
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, February 10, 2022, at 6:30 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 | Board Supervisor, Chairman |
| George O'Connor | Board Supervisor, Vice Chairman |
| Lou Pagliuca | Board Supervisor, Assistant Secretary |
| Alfonso Flores | Board Supervisor, Assistant Secretary (via conference call) |
| Jami Rekar | Board Supervisor, Assistant Secretary |

Also present were:

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| Daryl Adams | District Manager, Rizzetta & Company, Inc. |
| Jason Liggett | Field Services Manager |
| Stephen Brletic | District Engineer, JMT |
| Sean Craft | Clubhouse Manager |
| Vanessa Steinerts | DC; Straley & Robin |
| Craig Bramblett | Juniper Landscape |
| Josh Burton | Juniper Landscape |

| | |
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| Audience | Audience in Attendance |
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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

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report. The Board would like to receive this report a head of time so they can review it.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. Liggett mentioned that in his report he came across a rain sensor that is covered in debris and was not sure if it was an active sensor or one that is not being used. Mr. Brletic confirmed that it is an old inactive sensor.

Ms. Dennis requested that a representative from Juniper come out and make sure that the rain sensor for irrigation is working properly.

Mr. Liggett reached out to Duke Energy regarding the irrigation damage at the front of the community, he sent them the proposal to get this fixed and is waiting on a response.

The Board requested Juniper Landscape to prepare a proposal for the annual rotations and present them at the next meeting.

C. Clubhouse Manager

Mr. Craft presented his monthly report to the Board.

The Board requested Mr. Craft to get a proposal to remove the bird nest.

D. District Engineer

Mr. Brletic presented his report for the Board.

Mr. Brletic presented three sidewalk repair proposals to the Board, Superior Sealers for \$15,950.00, Construction Management Services for \$18,685.00 and Romaner Graphics for \$30,100.00. After a brief discussion, the Board agreed to accept the Superior Sealers proposal in the amount of \$15,950.00.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Superior Sealers Proposal for Sidewalk Repairs in the amount of \$15,950.00 for the Country Walk Community Development District.

Mr. Brletic also presented several proposals for family pool resurfacing, lap pool resurfacing, new pool pumps and plumbing for the family pool and lap pool, chair lift repairs for the family pool and lap pool and LED lights for the family pool.

After a lengthy discussion, the Board approved all proposals listed above from Pool Works with the expectation that the pool resurfacing project will be done by March 1, 2023.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Pool Works proposals for the resurfacing of the family pool (\$39,872.00) and lap pool (\$38,479.00) with a completion date of March 1, 2023 for the Country Walk Community Development District.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Pool Works Proposals for lap pool repairs (\$8,790.00), new pumps and plumbing in both the family pool (\$29,300.00) and the lap pool (\$12,995.00) for the Country Walk Community Development District.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board approved the Pool Works Proposal for the family pool and lap pool chair lift repairs in the amount of \$8,374.00 for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Pool Works proposal for G5 LED Pool Lights for the family pool (\$4,250.00) and the lap pool (\$3,400.00) for the Country Walk Community Development District.

Mr. Brletic spoke about providing a stormwater management needs for the CDD. After discussion, the Board approve JMT Engineering Services to provide CDD a Stormwater Management Need Analysis not to exceed \$7,710.00

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board approved JMT Engineering Services to provide a Stormwater Management Needs Analysis not to exceed \$7,710.00 for the Country Walk Community Development District.

E. District Counsel
Not Present.

F. 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 March 10, 2022, at 9:30 a.m.

Mr. Adams presented the December 2021 financial statement and reviewed the fourth quarter website audit report with the Board.

FOURTH ORDER OF BUSINESS

Consideration of Revised Lift Station Proposal

The Board reviewed the revised lift station proposal and held a brief discussion.

The Board would like Juniper to provide a complete breakdown of the work that will be done.

The Board agreed to approve this proposal with a vote of 3-2, Ms. Rekar and Ms. Dennis opposed.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Juniper Landscape Revised Lift Station Proposal in the amount of \$11,912.73 for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Juniper Proposal for Dead Sylvester Tree

This proposal has already been executed and the work was completed.

SIXTH ORDER OF BUSINESS

Consideration of Tennis Court Fencing Proposals

After a brief discussion, the Board decided to table these proposals.

SEVENTH ORDER OF BUSINESS

Consideration of Palm Tree Testing Proposal

The Board reviewed the palm tree testing proposal and approved it in the amount of \$1,305.00.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Juniper Landscaping Proposal for Palm Tree Testing in the amount of \$1,305 for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Damage Cause by Duke Energy

Mr. Liggett let the Board know that he is still waiting for a response from Duke Energy and will report back at the next meeting.

NINTH ORDER OF BUSINESS

New Supervisor 101 Presentation

This item was tabled to the next regular meeting.

TENTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on January 6, 2022

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on January 6, 2022, as presented, for the Country Walk

Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for December 2021**

The Board was presented with the Operation and Maintenance Expenditures for December 2021 in the amount of \$91,305.55.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for December 2021 in the amount of \$91,305.55 for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

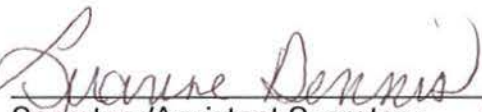
During Supervisor Requests, Mr. Pagliuca requested to have mulch put in on Country Walk Blvd and would like to see a border and Mr. O'Connor mentioned a resident that requested additional benches around the playground, splash pad and shading area.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On a motion from Ms. Dennis, seconded by Ms. Rekar, with all in favor, the Board agreed to adjourn the meeting at 10:17 p.m. for Country Walk Community Development District.


Secretary/Assistant Secretary
CDD Board Chair


Chairman/Vice Chairman
Secretary/Asst. Secretary