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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 regular meeting of the Board of Supervisors of the **Country Walk Community Development District** was held on **Thursday, July 14, 2022, at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

Luanne Dennis	Board Supervisor, Chairman
George O'Connor	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary
Jami Rekar	Board Supervisor, Assistant Secretary

**Also present were:**

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Sean Craft	Clubhouse Manager
Vanessa Steinerts	DC; Straley & Robin (via conference call)
Josh Burton	Juniper Landscape
Ted Katina	Juniper Landscape
Stephen Brletic	DE; JMT
Kevin Riemensperger	Steadfast
Jason Liggett	Landscape Specialist

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**

During audience comments, there was a lengthy discussion regarding a resident that brought a BB gun to the park and obstructed CDD property. The mother of this resident is asking that the Board only give him a warning at this time and mentioned that he will be volunteering at the back-to-school event in the clubhouse. The Board was not made aware of this situation until just before the meeting, they would like to speak with Counsel before making any decisions. The Board requested this be added to the agenda for the next meeting.

The Board also heard from a resident asking about the possibility of having a learning library at the park for children to be able to drop off books, return them, or just read a book at the park if they would like. The Board asked the resident to send the information to Mr. Adams so they can review and consider it.

### **THIRD ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Aquatic Report**

The Board reviewed the Steadfast Aquatics Report.

Mr. Adams moved Tab 7 – Steadfast Removal of Dead Trees and Tab 8 – Pond Aeration Proposal here.

After a brief discussion, the Board did not approve the Steadfast proposal to remove dead trees in the amount of \$1,550 and agreed to leave this area natural.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board did not approve the Steadfast Proposal for removing dead trees in the amount of \$1,550 and agreed to leave this area natural for the Country Walk Community Development District.

After a brief discussion, the Board did not approve the Steadfast proposal for pond aeration in the amount of \$9,750.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board did not approve the Steadfast Proposal for pond aeration in the amount of \$9,750 for the Country Walk Community Development District.

The Board requested Steadfast to look at the other ponds to see if they need aeration as well. Steadfast will investigate and provide proposals if needed.

##### **B. Field Services Report**

Mr. Jason Liggett presented his report to the Board.

Mr. Burton from Juniper Landscape also presented his response to the field inspection report. Mr. Burton introduced Mr. Ted Katina as the new landscape Manager for Country Walk CDD.

Mr. Burton presented a proposal in the amount of \$5,946.33 for new beds on the south side of English Turn way and Country Pointe Blvd. The proposal in the amount of \$47,472.79 was to revamp the beds that were damaged by Duke Energy.

After a lengthy discussion, the Board agreed to approve both proposals.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Juniper Proposal for new beds on the Southside of English Turn Way and Country Pointe Blvd in the amount of \$5,946.33 for the Country Walk Community Development District.



86 On a motion from Mr. Flores, seconded by Ms. Dennis, the Board approved the Juniper Proposal  
87 to revamp the beds damaged by Duke Energy in the amount of \$47,472.79 for the Country Walk  
88 Community Development District.  
89

90 Mr. Burton discussed the Juniper Hurricane Action Plan with the Board. The Board agreed  
91 to approve this plan with not to exceed the amount of \$5,000.00.

92 On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, the Board approved the Juniper  
93 Hurricane Action Plan with a not to exceed the amount of \$5,000 for the Country Walk Community  
94 Development District.

95 **C. District Engineer**

96 Mr. Brletic presented his report to the Board.

97 Mr. Brletic presented the Stormwater Needs Analysis Report to the Board. The Board had  
98 no questions at this time.

99 On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board accepted the Stormwater  
100 Needs Analysis Report for the Country Walk Community Development District.

101 Mr. Brletic discussed the Natural Area Policy with the Board. The Board requested that this  
102 policy be added to the District Website.

103 **D. Clubhouse Manager and Deputy Report**

104 Mr. Craft presented his monthly report and the Deputy report to the Board.

105 The Board requested that the Deputy Report be separate from the Clubhouse Report  
106 moving forward.

107 Mr. Craft mentioned that he is still waiting for the incident report for the resident that brought  
108 the BB Gun to the park.

109 **E. District Counsel**

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

111 Ms. Steinerts circled back to the resident with the BB gun and suggested that the Board not  
112 allow him to volunteer at the back-to-school event in the amenity center. Once the incident  
113 report is received, District Counsel will review it and report back to the Board with her  
114 opinion on the matter. This discussion will be added to the next agenda.  
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**F. District Manager**

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

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on August 11, 2022, at 6:00 p.m.

Mr. Adams informed the Board that they have been paying for two domains. The Board agreed to cancel the PC Consultants Contract in the amount of \$35 per year.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board agreed to cancel the contract for PC Consultants in the amount of \$35 per year for the Country Walk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pool Heating Proposals**

The Board reviewed and discussed two pool heating proposals. The first one was from The Pool Works for the Lap & Family Pool in the amount of \$71,358.76. The second one was from Hawkins Services in the amount of \$64,033 for the Lap and Family Pool and \$31,381 for the electrical work.

After a lengthy discussion, the Board agreed that they would like to approve the Hawkins Proposal for electrical work only in the amount of \$31,381. Ms. Steinerts will draft a formal agreement for execution.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board approved Hawkins Services Proposal for electrical work on the Lap and Family pools in the amount of \$31,381 for the Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors Meeting held on June 9, 2022**

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Minutes from the Board of Supervisors Meeting on June 9, 2022, as amended, for the Country Walk Community Development District.

**SIXTH ORDER OF BUSINESS**

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

The Board was presented with the Operation and Maintenance Expenditures for May 2022 in the amount of \$104,880.66.

On a motion from Ms. Dennis, seconded by Ms. Rekar, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for May 2022 in the amount of \$104,880.66 for



the Country Walk Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

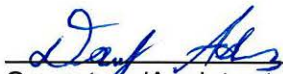
During the Supervisor's requests, Ms. Rekar requested to have a discussion regarding irrigation rust throughout the District at the next Board meeting. The Board would like Mr. Craft to reach out to the current vendor regarding this issue.

**EIGHTH 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 Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 9:50 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman