

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 9, 2014 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
Lindsay Ruiz	Board Supervisor, Vice Chairman <i>(via phone)</i>
Gary Drackett	Board Supervisor, Assistant Secretary
Luanne Dennis	Board Supervisor, Assistant Secretary
Steve Hyde	Board Supervisor, Assistant Secretary <i>(via phone)</i>

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>
Gregg Gruhl	Clubhouse Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

(Mr. Hyde arrived via phone while the meeting was in progress at 6:04 p.m.)

SECOND ORDER OF BUSINESS

Audience Comments

- An audience member asked about the possibility of adding a dog park to the CDD.
- An audience member discussed the possibility of using lava rock instead of mulch in the future.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting held on September 11, 2014 and the Continued Meeting held on March 26, 2014

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 11, 2014 and the Continued Meeting held on March 26, 2014 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2014

On a Motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2014 (\$128,081.84) for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
Mr. Babbar discussed the emergency access easement with Standard Pacific that the Board approved at a previous meeting and noted that it has been completed and recorded with the County.

- B. District Engineer
Mr. Syrja discussed the current status of the Increment D, Phase I road repairs with the Board. An inspection request form will be submitted to the County and if the road passes inspection it will be turned over to the County. Mr. Roethke will renew the maintenance bond in the event that the roadway does not pass inspection and more repairs are needed.

Mr. Syrja also mentioned the possibility of connecting the District to a new reclaimed water system. At this time it would not be cost-effective to connect to this system as the upfront costs would be too high.

- C. Clubhouse Manager Review of Management Report
Mr. Gruhl reviewed the clubhouse management report with the Board and noted that the tennis court lighting is in progress and should be completed shortly. There were several potholes near the entrance that have been called in to be fixed. Mr. Gruhl also discussed several current events going on within the community. Mr. Hyde commented that the Luau event was very successful.

- D. District Manager
Mr. Roethke noted that the next meeting would be held on Thursday, November 13, 2014 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 Landscape Maintenance Report for September

Mr. Roethke presented the landscape maintenance report to the Board. This report was put together by the Operations Manager and this will be the format used going forward. Tyree Brown could not attend tonight's meeting, but he has a site visit scheduled with the new landscape contractor next week, and their first service will be on November 1st.

Mr. Roethke discussed the possibility of doing a full audit of the irrigation system and will bring proposals for that to a future meeting.

SEVENTH ORDER OF BUSINESS

Presentation of Pond Maintenance Report

Mr. Roethke presented the pond maintenance report to the Board. Going forward, any pond maintenance issues will be addressed in the monthly Operations report. No formal Board action was taken.

EIGHTH ORDER OF BUSINESS

Discussion of Meritage Community Enhancements

Mr. Roethke presented options to the Board for a new sign at the entrance to the District. Meritage Homes is willing to cover the costs for this, within reason.

Mr. Roethke also distributed additional pictures of several more sign options. A discussion ensued regarding the options presented. Mr. Siegel will follow up with Meritage Homes and will request samples to be brought to the next CDD meeting.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2015-01, Adopting Rules of Procedure

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors opened the Public Hearing for Country Walk Community Development District.

Mr. Roethke presented Resolution 2015-01 to the Board, which will adopt the CDD Rules of Procedure. Mr. Babbar added some comments regarding the updated Rules of Procedure and discussed some minor changes from the previous version. Several audience members made comments regarding the right to speak statute change, and a discussion ensued.

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors closed the Public Hearing for Country Walk Community Development District.

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors adopted Resolution 2015-01, which adopted the Rules of Procedure for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Proposal for Drainage Repair

Mr. Roethke presented a proposal for drainage repairs that has been previously executed and needs Board ratification. This proposal was to fix a drainage issue in a common area behind Hatz Way.

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors ratified the drainage repair proposal from Site Masters at a cost of (\$2,880.00) for Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Proposal from Site Masters for Increment D, Phase I Improvements

Mr. Roethke presented a proposal for street repairs that has been previously executed and needs Board ratification. This proposal was for some additional punch list items required by the County for Increment D, Phase I.

On a Motion by Mr. Hyde, seconded by Mr. Drackett, with all in favor, the Board of Supervisors ratified the street repair proposal from Site Masters at a cost of (\$6,550.00) for Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Deputy Services

Mr. Roethke discussed the possibility of working with the Meadow Pointe communities on a shared contract for full-time off-duty deputy services. Mr. Hyde added some details regarding a discussion he had with the Meadow Pointe II Board Chairman concerning this topic.

Mr. Gruhl gave the Board some information regarding the current costs that Meadow Pointe is paying for a full-time deputy. Mr. Roethke will follow up with the Sheriff's office to see if there are any other options for part-time deputy services.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Roundabout
Repairs**

Mr. Roethke informed the Board that the County will not be fixing the roundabout, and if the CDD completes the repairs, then the county will transfer maintenance ownership of the roadway to the District. A discussion ensued, but the Board did not take any formal action at this time.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

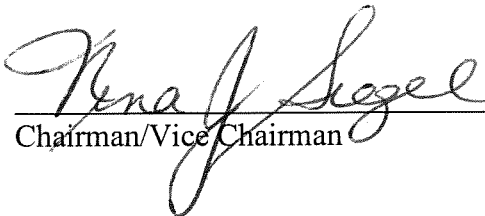
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors adjourned the meeting at 7:22 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

