
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, November 9, 2023, 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:

George O'Connor	Board Supervisor, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary
	<i>(Joined the meeting at 7:08 p.m.)</i>

Also present were:

Jillian Minichino	District Manager, Rizzetta & Company, Inc.
Jason Liggett	FS Manager, Rizzetta & Company, Inc.
Whitney Sousa	DC, Straley & Robin
Kevin Riemensperger	Representative, Steadfast
Angel Rivera	Representative, Juniper Landscape <i>(via phone)</i>
Angela Savinon	Clubhouse Manager
Jerry Whited	DE, BDI Engineering

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Minichino opened the regular CDD Meeting at 6:01 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

There were no audience comments put forward at this time.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Rust Control

Discussion was held regarding the rust prevention proposal and the various wells. It was noted that a termination letter would need to be sent to Aquarius. The following Board actions were taken:

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board approved the proposal from Suncoast Rust with a start date of February 2024 at a cost of \$800 per month or \$9,600 per year, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved terminating the agreement with Aquarius for rust control services, for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of WREC Lighting Project

Mr. Whited presented the proposal to the Board and a brief discussion was held regarding the scope of the project and estimated costs (\$36,000). Discussion was held regarding the scope of the lighting project with Ms. Rekar indicating that she thought the purpose was to protect the clubhouse and its assets and it would consist of motion lights to deter possible trespassers and not a major project. Discussion was held that the district will need an electrician, such as DCSI, to install motion/flood lights in the pool and pavilion area, near the fence in the parking lot and the corner of the building and to provide a map showing locations of where lights would be installed.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2023/2024 Insurance Renewal

Ms. Minichino reviewed the proposal from EGIS for the district's insurance coverage for fiscal year 2023/2024 at a cost of \$34,408, noting that the Chairman approved the proposal due to timing constraints. Mr. Pagliuca questioned the auto coverage and Ms. Minichino stated that she would research the matter and get back to the Board.

On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board ratified the Egis proposal for fiscal year 2023/2024 insurance coverage, as discussed, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Consideration of Proposals for Pond Erosion

Mr. Whited presented proposals for three options to fix and repair the pond erosion issues. He explained that the most expensive option would be to use rip rap, the second being to go with the geo tube, and the third and least expensive option would be to fill with dirt, install coconut mesh, and the sod. Discussion was held regarding funding for the project with the Board indicating that they would like to use reserve funds. It was ultimately decided to table any action and Mr. Riemensperger get a price from Steadfast for mitered end sections (MES).

2. Consideration of Proposals for Sidewalk Repair

Mr. Whited reviewed the proposals for the sidewalk repairs, noting that each of the companies is reputable.

On a motion from Mr. Pagliuca seconded by Ms. Rekar, with all in favor, the Board of Supervisors authorized District Counsel to prepare an agreement with ACPLM for sidewalk repairs at a cost of \$29,860, for the Country Walk Community Development District.

Mr. Whited stated that he is working on obtaining proposals for the pothole repairs based on urgency status.

B. Aquatic Report

Mr. Riemensperger reviewed the Aquatics Report and addressed a resident complaint regarding pond 16A, stating that they are working on it.

Discussion was held on various proposals with the following Board actions being taken:

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board approved Steadfast proposal #981 in the amount of \$785, for the Country Walk Community Development District.

On a motion from Mr. Pagliuca seconded by Mr. Flores, with all in favor, the Board approved Steadfast proposal #980 in the amount of \$4,670, for the Country Walk Community Development District.

C. Landscape Inspection Report

Mr. Liggett reviewed his report and made recommendations for the Spring perennials. He also stated that the holiday annuals still need to be installed.

Further discussion was held regarding replacement of the Bottle Brush and Mr. Rivera stated he would replace it. Discussion was held regarding the number of Oleanders that are dead and what to replace them with if necessary. Mr. Rivera stated that he would email Mr. Liggett the number of dead Oleanders along with suggestions of replacement plant material. He will also work with Mr. Liggett on a plan for the six islands.

On a motion from Mr. O'Connor seconded by Mr. Flores, with all in favor, the Board approved the Juniper proposal #244830 for Quarter 4 Annuals in the amount of \$4,675 for annuals, for the Country Walk Community Development District.

D. Clubhouse Manager

Ms. Savinon provided a brief overview of the monthly report and discussion was held regarding a request from a vendor to provide tennis lessons.

On a motion from Ms. Rekar, seconded by Mr. Pagliuca, with all in favor, the Board approved Vlad, tennis instructor, to provide tennis lessons Tuesday (8:30–9:30 a.m.), Thursday (8:30–9:30 a.m. and 5:00–8:00 p.m.), and Saturday (5:00–8:00 p.m.) providing at least 10% of participants are residents and with 10% of the revenue going to the district, for the Country Walk Community Development District.

Ms. Savinon requested that an additional station for Poop 911 be added at Pecan Valley. The Board indicated that they wanted to keep the current plan.

1. Consideration of Proposal for Entrance Sign

Ms. Savinon led the discussion on the proposals for entrance sign. Ms. Savinon shared proposal from Bethune that offers two layers and various font options. Discussion was held and the Board liked font options: 1. Like what Tampa Palms has, 2. Current font (Country Walk font), or 3. Script as pictured in the proposal.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved the Bethune proposal for the front entrance at a cost of \$5,400, pending design approval, three design options, and authorized District Counsel to prepare an agreement, for the Country Walk Community Development District.

E. Deputy Report

There were no questions put forward.

F. District Counsel

Ms. Sousa updated the Board on the movie night agreement stating that they have the option to continue the lease agreement with the screen vendor or opt to have the district do the upkeep/operate the equipment. No official Board action was taken.

G. District Manager

Ms. Minichino reminded the Board of their next regularly scheduled meeting to be held on December 14, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

The Board reviewed the District Manager report, Open Items reports, and 3rd Quarter Website Audit. Discussion was held regarding monetary credits and how they are deposited back to the district.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors Meeting
held on October 12, 2023**

The Board noted a few revisions that were needed relative to line 122 and the dog station in Pecan Valley.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board approved the minutes of the Supervisors meeting on October 12, 2023, as amended, for the Country Walk

Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Workshop held on October 18, 2023**

On a motion from Ms. Rekar, seconded by Mr. O'Connor, with all in favor, the Board approved the minutes of the Supervisors workshop on October 18, 2023, as presented, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

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

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved the Operation and Maintenance Expenditures for September (\$145,910.25), for the Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

There was no audience in attendance at this time.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. O'Connor asked that the Board be updated regarding the District Engineer and resident located on Whitebird.

Mr. Flores inquired about possible communication options for the CDD. Mr. Flores asked if the rest of the Board could research communication tools. Ms. Minichino will do the same and report back to the Board.

Mr. Pagliuca asked that Fall garage sale be advertised in the Tampa Newspaper on Wednesdays and Sundays.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Minichino 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 Ms. Rekar, with all in favor, the Board agreed to adjourn the meeting at 9:58 p.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman