
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 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, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Heather Howell	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Whitney Sousa	DC; Straley & Robin
Angel Rivera	Juniper Landscape
Angela Savinon	Clubhouse Manager
Stephen Brletic	DE, BDI Engineering

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting at 6:00 p.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. O'Connor led those in attendance in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience Comments were entertained regarding concerns with water settling by the pool house, oak trees by the parking lot growing into the road, and the desire to have keycards updated to automatic. There were also comments in support of the job Ms. Savinon and Staff are doing at the Clubhouse.

FOURTH ORDER OF BUSINESS

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

Mr. Adams stated that the resident notices went out on July 11th. Discussion was held regarding the operating hours for the Clubhouse.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Approving AED Inspection Process for the
Clubhouse**

Mr. Adams presented the resolution to the Board, and they asked that in Section 1 District be changed to District Manager and in Section 2 it read District Staff rather than just District.

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board approved the approved Resolution 2023-06, approving AED inspection process for the clubhouse, as amended, for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Resident Request for
Restoration of District Property due to Hog
Damage**

The Board tabled this matter indefinitely.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Meeting Times

Board Supervisors expressed their preferences for when meetings should be held with the consensus being evening meetings at 6:00 p.m. A desire to hold two workshops a year in addition to the regular meetings was also expressed.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Security Lock Systems
and Their Invoices**

Concern was expressed with how long it has been since the contract with Security Lock Systems was executed and a discrepancy between monthly billing of \$324.21 and an email between Mr. O'Connor and a representative of Security Lock Systems stating that he has not been onsite since 2018. Discussion was held regarding what is supposed to be included in the monthly maintenance agreement. A motion was made to cancel the contract, but no second was made. A request was made to communicate with Security Lock Systems to explain the situation and assess what we have. As well as draft a letter to Security Lock Systems informing them that the Board would like to discuss the contract and have them come to access the equipment (include a copy of Mr. O'Connor's email) and schedule a 4-way conference call with Mr. Adams, Mr. O'Connor, Ms. Savinon, and Ed Tess.

Ms. Howell left the meeting at 6:46 p.m.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mr. Brletic informed the Board that the meeting with Withlacoochee happened today, and they should have some proposals coming soon. He said the lighting company is recommending that they look at the branches impacting the lighting.

Mr. Brletic recommended a leak detection test be performed on the pool before planning any pool repairs. The Board indicated that it would like to include the entire pool. Mr. Brletic suggested going out to bid for the project and that an aquatic engineer be involved in the process. A question was raised as to whether this should be under warranty. Mr. Brletic will research this.

A discussion was held regarding pond erosion, with it being noted that Engineering is still working on it. There has been no change to labor rates.

Mr. Brletic spoke regarding the Site Master proposal for Pool Pump A in the amount of \$8,800. He stated that they wouldn't be able to start the work for six weeks. The Board decided to table the proposal until the leak inspection was completed.

B. Aquatic Report

The Board reviewed the Aquatics Report. The Board asked that Steadfast provide feedback on the site 15-A pond, which is not clear. Concern was expressed regarding Fieldstone Bridge.

It was stated that residents are reporting an overwhelming issue with midge flies next to one of the Ponds and are asking that it be treated.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca with all in favor, the Board declined the Midge Fly Treatment Proposal, for the Country Walk Community Development District.

C. Landscape Inspection Report

The Board reviewed the Landscape Report and had no questions,

D. Review of Junipers Response to Landscape Report

Mr. Rivera stated that they received 150 Emergency calls related to irrigation. He stated that they have replaced the crew leader, so the issues with missed spots, communication, etc. should be showing improvement.

Mr. Rivera presented proposal #219125 to fill in the gardens at the four corners of the bridge with Indian Hawthorn at a cost of \$1,676.59.

On a motion from Mr. O'Connor, seconded by Ms. Rekar with all in favor, the Board approved proposal #219125 from Juniper, for the Country Walk Community Development District.

E. Clubhouse Manager

Ms. Savinon provided a brief overview of the monthly report. The Board asked that the flyer be sent to the Board prior to being sent out to the Community.

A brief discussion was held regarding the liability form. District Counsel will review.

Ms. Savinon informed the Board that the pool furniture will be completed in twelve weeks from June 29th.

Various proposals were discussed with no Board action being taken. Mr. Flores made a motion to approve the purchase of 12 pet waste stations and Mr. O'Connor seconded the motion but it did not pass.

The proposal for tennis court key cards was tabled pending additional proposals.

A request was made for both vendors to attend the September meeting before making a decision on the monument signage.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board ratified the execution of the proposal from Florida Patio Furniture, Inc. in the amount of \$42,244.00, for the Country Walk Community Development District.

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with all in favor, the Board approved the proposal from Dupione Celeste 8067-000 for the pool umbrella, for the Country Walk Community Development District.

E. Deputy Report

There were no questions regarding the Deputy report.

F. District Counsel

Ms. Sousa spoke regarding the amenities policy, sidewalk resolution (owned by Pasco County, Board maintains those in common areas), and email that will be sent to the Board regarding Ethics Training.

G. District Manager

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on August 10, 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. Discussion was held regarding various topics being addressed by Management. Ms. Sousa was asked to provide a draft resolution pertaining to the easement agreement process available for the next meeting. The Board asked that Holiday decorations also be on that agenda.

Mr. Adams presented the Financial Audit for the fiscal year ending September 30, 2022.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on June 8, 2023**

The Board asked for several revisions to lines.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, 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.

ELEVENTH ORDER OF BUSINESS

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

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board approved the Operation and Maintenance Expenditures for May (\$186,035.88), for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments put forward.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Rekar asked that the Board review attire on the basketball courts.

Mr. O'Connor stated that he and other Board members did not receive last month's check,

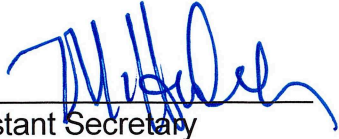
Mr. Flores asked that the Board consider exploring the option of solar panels for the District.

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 Mr. Pagliuca, seconded by Mr. O'Connor, with all in favor, the Board agreed to adjourn the meeting at 10:07 p.m. for Country Walk Community Development District.



~~Secretary~~/Assistant Secretary



Chairman/Vice Chairman

EXHIBIT A

COUNTRY WALK

FIELD INSPECTION REPORT



June 23, 2023
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Loropetalum on Meadow Point Blvd were replaced.
- ❖ If areas in the district cannot be mowed, make sure district Management is notified.
- ❖ Provide district management with weekly reports on the services done for the week.
- ❖ One of the main issues for the month was bed weeds throughout the district. Make sure staff is treating a section weekly.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. Green text indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

1. Eradicate the bed weeds in the Jasmine Minima with a selective herbicide as you exit the clubhouse driveway onto Country Point Blvd.



2. During my inspection, a lot of the tree rings on country point blvd are starting to develop a lot of weed pressure eradicate these weeds.
3. Treat the oleanders throughout Country Point Blvd for oleander caterpillars. We will also need to do follow up applications. These is all of them in the district. (Pic 3)

4. String trim and eradicate the weeds in the road gutters on country point Blvd. This is the inbound and outbound sides.

5. When is the palm tree pruning scheduled throughout the district? (Pic 5)



Country Walk CDD

6. Remove the tall weeds and vines detail out the carboard palm bed on Country Point blvd on the outbound side right pass the deer run entrance.(Pic 6)



7. Remove the vines from the Jack frost ligustrum near the lift station on country point blvd at the main entrance.
8. During my inspection there are still a lot of weeds along the metal railing fences at the main entrance to the community. This area is a high priority area and needs to be looked at every week.
9. A lot of discussion has been done about the leaning of the bottle brush trees along Meadow Pointe Blvd. Can Juniper prune these up the to help with how top heavy they are?
10. Eradicate the weeds throughout the pine needle beds on the inbound side of country point blvd before you get to the colony park entrance.
11. Treat the jasmine minima bed with a selective herbicide on the inbound side of country point blvd before you go over the bridge.
12. Improve the vigor in the pentas that were recently installed. My suggestion is some bloom booster.

13. Eradicate the bed weeds throughout the traffic circle area on Country Point Blvd.

14. Make sure during mowing visits that all areas are being mowed. If for some reason and area is not going to be able to get mowed, please notify district management of the area. Other than this all district areas need to be mowed weekly.

15. Eradicate the bed weeds in the five farms ave center island bed. Pull the vines form the plant material.

16. During my inspection noticed an irrigation head laying down on Five Farms ave in the center island. Make sure this is repaired.(Pic 16)



17. Treat the turf weeds throughout the multi-purpose field. Make sure that we are mowing the soccer field at least 3 inches during visits.
18. Treat the crack weeds on fresh meadow way before the traffic circle. Taller weeds need to be string trimmed.
19. Eradicate the weeds in the road gutters and sidewalk at the traffic circle on fresh meadow way.
20. Treat the turf weeds throughout the saint Augustine around the kid's playground.



Country Walk CDD

21. Remove the coogan grass in the thumbnail island at the pool parking area at the amenity center.(Pic 21)



22. Does maintenance staff have access to a blower to help with blowing mulch overhang in the pool area during off days of the landscaper?(Pic 22)



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PROPOSAL

Country Walk CDD

Pool Pump Area Drainage

6/30/2023

**Remediate poor drainage within pool pump equipment enclosure
by constructing a French drain system**

Scope of work:

- excavate 35' of 2' wide x 2' deep trench along south side of pool pumps
- line trench with Mirafi non-woven fabric
- place 6" corrugated, perforated pipe in trench
- fill trench with 3/4" granite gravel

- install 18" x 18" yard drain at pump enclosure gate
- connect 6" drain pipe to yard drain box
- connect other existing drain pipes, in same area, to yard drain box

- excavate 100' of trench and install 8" N12 ADS pipe to existing inlet
- core hole in wall and connect 8" pipe to discharge into existing inlet

- replace mulch in landscape area with river rock
- restore all disturbed area with sod to match existing

TOTAL \$7,200