

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, October 13, 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	Board Supervisor, Chairman
Steve Hyde	Board Supervisor, Vice Chairman <i>(via phone)</i>
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 <i>(via phone)</i>
Vivek Babbar	District Counsel, Straley & Robin <i>(via phone)</i>
Bryan Cooper	Clubhouse Manager, Rizzetta & Company, Inc.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Erwing Martinez	Vivicon
Ken Roth	Vivicon
Rick Meagher	Pasco County Sheriff's Office

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 commented about speeding issues with the community.
- A resident voiced concerns with landscape employee safety.
- A resident asked about landscape obstructions and line-of-sight issues.

- A resident asked about additional events for teenagers.
- A resident asked to have the next meeting date and time printed at the bottom of the agenda.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meetings of the Board of
Supervisors held on September 8, 2016**

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the minutes of the Regular Meeting held on September 8, 2016 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
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 August 2016 (\$43,228.70) for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.

(Mr. Babbar left while the meeting was in progress at 6:29 p.m.)

- B. District Engineer
Mr. Syrja provided the remediation plans for the clubhouse water intrusion issue and reviewed the details with the Board. Proposals for these repairs should be ready by the next meeting.

Mr. Syrja also provided plans for the Warwick Hills drainage repairs. Mr. Roethke and Mr. Brown are working on proposals for this repair.

(Mr. Syrja left while the meeting was in progress at 6:37 p.m.)

- C. Sheriff's Report
Mr. Meagher introduced himself to the Board and audience and discussed any law enforcement-related issues throughout the community, including speeding on Country Point Blvd. and vandalism.

Mr. Meagher reminded the Board and audience to always keep house and car doors locked at all times.

- D. Clubhouse Manager Review of Management Report
Mr. Cooper reviewed the details of the clubhouse manager's report with the Board.
- E. District Manager
Mr. Roethke noted that the next Regular Meeting would be held on Thursday, November 10, 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 Mr. Martinez reviewed any issues presented in the report with the Board.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Structural Oak Pruning for Phase 2

Mr. Roethke presented proposals for Phase 2 of the structural oak pruning, and Mr. Brown reviewed the details of these proposals with the Board.

On a Motion by Ms. Siegel, seconded by Ms. Moulton, with all in favor, the Board of Supervisors approved the proposal from BrightView for structural oak pruning at a cost of (\$5,325.00) for Country Walk Community Development District.

(Both Mr. Martinez and Mr. Brown left while the meeting was in progress at 7:06 p.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Amortization Schedule

Mr. Roethke presented a proposal from Disclosure Services, LLC for Amortization Schedule updates to the Board.

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from Disclosure Service, LLC for Amortization Schedule updates for Country Walk Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding CDD Amenity
Usage and Rental Policies**

The Board discussed some potential changes to the rental policies for CDD amenities, particularly the soccer field.

On a Motion by Ms. Dennis, seconded by Mr. Drackett, with all in favor, the Board of Supervisors require residents to approach the Board for approval for soccer field rentals if it is for regular team usage for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Ceiling
Fan Installation**

Mr. Roethke presented proposals for ceiling fan installation and Mr. Cooper reviewed the details with the Board.

On a Motion by Ms. Moulton, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the proposal from Torres Electric for ceiling fan installation at a total cost of (\$975.00) for Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Electrical
Lighting Replacements**

Mr. Roethke presented several proposals to the Board for lighting repairs on the clubhouse porch.

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Super Green Solutions for lighting repairs at a total cost of (\$1,192.00) for Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Pressure
Washing**

Mr. Roethke presented pressure washing proposals and Mr. Cooper reviewed the details of each proposal with the Board.

On a Motion by Ms. Dennis, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the proposal from Extreme Concrete Cleaning for pressure washing at a total cost of (\$8,185.00) for Country Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Sealing
and Striping**

Mr. Roethke presented several proposals for sealing and striping of the clubhouse parking lot and Mr. Cooper reviewed the details of these with the Board. The Board would like to have the District Engineer review the parking lot for patch repairs needed before approving a proposal.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01, Re-
Designating Treasurer of the District**

Mr. Roethke presented Resolution 2017-01 to the Board which will re-designate Bill Rizzetta as Treasurer of the District.

On a Motion by Mr. Hyde, seconded by Ms. Moulton, with all in favor, the Board adopted Resolution 2017-01 for the Country Walk Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Drackett asked about pond maintenance.

Mr. Drackett commented about ATV usage on CDD property.

Ms. Dennis asked about signage.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

11/10/16