
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, April 13, 2023 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:

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.
Vivek Babbar	DC; Straley & Robin
Stephen Brletic	DE; BDI Engineering
Angel Rivera	Juniper Landscape (<i>via conference call</i>)
Angela Savinon	Clubhouse Manager
Jerry Whitted	BDI Engineering

Audience	Present
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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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Residents addressed the Board with requests to have lights added to the pool area and have the pool open until 10pm. They would like to have more events hosted, more pet waste stations, and would like the policy for the guardian age changed to 13 for the gym.

FOURTH ORDER OF BUSINESS

**Consideration of Rizzetta District Manager
Contract Addendum**

The Board reviewed the Rizzetta Manager Contract addendum and pointed out an error with the number of hours the District has before getting charged for extended hours. They would like it to state 4 hours instead of 3. Mr. Adams will talk to Mr. Brizendine to get this fixed. This addendum was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Resumes for Open Seat

Mr. Mohan withdrew his resume for the vacant seat.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board approved to appoint Ms. Heather Howell to Seat 5 for the Country Walk Community Development District.

Ms. Howell said yes to getting compensation.

SIXTH ORDER OF BUSINESS

**Consideration of Romaner Proposal for
Monument Restoration**

The Board held a brief discussion about the proposal.

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with three two opposed, the Board approved the monument restoration proposal totaling \$3,500, as presented, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Dog Waste Stations

The Board held a brief discussion about the dog waste stations. Mr. Flores will work on where they would be installed. They would like to have Poop Station to get a proposal for four more stations.

EIGHTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

Mr. Adams informed the Board the proposed budget will be on the May 11, 2023 meeting agenda.

NINTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board.

The Board would like to look into having a movie night and the CDD will pay the fee for it.

The Board reviewed the Amenity Facilities Policies. The Board would like to make the following changes to the policies. **Page 1**, change the District reserves the right to close “any Amenity facility”. **Page 2**, change “Amenity Staff is authorized to verify that Patrons are authorized to enjoy the Amenity Facilities.” **Page 3** change Each Resident Family will be issued three initial access cards for the Adults at no charge and addition access cards or replacement access cards can be purchased at a cost of \$25 per card. **Page 4**, change Fitness center age to 13 with supervision and patrons at least 16 without supervision. **Page 5**, remove the fitness center from General Provisions (4). Add a parking policy. **Page 10**, change the Patrons age to 13 may utilize the fitness center with adult supervision and Guest under 12 must be with their legal guardian. **Page 11**, remove “A maximum of twenty (20) Patrons may use the field at one time. **Page 12**, change the total of guests to three (3) guests and change Exhibiting unsatisfactory behavior or language in all areas. **Page 13**, add a Cancellation Procedure. If cancelled with at least seven (7) days’ notice the patron will receive the full rental fee return. If cancelled within 24 hours 50% of the fee will be refunded. Change the clubhouse rental fee for residents and renters to \$200 and for non-residents \$500. The rentals are subject to staff scheduling. **Page 14**, change an additional \$50 per hour for rental lasting longer than five (5) hours. Change the pool bar rental deposit to \$100 for a maximum of three (3) hours. Change playground pavilion rental deposit to \$100 and \$75 rental fee.

On a motion from Mr. Alfonso, seconded by Mr. O’ Connor, with all in favor, the Board approved the changes to the Amenity Facilities Policies that were discussed for the Country Walk Community Development District.

The Board will discuss the pool hours at the May 11, 2023 meeting.

B. Deputy Report

The Board reviewed the deputy report. The Board did not have any questions at this time.

C. Aquatic Report

The Board reviewed the Steadfast Aquatics Report. The Board did not have any questions at this time.

D. Landscape Inspection Report

The Board reviewed the landscape inspection report.

E. Junipers Response to the Landscape Inspection Report

The Board reviewed the response to the landscape inspection report and had a brief discussion.

They would like to table the consideration of the maple tree removal proposal until Mr. Liggett is at the meeting.

They would also like to table the consideration of the pool pump area proposal until they are done with the pool.

The Board considered the proposal to put rocks in the pool pump area, totaling \$3,049.83. A motion was made by Mr. Flores and seconded by Mr. O' Connor with two opposed. Mr. Rivera will see if they can revise the proposal.

F. District Counsel

The Board was informed that Mr. Babbar has assigned Ms. Whitney Sousa to the district.

G. District Engineer

Mr. Brletic presented his report and introduced Jerry Whitted to the Board.

He informed the Board that the pool project is still ongoing and is going well. There are a couple of cracks that they are working on.

The Board had a brief discussion about the sidewalk project and pricing.

The Board considered the pond erosion proposal and approved it with a revision of a one-year warranty and the District Engineer specs.

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board approved the Crosscreek Pond Erosion proposal totaling \$6,975, as presented, for the Country Walk Community Development District.

H. 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 May 11, 2023 at 6:00pm at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

He reviewed the open items and monthly calendar with the Board.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on March 9, 2023**

This has been tabled until the May 11, 2023 meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on March 30, 2023**

This has been tabled until the May 11, 2023 meeting.

NINTH ORDER OF BUSINESS

**Consideration of Operation and Maintenance
Expenditures for February 2023**

This has been tabled until the May 11, 2023 meeting.

TENTH ORDER OF BUSINESS

Audience Comments on Other Items

The audience had comments about the length of the meetings and had questions about the policy and light.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Rekar would like the staff to keep an eye on the pool condition. She noted that she saw the pool drain was green and had signs of debris in it.

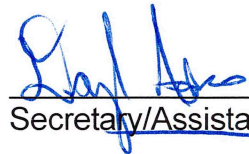
Mr. Pagliuca would like to know who is responsible for the sewer. The sidewalk is sinking, and the sewer appears to be lifting.

TWELETH 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 Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 10:40 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman