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**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 special meeting of the Board of Supervisors of the **Country Walk Community Development District** was held on **Thursday, November 30, 2021, 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:

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| Luanne Dennis   | <b>Board Supervisor, Chairman</b>            |
| George O'Connor | <b>Board Supervisor, Vice Chairman</b>       |
| Jami Rekar      | <b>Board Supervisor, Assistant Secretary</b> |
| Lou Pagliuca    | <b>Board Supervisor, Assistant Secretary</b> |

**Also present were:**

|                     |  |
|---------------------|--|
| Daryl Adams         | <b>District Manager, Rizzetta &amp; Company, Inc.</b>                  |
| Matthew Huber       | <b>Regional DM, Rizzetta &amp; Company, Inc. (via conference call)</b> |
| Sean Craft          | <b>Clubhouse Manager</b>   |
| Vanessa Steinarts   | <b>District Counsel, Straley Robin Vericker</b>                        |
| Jason Liggett       | <b>Field Service Manager, Rizzetta &amp; Company, Inc.</b>             |
| Craig Bramblett     | <b>Juniper Landscape</b>   |
| Josh Burton         | <b>Juniper Landscape</b>   |
| Kevin Riemensperger | <b>Steadfast</b>   |

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| Audience | <b>Audience in Attendance</b> |
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board heard audience comments regarding light poles that need to be painted due to the landscapers hitting them with weedwhackers.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Report**

Mr. Kevin Riemensperger presented the October Aquatics report and there were no questions or comments presented at this time.

**B. Field Services Report**

Mr. Jason Liggett was not present.

There was a brief discussion regarding Rolling Green cuts backs and whether they were included in the initial proposal or not. Ms. Dennis will confirm if the Rolling Green cuts back are included, if they are not the Board requested that Mr. Liggett obtain a proposal from Juniper and Steadfast.

Mr. Burton from Juniper Landscaping introduced himself to the Board. The Board asked Mr. Burton a few questions and agreed to approve the CLM to Juniper Transition Letter at this time.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the CLM to Juniper Transition Letter for the Country Walk Community Development District.

Mr. Adams presented the CLM Mulching Proposal, the CLM Five Arms Lift Station Proposal, the CLM Main Line Roundabout Proposal for ratification and the CLM Playground Sod Fill In Proposal for ratification.

The Board agreed to table the CLM Five Farms Lift Station Proposal and requested Mr. Bramblett to research the CLM Main Roundabout Proposal to see if the labor charges can be removed.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board approved the CLM Brown Cypress Mulching Proposal in the amount of \$22,500.00 for the Country Walk Community Development District.

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, the Board approved the ratification of the CLM Playground Sid Fill In Proposal in the amount of \$804.48 for the Country Walk Community Development District.

**C. Clubhouse Manager**

The Board received the Clubhouse report from Mr. Craft.

Mr. Craft discussed the electrical proposals that would be presented later in the agenda and suggested tabling all 3 proposals until Country Walk's electrician is back from medical leave.

The Board agreed to table the Security Camera Proposals, the Clubhouse Light Proposal and the Tennis Court Circuit Breaker Proposal to the December 9, 2021 meeting.

**D. Deputy Report**

The Board received September Deputy Report, Deputy not in attendance.

There was a brief discussion regarding golf carts and underage children driving recklessly in the community. The Board requested that Mr. Craft send an email blast reminding residence of the golf cart rules and asked the Deputy to continue to enforce the rules on this issue.

**E. District Engineer**

Mr. Brletic presented his report for the Board.

Mr. Brletic discussed his concern for Turf Water Issues and suggested customizing a drainage system, he also suggested waiting until the rainy season to take care of this issue.

Mr. Brletic presented the Finn Outdoor Sidewalk Repair Proposal to the Board and after a brief discussion the Board agreed to approve this proposal in the full amount of \$10,900.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board approved the Finn Outdoor Sidewalk Repair Proposal in the amount of \$10,900.00 for the Country Walk Community Development District.

**F. District Counsel**

The Board received District Counsels report from Ms. Steinerts.

Ms. Steinerts informed the Board of the new District Engineer Legislation Law.

There was a brief discussion regarding easements, the sidewalk repair project and the pool resurfacing project.

**G. District Manager**

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

Mr. Adams reminded the Board of their next regular scheduled meeting to be held on December 6, 2021, at 9:30 a.m.

Mr. Adam's and Mr. Huber discussed the possibility of holding a CDD 101 Workshop. The Board agreed to hold this workshop meeting after a new Board member has been appointed for the open seat.

Mr. O'Connor mentioned that he will not be able to attend the January evening meeting. Mr. Huber suggested cancelling the original January meeting date and rescheduling to fit all Board members availability so they can all be in attendance. Mr. Adams will contact each

Board member individually outside of the meeting to come up with a good day and time in January for everyone.

There was a brief discussion regarding a trip and fall incident on CDD property. The Board will follow District Counsels advice and choose to not pay the Co-Pay cost that the resident is requesting to be paid by the CDD.

Mr. Adam's informed the Board that the current cleaning service company is requesting a \$100 increase in their agreement bringing the cost from \$600 to \$700. Mr. Huber suggests approving this increase and look for other cleaning companies in the meantime to find one that may be more feasible for the District.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the increase of \$100 for the cleaning services bringing the total amount to \$700 for the Country Walk Community Development District.

The Board discussed increasing Mr. Craft's card limit to \$1500. With all in favor, the Board agreed to increase the amount to \$1500.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board agreed to approve Mr. Craft's credit limit increase to \$1500 for the Country Walk Community Development District.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Assignment to Rizzetta & Co. of Rizzetta Technology Services Agreement**

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Assignment to Rizzetta & Co. of Rizzetta Technology Services Agreement for the Country Walk Community Development District.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Assignment to Rizzetta & Co. of Rizzetta Amenity Services Agreement**

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Assignment to Rizzetta & Co. of Rizzetta Amenity Services Agreement for the Country Walk Community Development District.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resumes for Open Seat # 3**

Mr. Adams introduced the Candidates in attendance and gave them the opportunity to speak to the Board members on their interest of the Open Seat position and highlights of their

resume. The Board voted by paper and results concluded that Alfonso Flores would be appointed to Seat # 3 as Assistant Secretary for the Country Walk CDD.

On a motion from Mr., O'Connor, seconded by Ms. Rekar, the Board appointed Mr. Alfonso Flores to Seat #3 as Assistant Secretary for the Country Walk Community Development District.

Mr. Flores has opted to collect compensation for each Board meeting attended.

Mr. Huber administered the Oath of Office to Mr. Flores.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-01, Re-Designating Officers of the District**

Mr. O'Connor made a motion to table this resolution until after the CDD 101 Workshop and to amend this resolution adding Mr. Flores.

On a motion from Mr. O'Connor, seconded by Mr. Dennis, the Board agree to table Resolution 2022-01, Re-Designating Officers until after the CDD 101 Workshop and amending it to reflect Mr. Flores as a newly appointed Assistant Secretary for the Country Walk Community Development District.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Minutes of Supervisors Meeting held on October 14, 2021**

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on October 14, 2021 for the Country Walk Community Development District.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Operations and Maintenance Expenditures for September 2021**

The Board Was presented with the Operation and Maintenance Expenditures for September 2021 in the amount of \$101,239.80.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board approved to ratify the O&M Expenditures for September 2021 in the amount of \$101,239.80 for the Country Walk Community Development District.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There were no Supervisor Requests presented at this time.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, the Board agreed to adjourn the meeting at 8:12 p.m. for Country Walk Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman