

---

**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, April 13, 2017 at 6:02 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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:

Matt Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Cooper	<b>Clubhouse Manager</b>
Erwing Marinez	<b>Vivicon</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Comments on Agenda Items**

Audience comments were entertained regarding concerns with flowers that are not lasting, and solar lights at the monument that do not seem bright enough.

A request was made for the Board to consider making Sotogrande Loop's open area into a park.

Ms. Siegel spoke regarding the speeding issue, she suggested a community involvement opportunity to make people aware that this has become an ongoing problem.

46  
47  
48  
49  
50  
51  
52  
53

**THIRD ORDER OF BUSINESS**

**Business Administration**

**Consideration of the Minutes of the  
Regular Meeting of the Board of  
Supervisor’s held on March 9, 2017.**

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on March 9, 2017, as presented, for Country Walk Community Development District

54  
55  
56  
57  
58

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for February 1-  
28, 2017, \$59,633.81**

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 February 2017 totaling \$59,633.81 for Country Walk Community Development District

59

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81

- A. District Counsel  
Not present
- B. District Engineer  
Not present
- C. Sherriff’s Report  
Not Present  
Everything is running smoothly according to a Board member. The security meeting was productive and had 14 people in attendance.
- D. Clubhouse Manager  
Mr. Cooper informed the Board of people dumping in areas that aren’t built up yet, the mule not working is possibly a starter issue, and the clubhouse computer needs to be updated (\$500.00), and lastly, the street lights have been installed.
- E. District Manager  
Mr. Huber stated that the next meeting will be held on May 11<sup>th</sup> at 6:00 p.m. He stated that he would be proposing the budget, and possibly scheduling a workshop.

82 The issue with the Conservation Area Tampering was addressed, Mr. Huber stated that he  
83 will send a letter will to the home owner.  
84

85 **SIXTH ORDER OF BUSINESS**

**Business Items**

86  
87 **Consideration of Church Group Meetings**  
88 **in Craft Room**  
89

90 A brief discussion was held regarding church group meeting in the craft room in the  
91 clubhouse, it was denied unanimously.  
92

93 **SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Resident vs. Non-  
Resident Tennis Lessons**

94  
95  
96 A brief discussion was held regarding this issue, the Board decided to allow Mr. Cooper to  
97 continue handling this as he has in the past.  
98

99 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Pavers  
Repairs**

100  
101  
102 Previously approved  
103

104 **NINTH ORDER OF BUSINESS**

**Consideration of Tile Flooring Proposals**

105  
106 Following a brief discussion regarding the proposals, it was agreed that the Board of  
107 Supervisors would use Bill Spence. The floor may have leveling issues which may affect the pricing.  
108 Mr. Huber suggested the Board draft a contract with clear expectations for both parties to ensure there  
109 is no misunderstanding and to protect the community.  
110

<p>On a motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors authorized the Chairman and Staff to work with Bill Spence for the tile flooring, and to draft a contract with clear expectations for the work to ensue for Country Walk Community Development District.</p>
--

111  
112 **TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Drapery**

113  
114 The Board held a brief discussion regarding the one proposal that was received, it was  
115 tabled with the understanding that there needs to be additional proposals and time allotted for  
116 fabric choosing.  
117  
118  
119  
120  
121

122 **ELEVENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2017-04,**  
123 **Adopting Alternative Investment**  
124 **Guidelines**  
125

On a Motion by Mr. Hyde seconded by Mr. Drackett, with all in favor the Board of Supervisors approved the Resolution 2017-04, Adopting Alternative Investment Guidelines for Country Walk Community District.

126  
127 **TWELFTH ORDER OF BUSINESS**                      **Discussion of Master Rental Agreements with New**  
128 **Logo**  
129

130                      The Board held a discussion regarding the Master Rental Agreements, there was concern  
131 with the lack of parking restrictions written into the Agreements. Mr. Huber will be inserting the  
132 additional verbiage.  
133

134 **THIRTEENTH ORDER OF BUSINESS**                      **Consideration of Fiscal Year 2015/2016**  
135 **Financial Audit**  
136

On a Motion by Mr. Drackett seconded by Ms. Moulton, with all in favor the Board of Supervisors accepted the Fiscal Year 2015/2016 Financial Audit for Country Walk Community District.

137  
138 **FOURTEENTH ORDER OF BUSINESS**                      **Presentation of Field Inspection Reports**  
139

140                      Mr. Huber informed the Board of the installation that he approved for the watering pump  
141 (\$1745.00) because Pump "A" was down due to electrical issues.  
142

143                      Mr. Erwing recommended removing plants from Field Stone Manor.  
144

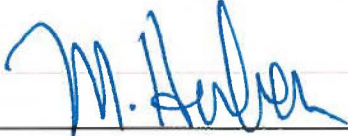
145 **FIFTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**  
146

147                      The Board expressed concerns with Colony Park HOA, Mr. Huber advised to wait until  
148 Counsel has addressed the situation.  
149  
150  
151  
152  
153  
154  
155  
156  
157

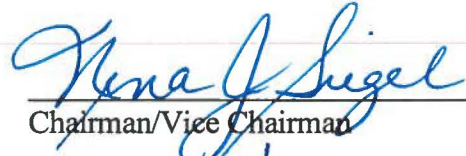
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Drackett seconded by Mr. Hyde, with all in favor the Board of Supervisors adjourned the meeting at 7:16 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

5/11/17