

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, June 8, 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, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Heather Howell	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscape Specialist, Rizzetta & Company, Inc.
Whitney Sousa	DC; Straley & Robin
Angel Rivera	Juniper Landscape
Angela Savinon	Clubhouse Manager
Jerry Whitted	DE, BDI Engineering
Lee Smith	Steadfast

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting at 6:02 p.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Adams led those in attendance in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05.
Designating Officers of the District**

Mr. Adams presented Resolution 2023-05 and a brief discussion was held regarding the roles associated with the Chairman and recommendations being made for the various positions.

On a motion from Ms. Rekar seconded by Ms. Howell, with all in favor, the Board approved Resolution 2023-05, designating George O'Connor as Chair, Jami Rekar as Vice Chair, Bob Schleifer as Secretary, Scott Brizendine, as Treasurer, Shawn Wildermuth as Assistant Treasurer, and Lou Pagliuca, Alfonso Flores, Heather Howell, and Daryl Adams as Assistant Secretaries. for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Fiscal Year 2023/2024
Budget**

There were no questions regarding the budget.

SIXTH ORDER OF BUSINESS

Discussion of Easement Access Request

A brief discussion was held regarding the need to put directions for the proper process for residents to request easement access to their property. The Board asked Ms. Savinon to work with Management and Staff to facilitate this.

The Board indicated that it would add the request from Mr. Thomas for temporary pool construction access to the list to be considered in the next fiscal year.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Whitted informed the Board the erosion work on 3B will commence next Thursday. He asked that the resident near the project site be notified. Mr. O'Connor asked that he be notified by a letter.

Mr. Whitted stated that he is working with Mr. Flores on a plan to provide lighting around the Amenity Center's parking lot. They will bring it to the Board for consideration once they have a firm plan.

Mr. Whitted explained that a temporary stump fix has been put in place to address the issue of water getting into the pump box and shutting it off. The situation will continue to be monitored so the source of the water can be determined. The Board asked that Ms. Savinon test the water whenever there is heavy rain.

The Board indicated that it would move forward on the sidewalk project in October.

A brief discussion was held regarding the proposal from Romaner Graphics and the paint samples. The Board indicated that they would like Staff to contact the sign company and ascertain any recommendations they might have. It was also noted that they would like to have them attend a meeting and provide a presentation to the Board.

B. Aquatic Report

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

C. Landscape Inspection Report

Mr. Liggett reviewed his report, noting that Juniper Landscaping needs to make sure that all of the weekly scheduled maintenance is completed every week.

Ms. Rivera stated that all of the items noted in the report have been completed. She will meet with her staff regarding the detailing concerns. Mr. Liggett and Mr. O'Connor both emphasized the need to follow the contract regarding detailing.

Mr. Liggett reviewed proposals from Juniper and American Mulch for installing mulch in the community and one from Juniper for the Summer annuals install. Following a brief discussion, the following Board actions were taken:

On a motion from Mr. O'Connor, seconded by Ms. Howell, with all in favor, the Board approved the proposal from American Mulch to install 90 yards of mulch at a cost of \$3,870, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved the Juniper proposal to install summer annuals at a cost of \$5,175, for the Country Walk Community Development District.

Ms. Rivera discussed the current storm readiness plan with the Board and agreed with the \$5,000 limit.

D. Clubhouse Manager

Ms. Savinon provided a brief overview of the monthly report. She asked that a line item be added to the financial report for Clubhouse revenue.

A brief discussion was held regarding Ms. Savinon's request for a laptop. The Board agreed that she should have one.

Discussion was also held regarding the proposal for pet waste removal. Mr. Flores will work with Ms. Savinon on this.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved pushing the proposal from My Pet Waste Removal to next month, for the Country Walk Community Development District.

Ms. Savinon reviewed the proposals for pool furniture and outlined the needs of the community. Discussion was held regarding the number of umbrellas included in the proposal and the need to add 5 more. The Board indicated that they liked the round sun tile tables and the Turquoise fabric and pewter chairs. They asked that a copy of the revised proposal be forwarded to the Board.

On a motion from Ms. Howell, seconded by Ms. Rekar, with all in favor, the approved revising and accepting the proposal from Florida Patio Furniture with a not-to-exceed amount of \$45,000 (subject to the Chair's approval), for the Country Walk Community Development District.

E. Deputy Report

It was noted that the speed meter is in place and the captain is working on having it go live.

F. District Counsel

Ms. Sousa informed the Board that the district does have some responsibility for the AED, explaining that it requires an annual inspection to ensure that it is functioning properly. She recommended that Staff perform a monthly inspection and that operation instructions be posted next to it. Ms. Savinon will handle posting the instructions. The Board asked that the AED be kept on the Open Items List and that District Council prepare a resolution for consideration at the next meeting.

Ms. Sousa spoke briefly regarding the Florida Sunshine Law and its requirements. She went into detail on the outcomes for violations.

G. District Manager

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on July 13, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

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

Mr. Adams informed the Board that the Supervisor of Elections office has provided information that as of April 15, 2023, the total number of registered voters in the district was 1,945.

He reviewed the open items and monthly calendar with the Board and a brief discussion was held regarding some of the items. A request was made to call Security Systems and have them check in with the clubhouse managers. It was also noted that it might be wise to reach out to DCI and Security Systems to compare pricing.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on May 11, 2023**

Revisions to lines 116 and 158 were requested.

On a motion from Ms. Rekar, seconded by Mr. O'Conner, with all in favor, the Board approved the minutes of the supervisors meeting on May 11, 2023, as revised, for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

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

District Management responded to questions regarding various expenditures.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved the Operation and Maintenance Expenditures for April (\$94, 480.15), for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments on Other Items

In response to a question regarding how long the pool furniture lasts, it was noted that they typically go about 7 years.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Rekar asked that Staff check tennis court usage for lottery chipping. Mr. O'Conner asked that a proposal be obtained for key cards at the tennis courts.

Mr. O'Connor would like to see an email blast sent out advertising the amenities available to residents such as tennis court and pickleball. He also asked that Management provide a listing of the district's accomplishments over the year to include what has been saved, steps taken to minimize the increase, etc.

A request to put a discussion of the budget on the agenda next month was also mentioned.

TWELFTH 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. Rekar, seconded by Mr. O'Conner, with all in favor, the Board agreed to adjourn the meeting at 9:37 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman