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**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, January 11, 2024, at 6:03 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	<b>Board Supervisor, Chairman</b>
Jami Rekar	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Lou Pagliuca	<b>Board Supervisor, Assistant Secretary</b>
Heather Howell	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Jillian Minichino	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kayla Connell	<b>Financial Services Manager, Rizzetta &amp; Co.</b>
Jason Ligget	<b>LIS Manager, Rizzetta &amp; Co. Inc.</b> <i>(via phone)</i>
Whitney Sousa	<b>DC, Straley &amp; Robin</b>
Jerry Whited	<b>BDI Engineering</b> <i>(via phone)</i>
Kevin Riemensperger	<b>Representative, Steadfast</b> <i>(via phone)</i>
Josh Burton	<b>Representative, Juniper Landscape</b>
Angel Rivera	<b>Representative, Juniper Landscape</b> <i>(joined at 6:19 p.m.)</i>
Angela Savinon	<b>Clubhouse Manager</b>
Rod Bettini	<b>Representative, FL CLASS</b>
Michale Bethune	<b>Representative Bethune Signs</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Minichino opened the regular CDD Meeting at 6:03 p.m. and confirmed a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. O'Connor led those present into 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**

**Presentation by Bethune Signs**

Mr. Bethune reviewed samples of various options for the entrance sign as requested by the Board and the following Board actions were taken:

On a motion from Mr. O' Connor, seconded by Mr. Pagliuca, with all in favor, the Board of Supervisors approved the signage with the woodgrain black background, gold 3D lettering, a gold border and a beveled edge at accost of \$3,400, for the Country Walk Community Development District.

On a motion from Ms. Howell, seconded by Mr. Pagliuca, with all in favor, the Board of Supervisors amended the previous motion to include both signs at a cost of \$6,520l, for the Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Florida Class Presentation**

Mr. Bettini responded to Board questions regarding the current money market interest rate (2.25%) and the reserve fund (5.4%). He confirmed that funds can be added or taken out any day, provided the order is received by 2:00 p.m. Discussion was held regarding the current balance.

On a motion from Mr. Pagliuca, seconded by Mr. O' Connor, with all in favor, the Board of Supervisors approved the investment of \$100,000 with FL Class and authorized the Chairman to execute the paperwork, for the Country Walk Community Development District.

A motion was made by Ms. Rekar to amend the prior motion to \$250,000 but it failed due to the lack of a second.

The Board asked an update on the FL Class investment be included on the April agenda.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Reserve Study**

On a motion from Mr. Pagliuca, seconded by Mr. O' Connor, with all in favor, the Board of Supervisors approved the proposal from Florida Reserve Study to update the current reserve study at a cost of \$3,300 for the Country Walk Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for New Access Control System**

Following a brief discussion, the Board decided to table this matter until Board concerns are addressed.



**EIGHTH ORDER OF BUSINESS**

**Ratification of Grau & Associates Engagement  
Letter for Auditing Services for Fiscal Year  
Ending 9-30-2023**

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board of Supervisors ratified the engagement letter from Grau & Associate to complete the fiscal year audit ending on September 30, 2023, at a cost of \$3,300 for the Country Walk Community Development District.

**NINTH ORDER OF BUSSINESS**

**Consideration of Updated/Revised Cross Creek  
Environmental Proposal**

Mr. Whited reviewed the updated proposal from Crosscreek Environmental to address pond erosion and control structure repairs.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board of Supervisors approved the updated proposal for the MES and control structure repairs for the Country Walk Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Mr. Whited suggested that a pre-construction meeting be held with the District Engineer and the vendor before the parking lot repairs are started.

**B. Aquatic Report**

Mr. Riemensperger reviewed the Aquatics Report and responded to a question regarding the grass height by pond 16A get so high, noting that he has already spoken with the tech and directed him to correct the issue.

Mr. Riemensperger updated the Board on the status of requested projects.

**C. Landscape Inspection Report**

Discussion was held regarding a resident removing all vegetation from the natural bed at 30922 White Bird Avenue. Ms. Sousa outlined the legal steps to address the matter; first sending a notice informing them they cannot cut/remove process and that the District is in the process of determining the repair cost, then a demand letter for payment of an invoice for repairs along with photos. Ms. Sousa stated that the resident would be given 30 days to pay the invoice.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board of Supervisors authorized District Counsel and Staff to notify the resident, make repairs and invoice the resident accordingly, for the Country Walk Community Development District.

Discussion was also held regarding a tree that needs to be removed. Mr. Rivera stated that he would forward a proposal to the Board. Mr. Liggett was asked to get pictures of the number of trees involved.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board of Supervisors approved the removal of the trees and stump grinding, as discussed, for the Country Walk Community Development District.

**2. Consideration of Second Addendum to Professional Landscape Inspection Services**

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board of Supervisors approved the Second Addendum to contract for Professional Landscape Inspection Services, for the Country Walk Community Development District.

**D. Review of Response to Landscape Inspection Report**

Mr. Rivera addressed concerns with turf weeds along Meadow Pointe Boulevard and moss on some of the Birch Trees.

The Board reviewed the proposal to update the landscaping for all the islands. It was noted that the cost for all the island (minus Fieldstone Manor is \$46,000. The Board tabled this matter indefinitely.

**2. Consideration of Landscape Maintenance Agreement with Juniper**

Mr. Burton reviewed the changes and Ms. Sousa explained that it is a one-year term with an automatic renewal unless a pricing increase needs to be considered. In that case it would come back to the Board for approval.

Mr. Burton responded to questions regarding items that are still outstanding such as the bottlebrush replacement, Oleanders issues, and the Firebush at front pump stations.

**E. Clubhouse Manager**

Ms. Savinon provided a brief overview of the monthly report and responded to Board questions on the status of ongoing projects.

It was stated that the Board and Ms. Savinon did an outstanding job with the cleanup. A request was made for Mr. Rivera to provide a rough estimate to replace damaged plant material.

**G. District Counsel**

No report.

**H. District Manager**

Ms. Minichino reminded the Board of their next regularly scheduled meeting to be held on February 8, 2024, 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, and Open Items reports. The Board asked that she follow-up with the County on the water credit, the WREC funds, and resolutions for sidewalks, AEO, spending authority and the Board member process.

**I. District Chairman Report**

There was no discussion on the report.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors Meeting held on December 14, 2023**

Requests were put forward for revisions to the minutes.

On a motion from Mr. O'Connor, seconded by Ms. Howell, with all in favor, the Board approved the minutes of the Supervisors meeting on December 14, 2023, as amended, for the Country Walk Community Development District.

**TWELFTH ORDER OF BUSINESS**

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

A brief discussion was held regarding the Aquarius and cable invoices.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board approved the Operation and Maintenance Expenditures for November (\$97,026.73), for the Country Walk Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

Audience comments were entertained regarding investment dollars and an offer to provide pressure washing and holiday decorations for the District.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. O'Connor recommended that an insurance claim be filed to recoup costs for the storm damage.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board authorized Management to submit an insurance claim for the storm damage., for the Country Walk Community Development District.

There were no other Supervisor requests put forward.

**TFIFTEENTH 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.

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On a motion from Ms. Howell, seconded by Mr. Pagliuca, with all in favor, the Board agreed to adjourn the meeting at 8:50 p.m. for Country Walk Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

# **EXHIBIT A**



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221  
admin@crosscreekenv.com

Estimate

Date	Estimate #
1/2/2024	11104

Name / Address

Country Walk CDD  
c/o Rizzetta and Company  
3434 Colwell Ave.  
Ste. 200  
Tampa, FL 33614

\* Estimate is good for 30 days.

Description

MES restoration per repair detail provided by BDi (2 total) : Total Cost - \$5,300.00

Repair of erosion behind control structure & wingwalls : Total Cost - \$1,800.00

30% deposit due prior to commencement of work. Amount to be deducted from final invoice.

\*\*It will be the Owners responsibility to keep sod watered once Contract Work has been completed.

Please sign and return if accepted

\*\* All warranties exclude acts of God.  
\*\* A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812  
www.crosscreekenvironmental.com