

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, September 8, 2016 at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum were:

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

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Dennis Syrja	District Engineer, URS Corporation (via phone)
Vivek Babbar	District Counsel, Straley & Robin
Gregg Gruhl	Amenity Manager, Rizzetta & Company, Inc.
Bryan Cooper	Clubhouse Manager, Rizzetta & Company, Inc.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Erwing Martinez	Vivicon

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 asked about memorial on CDD property.
- A resident asked a question about landscape maintenance.
- A resident asked about drainage issues.
- A resident discussed speeding issues.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meetings of the Board of
Supervisors held on August 11, 2016**

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the minutes of the Regular Meeting held on August 11, 2016 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July 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 July 2016 (\$55,068.94) for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

A. District Counsel

**Consideration of Interlocal Agreement
between County Walk CDD and Meadow
Pointe IV CDD for Shared Community
Deputy**

Mr. Babbar provided an Interlocal Agreement between Country Walk CDD and Meadow Pointe IV CDD for a shared community law enforcement deputy. A discussion ensued and Mr. Babbar entertained various questions from the Board.

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Interlocal Agreement between Country Walk CDD and Meadow Pointe IV CDD in substantial form for Country Walk Community Development District.

**Consideration of Contract for the Full-
Time PSCO Service**

Mr. Roethke presented a contract from the Pasco County Sheriff's Office for a full-time deputy to the Board. This deputy will be split evenly between Country Walk CDD and Meadow Pointe IV CDD. A discussion ensued.

On a Motion by Mr. Hyde, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the contract with the Pasco County Sheriff's office for a full-time deputy, to be shared with Meadow Pointe IV CDD in substantial form for Country Walk Community Development District.

(Mr. Babbar left while the meeting was in progress at 10:04 a.m.)

B. District Engineer

Mr. Syrja informed the Board that he is working on preparing an engineering sketch with a list of material recommendations in order to solicit bids to repair the drainage issue at Warwick Hills.

Mr. Syrja updated the Board on the status of the clubhouse water intrusion issue.

(Mr. Syrja left while the meeting was in progress at 10:12 a.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 maintenance items.

D. District Manager

Mr. Roethke noted that the next Regular Meeting would be held on Thursday, October 13, 2016 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

Mr. Roethke informed the Board that he is working with Meritage to move the sign near Colony Park.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Report

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

Mr. Brown discussed the next phase of structural oak pruning with the Board, as well as, plans to put new landscape in at the subdivision monuments.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Annual Flowers

Mr. Roethke presented a proposal for annual flower rotation to the Board. A discussion ensued.

On a Motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the proposal from Vivicon for annual flower rotation at a cost of (\$4,392.50) for Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Mulch

Mr. Roethke presented a proposal for mulch installation to the Board.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from Vivicon for mulch installation at a cost of (\$18,900.00) for Country Walk Community Development District.

(Both Mr. Brown and Mr. Martinez left while the meeting was in progress at 10:40 a.m.)

NINTH ORDER OF BUSINESS

Discussion Regarding Furniture Repair

Ms. Siegel presented several options to the Board for consideration of the furniture repair and re-upholstery. A discussion ensued. The Board made fabric selections for re-upholstery.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Walt's Upholstery for re-upholstery and repairs to the clubhouse furniture at a total cost of (\$17,520.00) for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Consideration of UPS Storage Units on CDD Property

Mr. Roethke presented documentation regarding the use of CDD property by UPS. Mr. Cooper reviewed the details of this with the Board.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the UPS agreement in substantial form, pending review by District Counsel for Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Electrical
Lighting Replacements**

Mr. Roethke presented proposals to the Board for some electrical lighting replacements at the clubhouse. The Board requested additional proposals to be presented at the next meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Pressure
Washing**

Mr. Roethke presented proposals to the Board for pressure washing sidewalks and curbing to the Board. Mr. Cooper reviewed the details of each proposal. The Board requested revised proposals to include sealing and re-stripping of the parking lot.

THIRTEENTH ORDER OF BUSINESS

**Consideration of District Management
Agreement**

Mr. Roethke presented an updated District Management contract with Rizzetta & Company, LLC to the Board.

On a Motion by Ms. Dennis, seconded by Mr. Drackett, with all in favor, the Board approved the contract with Rizzetta & Company for Professional District Services for the Country Walk Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Professional Field
Services Agreement**

Mr. Roethke presented a contract for Professional Field Services with Rizzetta & Company, LLC to the Board.

On a Motion by Mr. Hyde, seconded by Ms. Siegel, with all in favor, the Board approved the contract with Rizzetta & Company for Professional Field Services for the Country Walk Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Proposals for CDD
Insurance**

Mr. Roethke provided proposals for CDD insurance and reviewed the details with the Board.

On a Motion by Mr. Hyde, seconded by Mr. Drackett, with all in favor, the Board approved the proposal from Stahl & Associates for CDD insurance at a total cost of (\$20,548.00) for the Country Walk Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Drackett reported issues with residents burning rubber with their cars in the streets.

Mr. Cooper discussed adding fans to the pool bathrooms, soccer field usage, holiday décor, and new mule options.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Drackett, seconded by Ms. Moulton, with all in favor, the Board of Supervisors adjourned the meeting at 11:27 a.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman