

**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 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, August 11, 2016 at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum were:

Nina Siegel	<b>Board Supervisor, Chairman</b>
Steve Hyde	<b>Board Supervisor, Vice Chairman</b>
Gary Drackett	<b>Board Supervisor, Assistant Secretary</b>
Luanne Dennis	<b>Board Supervisor, Assistant Secretary</b>
Margo Rae Moulton	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dennis Syrja	<b>District Engineer, URS Corporation</b>
Bryan Cooper	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The audience made the following comments and/or questions:

- A resident saw people swimming in the pool at 4:30 a.m.
- A resident commented that the pressure washing looks great.
- A resident asked about drainage issues at Warwick and Waterville.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meetings of the Board of  
Supervisors held on July 14, 2016**

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the minutes of the Regular Meeting held on July 14, 2016 for Country Walk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for June 2016**

On a Motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2016 (\$75,983.75) for Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports and Updates**

A. District Counsel  
Not present.

B. District Engineer  
Mr. Syrja updated the Board on the status of the drainage repairs on the pond bank behind Warwick Hills Drive. It was confirmed that the contractor did the work as directed, but there are still issues with the soil that is causing standing water to form. A discussion ensued. Mr. Syrja will continue to work on options to fix this issue, and he will also work with his architect on the clubhouse reading room leak.

*(Mr. Syrja left while the meeting was in progress at 6:24 p.m.)*

C. Clubhouse Manager Review of Management Report  
Mr. Cooper reviewed the details of the clubhouse manager's report with the Board, and a discussion ensued regarding several items, including pressure washing, painting, and fountain repairs.

Mr. Cooper informed the Board that the Mule needs to be serviced and presented a proposal for repairs.

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Cahill's Motorsports for Mule vehicle repairs at a cost of (\$1,447.88) for Country Walk Community Development District.

D. District Manager

Mr. Roethke noted that the next Regular Meeting would be held on Thursday, September 8, 2016 at 9:30 a.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

**SIXTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Roethke presented the Field Inspection Report and reviewed any issues presented in the report with the Board.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Furniture Repair**

Mr. Roethke presented a proposal to the Board for clubhouse furniture repairs. A discussion ensued and the Board reviewed samples for different upholstery options. Ms. Siegel volunteered to review all the fabrics and bring several options back to the Board at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Monument Lighting**

Mr. Roethke presented a proposal for monument lighting to the Board. The Board directed Mr. Cooper to purchase individual solar powered lights to test on one of the monuments.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding PCSO Off-Duty Shifts**

Mr. Roethke informed the Board that the Pasco County Sheriff's Office is moving back to one deputy per shift starting on August 15<sup>th</sup>, so no action is required by the Board at this time.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06, Re-designating Secretary of the District**

Mr. Roethke presented Resolution 2016-06 to the Board, which re-designates Eric Dailey as Secretary to the District.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board adopted Resolution 2016-06 for the Country Walk Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07, Re-designating Assistant Treasurer of the District**

Mr. Roethke presented Resolution 2016-07 to the Board, which re-designates Shawn Wildermuth as Assistant Treasurer to the District.

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board adopted Resolution 2016-07 for the Country Walk Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-08, Re-designating Treasurer of the District**

Mr. Roethke presented Resolution 2016-08 to the Board, which re-designates Joseph Kennedy as Treasurer to the District.

On a Motion by Ms. Siegel, seconded by Ms. Moulton, with all in favor, the Board adopted Resolution 2016-08 for the Country Walk Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Cooper discussed fishing issues and that a resident had requested a No Fishing sign on a pond.

Mr. Cooper discussed adding ceiling fans to the pool cabana bathrooms.

Ms. Dennis asked if the builder signs near Colony Park can be moved.


Mr. Hyde asked if Walt's Upholstery can attend the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Drackett, seconded by Mr. Moulton, with all in favor, the Board of Supervisors adjourned the meeting at 7:02 p.m. for Country Walk Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman  
9/13/16