
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, November 10, 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.
Vivek Babbar	District Counsel, Straley & Robin <i>(via phone)</i>
Bryan Cooper	Clubhouse Manager, Rizzetta & Company, Inc.
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 asked about drainage repairs.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meetings of the Board of
Supervisors held on October 13, 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 October 13, 2016 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2016 (\$96,809.06) for Country Walk Community Development District.

(Mr. Babbar arrived while the meeting was in progress at 9:42 am)

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.

(Mr. Babbar left while the meeting was in progress at 9:43 p.m.)

- B. District Engineer
Not present.

- C. Sheriff's Report
Mr. Meagher discussed any police or safety-related issues with the Board. The complaints regarding speeding and illegal parking are beginning to decrease.

- D. Clubhouse Manager Review of Management Report
Mr. Cooper reviewed the details of the clubhouse manager's report with the Board.

Mr. Cooper presented a proposal for bollard installation along a fence line to keep trespassers off CDD property behind Diamond Palms Loop.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Big Dog Fence for bollard installation at a cost of (\$1,116.00) for Country Walk Community Development District.

A discussion ensued regarding holiday lighting. Ms. Siegel mentioned that additional street lighting is needed toward the community entrance. Mr. Cooper will check with Withlacoochee on adding new lights.

E. District Manager

Mr. Roethke noted that the next Regular Meeting would be held on Thursday, December 8, 2016 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on December 7, 2016 at 6:30 p.m. All Board Supervisors are welcome to attend.

Mr. Roethke informed the Board that there are excess funds in the General Fund, which can be moved to the Reserve Fund, if necessary.

On a Motion by Ms. Siegel, seconded by Ms. Moulton, with all in favor, the Board of Supervisors authorized the transfer of (\$500,000.00) from the General Fund to the Capital Reserve Fund for Country Walk Community Development District.

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. The Board requested to have the palms at Colony Park trimmed and the oaks near street lights trimmed.

Mr. Roethke reviewed any pond maintenance issues with the Board.

SEVENTH ORDER OF BUSINESS

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

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for
Warwick Hills Drainage Repairs**

Mr. Roethke presented several proposals for Warwick Hill's drainage repairs to the Board. A discussion ensued regarding the details of these proposals.

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from RIPA for drainage repairs at a cost of (\$20,346.12) for Country Walk Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of District Engineer
Contract**

Mr. Roethke presented a District Engineer contract to the Board. This is being considered due to a name change from the District Engineer.

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

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Sealing
and Striping**

Mr. Roethke presented several proposals to the Board for sealing and striping the clubhouse parking lot. Mr. Cooper reviewed the details of these proposals with the Board.

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Parking lot Services for parking lot patching and sealing at a cost of (\$9,280.00) for Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Ceiling
Fans**

Mr. Roethke presented several proposals to the Board for ceiling fans. Mr. Cooper reviewed these options with the Board.

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Home Depot (Hunter Builder Elite) for ceiling fans at a cost of (\$119.00 each) for Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS


Supervisor Requests

Mr. Drackett asked about trash dumping on county roads.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hyde, seconded by Ms. Moulton, with all in favor, the Board of Supervisors adjourned the meeting at 10:36 a.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman