

---

**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, August 11, 2022, at 6:01 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

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

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sean Craft	<b>Clubhouse Manager</b>
Vanessa Steinerts	<b>DC; Straley &amp; Robin</b>
Josh Burton	<b>Juniper Landscape</b>
Ted Katina	<b>Juniper Landscape</b>
Stephen Brletic	<b>DE; JMT</b>
Kevin Riemensperger	<b>Steadfast</b>
Jason Liggett	<b>Landscape Specialist</b>
Angela Savinon	<b>Clubhouse Manager</b>
Gregg Gruhl	<b>Amenities Manager</b>

Audience	<b>Audience in Attendance</b>
----------	-------------------------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 6:01 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 pool heating project and the possibility of fishing in the community.

**THIRD ORDER OF BUSINESS**

**Public Hearing Adopting Fiscal Year 2022/2023  
Final Budget**

Mr. Adams asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal Year 2022/2023 Final Budget.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors opened the public hearing on Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

The Board heard audience comments regarding the following: the increase for line item 85 of the budget, the \$100,000 increase for Capital Improvements, the increase in budget for mulch, and the increase for District Engineer.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board of Supervisors closed the Public Hearing on Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Adopting  
Fiscal Year 2022-2023 Final Budget**

Mr. Adams presented Resolution 2022-04, Adopting Fiscal Year 2022/2023 Final Budget to the Board of Supervisors.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors adopted Resolution 2022-04, Adopting Fiscal Year 2022/2023 Final Budget for the Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2022/2023  
Assessments**

Mr. Adams asked the Board for a Motion to Open the Public Hearing on Levying O&M Assessments for Fiscal Year 2022/2023.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board of Supervisors opened the public hearing on Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.



There were no public comments at this time.

On a motion from Mr. O'Connor, seconded by Ms. Dennis, the Board of Supervisors closed the public hearing on Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2022-05, Levying O&M Assessments for Fiscal Year 2022-2023**

Mr. Adams presented Resolution 2022-05, Levying O&M Assessments for Fiscal Year 2022/2023 to the Board of Supervisors.

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, the Board of Supervisors adopted Resolution 2022-05, Levying O&M Assessments for Fiscal Year 2022/2023 for the Country Walk Community Development District.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022-2023**

Mr. Adams presented Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022/2023 to the Board of Supervisors.

The Board held a brief discussion regarding the meeting times and requested that all meetings be held at 6:00 p.m.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board of Supervisors adopted Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022/2023, as amended, for the Country Walk Community Development District.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

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

The Board reviewed the Steadfast Aquatics Report.

Ms. Dennis asked about the comments on Mr. Riemensperger report regarding Pond 8B. Mr. Riemensperger clarified that there were proposals submitted a while back to take out the center island in this pond and that status of that right now is just to maintain a buffer between the shoreline and center growth. This is being treated and maintained.

Mr. Pagliuca voiced his concern regarding what looks like algae/grass clippings in Pond 27B. Mr. Riemensperger explained that this is a result of a large volume of hydrilla, which is very quick to colonize and difficult to get rid of. It has been treated in the past and is on schedule to be treated again.

The Board reviewed the Steadfast Proposal for Pond Dye in the amount of \$895.00. After a brief discussion, the Board agreed they do not want to move forward with this proposal and asked for a revised version that does not include all ponds.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board of Supervisors did not approve the Steadfast Proposal for Pond Dye for the Country Walk Community Development District.

**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. Liggett noted for the record that Juniper Landscape has been doing a great job. The Board had no questions.

Mr. Burton presented the September Annuals proposal in the amount of \$6,586.67. The Board noticed that there was a fuel surcharge of 3.9% instead of 3% and asked that the amount of this proposal reflect the correct amount of \$6,463.25. The Board made a motion for Ms. Dennis to execute the revised proposal outside of the meeting.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board approved the Juniper Proposal for September Annuals, allowing Ms. Dennis to execute the revised proposal outside of the meeting, in the amount of \$6,463.25 for the Country Walk Community Development District.

**C. District Engineer**

Mr. Brletic presented his report to the Board.

**D. Clubhouse Manager**

Mr. Craft presented his monthly report to the Board and introduced Ms. Angela Savinon as the new Clubhouse Manager.

Mr. Gruhl discussed the new handyman contract. The Board had no questions.

Mr. O'Connor asked about the monument signs. Mr. Craft discussed the Hawkins Monument Light proposal in the amount of \$17,600. Mr. Craft also mentioned that Hawkins is working on a Solar Power Proposal for the Monument Lights. After further discussion, the Board did not approve the Hawking proposal in the amount of \$17,600.

**E. Deputy Report**

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

**F. District Counsel**

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



The Board discussed the suspension of amenity privileges for the residents that had the bb gun and agreed to suspend their privileges for 6 months. They also agreed that these residents should incur the cost to replace the damaged sign. District Counsel will draft a letter and send it to both families.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board agreed to suspend amenity privileges for 6 months and asked that these residents incur the cost to replace the damaged sign for the Country Walk Community Development District.

#### **G. 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 September 8, 2022, at 6:00 p.m.

Mr. Adams presented the June 2022 Financial Statement and went over the open items.

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

##### **Consideration of Revised Pool Heating Proposals**

The Board reviewed and discussed the two revised pool heating proposals. The first one was from The Pool Works for the Lap & Family Pool in the amount of \$37,090. The second one was from Hawkins Services in the amount of \$32,752.00 for the Lap and Family Pool.

After a lengthy discussion, the Board approved The Pool Works Proposal in the amount of \$37,090.00.

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, the Board approved The Pool Works Proposal in the amount of \$37,090.00 for the Country Walk Community Development District.

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

##### **Consideration of Minutes of Supervisors Meeting held on July 14, 2022**

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on July 14, 2022, as amended, for the Country Walk Community Development District.

#### **ELEVENTH ORDER OF BUSINESS**

##### **Consideration of Operations and Maintenance Expenditures for June 2022**

The Board was presented with the Operation and Maintenance Expenditures for June 2022 in the amount of \$107,221.36.

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for June 2022 in the amount of \$107,221.36 for the Country Walk Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

The Board heard additional audience comments regarding posting signs with rules and regulations on site, cameras at the front entrance, golf carts, and designated fishing areas.

Mr. Gutman stated that he felt it was unfair that his privileges were suspended due to fishing in the pond. He asked if he would receive a refund for this suspension and stated that he would seek legal counsel and sue Country Walk CDD.

District Counsel advised the Board that they should not make any comments to Mr. Gutman's statements at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. O'Connor would like a discussion on fuel surcharge at the next meeting and wants to know what has been spent on surcharges thus far. He also would like Mr. Adams to investigate the Maintenance Contract for the A/C.

Ms. Dennis requested a discussion of the 5 Farms Irrigation issue at the next meeting.

The Board would like to have a discussion of designated fishing areas on the next agenda.

**FOURTEENTH 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. Pagliuca, with all in favor, the Board agreed to adjourn the meeting at 8:12 p.m. for Country Walk Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman