
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, September 8, 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
Jami Rekar	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape
Ted Katina	Juniper Landscape
Stephen Brletic	DE; JMT
Jason Liggett	Landscape Specialist (<i>via conference call</i>)
Angela Savinon	Clubhouse Manager

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 presented at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

The Board requested an aquatics map be provided at the next meeting. They would like this map to be at least 24x36.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. O'Connor asked if cutbacks on English Turn would be an issue in regard to the Oleander Plants. Mr. Liggett believes it would be, however, Mr. Burton recommended the cutback be done. The Board agreed that this area should be cutback and asked that it be done the next time cutbacks are being done.

The Board reviewed the Juniper proposal for Jasmine Minima in the amount of \$581.93. They would like more detail to be included in the proposals moving forward. The Board decided to table this proposal until April 2023.

The Board reviewed the Juniper proposal for playground mulch in the amount of \$3,808. It was noted that a spot treatment was done on the mulch in April 2022. The Board asked Juniper to provide a revised proposal to include the swing area and pictures. Mr. Katina will provide the revised proposal at the next meeting.

The Board reviewed and discussed the Juniper proposals for island enhancement. Three proposals were provided, one for Five Farms in the amount of \$19,959.28, one for Point O Woods in the amount of \$8,116.26, and one for Rolling Green in the amount of \$10,786.04. The Board made a motion to push all three proposals to March 2023 and asked that they be itemized.

On a motion from Mr. O'Connor, seconded by Mrs. Rekar, the Board of Supervisors would like to push the Island Enhancement Proposals back to March 2023 for the Country Walk Community Development District.

The Board held a discussion regarding Juniper Fuel Charges. Mr. Burton reminded the Board that the agreement they signed stated that once the National Gas Prices go below \$3.00, they will remove it completely. The Board asked Mr. Burton if Juniper would provide an exemption for fuel charges on certain projects. Mr. Burton will talk with his supervisors and give an update on this at the next meeting.

C. District Engineer

Mr. Brletic presented his report to the Board.

The Board held a discussion regarding the roadway in Five Farms and how to improve the area. Mr. Brletic suggested that residents call the County and ask them to repair the roads.

The Board also held a discussion on the process of residents asking for permission to use CDD Easements. It was noted that the resident at 4146 Dylan Thomas Drive has been using the CDD easement for construction purposes without proper approval. The Board would like Counsel to send a cease-and-desist letter to the resident.

The Board asked that Mr. Adams work with the HOA to get a better idea on the ARC process. Mr. Adams will update the Board on this as soon as possible.

D. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board and provided an update on a potential candidate for the part-time maintenance person. The Board would like this part-time maintenance person to work in the daytime, not in the evening.

E. Deputy Report

The Board reviewed the deputy report. The Board would like to add “no golf carts” to the Deputy Service Application.

F. District Counsel

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

The Board held a brief discussion regarding fishing in the District. Ms. Steinerts informed the Board that having a fishing dock will create liability and maintenance issues. The Board agreed that the District should not have a fishing dock.

The Board would like the No Fishing sign to be replaced with something more secure. They would also like the No Parking sign to be cemented down. Mr. Adams informed the Board that he would be present with the vendor when these signs are being replaced.

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 October 13, 2022, at 6:00 p.m.

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

The Board discussed transferring funds from the reserve account to the operating account to reimburse the operating account for invoices that should not have been paid from this account. They agreed and made a motion to transfer \$239,020.47 from the Reserve Account to the operating account to reimburse the operating account.

On a motion from Mrs. Dennis, seconded by Mrs. Rekar, the Board of Supervisors approve the transfer of \$239,020.47 from the Reserve Account to the Operating Account to reimburse the Operating Account for the Country Walk Community Development District.

The Board gave approval to the HOA for use of their conference call phone.

FOURTH ORDER OF BUSINESS

Consideration of the Third Addendum to the Professional Amenity Services Contract

On a motion from Mrs. Rekar, seconded by Mr. O'Connor, the Board of Supervisors approved the Third Addendum to the Professional Amenity Services Contract for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Campus Suite Website Agreement Addendum

On a motion from Mrs. Dennis, seconded by Mr. O'Connor, the Board of Supervisors approved the Campus Suite Website Agreement Addendum for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Stellar Electric Proposal for Monument Solar Powered Flood Lighting

The Board held a brief discussion regarding this proposal and agreed that they do not want to move forward with this proposal. Mr. Flores will reach out to Stellar Electric to see if there are any other options.

SEVENTH ORDER OF BUSINESS

Consideration of Funez Proposal for New Pool Drian

The Board reviewed the proposal for a new pool drain and agreed that they would like the new part-time maintenance person to complete this work. The Board did not move forward with this proposal.

EIGHTH ORDER OF BUSINESS

Discussion of Rust Caused by Irrigation

The Board held a brief discussion regarding the rust issue throughout the District. They would like Mr. Adams to reach out to the irrigation vendor and ask them to attend the next meeting to explain why this is happening and provide solutions.

NINTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on August 11, 2022

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on August 11, 2022, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

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

The Board was presented with the Operation and Maintenance Expenditures for July 2022 in the amount of \$88,578.69.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for July 2022 in the amount of \$88,578.69 for the Country Walk Community Development District.

Mr. O'Connor started a conversation regarding the Rizzetta Contract and the extended meeting fees. The Board would like a credit for the extended meeting fee charges. They would also like Rizzetta to honor the 4-hour meeting time frame until they can provide a new contract.

ELEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores asked that Mr. Liggett only hit the high points when presenting his Landscape Inspection Report.

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 Mrs. Dennis, seconded by Mrs. Rekar, with all in favor, the Board agreed to adjourn the meeting at 10:24 p.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman