

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, January 12, 2017 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 |
| Margo Rae Moulton | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-----------------|--|
| Joseph Roethke | District Manager, Rizzetta & Company, Inc. |
| John Vericker | District Counsel, Straley & Robin (via phone) |
| Bryan Cooper | Clubhouse Manager, Rizzetta & Company, Inc. |
| Erwing Martinez | 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

Audience members were present, however, there were no comments.

THIRD ORDER OF BUSINESS

**Discussion Regarding Roadway Access to
Adjacent Land Development**

Mr. Roethke presented a zoning petition to the Board for a discussion regarding roadway access to the adjacent land development. A discussion ensued.

The Board and audience were against any roads from an adjacent community connecting through any of the roadways within Country Walk CDD. There will be a public hearing with the County on February 9, 2017 at 1:30 p.m. in Dade City where residents can voice their opinions on this matter.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting of the Board of
Supervisors held on December 8, 2016**

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

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. Siegel, seconded by Ms. Moulton, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2016 (\$94,149.28) for Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.

(Mr. Vericker left while the meeting was in progress at 9:55 a.m.)

- B. District Engineer
Not present.

- C. Sheriff's Report
Mr. Meagher discussed any police or safety-related issues with the Board, including some recent auto burglaries in the area.

- D. Clubhouse Manager Review of Management Report
Mr. Cooper reviewed the Clubhouse Management Report with the Board. A discussion ensued regarding several maintenance issues.

Mr. Cooper presented quotes for additional furniture repairs.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved proposals from Walt's Upholstery for furniture repairs at a cost of (\$1,350.00) for Country Walk Community Development District.

The Board discussed the use of inflatables such as bounce houses for CDD rentals. This will be discussed at the next CDD meeting and Mr. Roethke will add the current rules to the next agenda for review.

E. District Manager

Mr. Roethke noted that the next Regular Meeting would be held on Thursday, February 9, 2017 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 will be meeting with Meritage to discuss moving the marketing sign near Colony Park on Country Point Boulevard. The Board would like to ensure the sign is moved away from the intersection at County Point Boulevard and English Turn Way.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

There were none.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Phase 3 Structural Oak Pruning

Mr. Roethke presented a proposal for Phase 3 Structural Oak Pruning to the Board.

On a Motion by Ms. Moulton, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved a proposal from Brightview for Phase 3 Structural Oak Pruning at a cost of (\$5,400.00) for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Clubhouse
Water Intrusion Issue**

Mr. Roethke presented a proposal for a Clubhouse Water Intrusion Issue to the Board.

Mr. Cooper reviewed the details of this proposal with the Board. The Board deferred this item until the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board of Supervisors adjourned the meeting at 10:50 a.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

COUNTRY WALK CDD

EXHIBIT TO 1-12-17 MINUTES:

Proposals from Walt's Upholstery

Walt's Upholstery

17402 A US Highway 41 N
 Lutz, FL 33548
 813-949-4399
 waltsupholstery@gmail.com

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 1/11/2017 | 173-A |

| Name / Address |
|---|
| Country Walk CDD 30400 Country Point Blvd Wesley Chapel, FL 33543 813-991-6102 Bryan Cooper |

| | | | Project |
|---|-----|--------|-----------------|
| Description | Qty | Cost | Total |
| 2 tables (large tables) - leg repairs | 2 | 150.00 | 300.00T |
| Chair repair - crack on upper left of TV Room chair | 1 | 175.00 | 175.00T |
| Sales Tax - Florida - Exempt w/ Tax Ex. Cert. | | 0.00% | 0.00 |
| Total | | | \$475.00 |

Customer Signature _____

Walt's Upholstery

17402 A US Highway 41 N

Lutz, FL 33548

813-949-4399

waltsupholstery@gmail.com

Estimate

| | |
|----------|------------|
| Date | Estimate # |
| 1/5/2017 | 173 |

| Name / Address |
|---|
| Country Walk CDD 30400 Country Point Blvd Wesley Chapel, FL 33543 813-991-6102 Bryan Cooper |

| | | | Project |
|---|-----|--------|-----------------|
| Description | Qty | Cost | Total |
| 2 tables (large tables) - leg repairs | 2 | 150.00 | 300.00T |
| Chair repair - crack on upper left of TV Room chair | 1 | 175.00 | 175.00T |
| 2 Composite Table tops, buff and lacquer | 2 | 200.00 | 400.00T |
| Sales Tax - Florida - Exempt w/ Tax Ex. Cert. | | 0.00% | 0.00 |
| Total | | | \$875.00 |

Customer Signature _____