetta & Company, Inc.	100068	INV0000071944	Assessment Roll (Annual) 10/22	\$ 5,355.00
Rizzetta & Company, Inc.	100062	INV0000071797	District Management Fees 10/22	\$ 6,670.03
Rizzetta & Company, Inc.	100061	INV0000071839	Personnel Reimbursement 09/30/22	\$ 6,482.78



## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Romaner Graphics	100087	21377	Installed No Trespassing Sign/No Parking/No Fishing Sign 10/18/22	\$ 460.00
Romaner Graphics	100087	21382	Recreate Site Map 10/18/22	\$ 340.00
Security Lock Systems of Tampa, Inc	100083	1861	Monthly Maintenance Service for Monitoring System 09/22	\$ 324.21
Security Lock Systems of Tampa, Inc	100083	1875	Monthly Maintenance Service for Monitoring System 10/22	\$ 324.21
Spectrum	20221031-01	0034122118-01 10/22	30400 Country Point Blvd TV 10/22	\$ 9.99
Spectrum	20221031-01	048209801101322 Auto Pay	30400 Country Point Blvd TV 10/22	\$ 307.93
Spectrum	20221003-01	048209801091322 09/22 Auto	30400 Country Point Blvd TV 09/22	\$ 307.93
Steadfast Environmental, LLC	100084	SE-21549	Aquatic Maintenance 10/22	\$ 1,648.00
Steadfast Environmental, LLC	100057	SE-21439	Aquatic Maintenance 09/22	\$ 1,648.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	100069	22146	Legal Services 09/22	\$ 3,591.00
Strictly Entertainment Tampa	100080	101722 Strictly	Balance due for Entertainment for Boo Bash 10/29/2022	\$ 1,175.00
Suncoast Pool Service, Inc.	100058	8500	Monthly Pool Maintenance 08/22	\$ 900.00
Suncoast Pool Service, Inc.	100058	8589	Monthly Pool Maintenance 09/22	\$ 900.00
United Building Maintenance, Inc.	100063	354	Cleaning Services 10/22	\$ 700.00
Withlacoochee River Electric Cooperative, Inc.	20221028-01	10270434 09/22 Auto Pay	Summary Billing 09/22	\$ 8,766.76
Withlacoochee River Electric Cooperative, Inc.	100064	2226487 - Deposit	Deposit - Country Walk Amenity Center Pool 08/22	<u>\$ 1,595.00</u>
<b>Report Total</b>				<b><u>\$ 91,050.78</u></b>