

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 13, 2014 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
Lindsay Ruiz	Board Supervisor, Vice Chairman
Gary Drackett	Board Supervisor, Assistant Secretary
Luanne Dennis	Board Supervisor, Assistant Secretary
Steve Hyde	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin (via phone)
Gregg Gruhl	Clubhouse Manager
Tyree Brown	Operations Manager, Rizzetta Amenity Services
Mac McCraw	Meritage Homes
Ken Roth	Vivicon
Erwing Martinez	Vivicon
Tom Bowers	Signature Signs

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

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on October 9, 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 October 9, 2014 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for September
2014**

A discussion ensued regarding several invoices. The Board asked Mr. Gruhl to install timers on the lights in the fitness center in order to save on electric costs.

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 September 2014 (\$93,620.24) for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.
- B. District Engineer
Mr. Roethke discussed some current projects that the District Engineer is working on, including the roadway repairs completed by SiteMasters. The work is complete and we are awaiting acceptance by the County. The Roundabout repairs that were originally scheduled for November 17th are on hold until the County issues the permit. This is expected to take place by next week, and the repairs should commence on or around the first week of December.
- C. Clubhouse Manager Review of Management Report
Mr. Gruhl reviewed the clubhouse management report with the Board. The Clubhouse Boo Bash was a success with 57 children registering for the event. The Jingle Mingle is set for December 12th and the Children's Holiday event is December 13th.

The tennis court lighting poles will be installed on November 24th.

Mr. Gruhl requested to use LED light bulbs to change the flood lights in the ceiling at the clubhouse. The Board agreed with this request, but asked that he save the paperwork for any lifetime warranties.

D. District Manager

Mr. Roethke noted that the next meeting would be held on Thursday, December 11, 2014 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

Mr. Roethke asked the Board for permission to allow a resident residing on Sotogrande Loop to let his birds sit in the conservation area across the street from his house during the winter. A discussion ensued. The Board decided not to allow the birds to be placed in this conservation area.

Mr. Roethke also let the Board know that he spoke with the Pasco County Sheriff's office to obtain pricing for a part-time or full-time Deputy to work at Country Walk. Part-time services would be just over \$50,000 per year and full-time services are over \$100,000 per year. The Board did not take any action regarding Deputy services.

SIXTH ORDER OF BUSINESS

Presentation of Operations Management Report

Mr. Brown reviewed a checklist provided by WestCoast Landscapes on their final visit last month. Mr. Brown completed his initial inspection with Vivicon and will begin providing monthly reports going forward.

Mr. Roethke distributed an irrigation assessment from Vivicon that details some issues that need to be fixed. Mr. Roth indicated that this was fixed the day after it was found.

Mr. Roth discussed some of his long-term goals for improving the landscaping at Country Walk during Vivicon's contracted time. A discussion ensued regarding treating ant mounds, the next annual rotation, and irrigation issues.

SEVENTH ORDER OF BUSINESS

Discussion of Meritage Community Enhancements

Mr. Bowers with Signature Signs distributed some samples for the different options to upgrade the front entry monument. A discussion ensued regarding the different options. The Board requested a mockup and a proposal for the monument upgrades based on this discussion.

On a Motion by Ms. Dennis, seconded by Mr. Hyde, with 4 in favor and Mr. Drackett opposed, the Board of Supervisors approved a design for the sign upgrade, with authority to the Board Chair for final approval for Country Walk Community Development District.

A discussion ensued regarding paint colors for the entry tower and guard house. Ms. Siegel will work with Meritage Homes to re-paint these areas.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Irrigation
Audit**

Mr. Roethke distributed a proposal from Ballenger & Company for an audit of the District's irrigation system. Mr. Brown added some additional details regarding this proposal. If approved, this proposal will be applied to the \$50,000 that the District agreed to spend on improvements as per the contract with Meritage Homes. A discussion ensued.

On a Motion by Ms. Ruiz, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from Ballenger & Company for irrigation audit services at a cost of not to exceed (\$6,300) for Country Walk Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Vinyl
Fence Repair**

Mr. Roethke presented proposals to the Board for a vinyl fence repair. Mr. Gruhl added some additional details regarding these proposals.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from New Tampa Fence, Inc. for vinyl fence repair at a cost of (\$300.00) for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Siegel mentioned that the sidewalk near the clubhouse needs pressure washing. Mr. Gruhl will take care of this.

Mr. McCraw encouraged the Board to spend the money necessary in order to maintain the community on a consistent basis, including conservation area maintenance, pressure washing, and landscape enhancements.


Mr. Drackett asked about issues with the landscape lighting at the front entrance. Mr. Gruhl will look into correcting this with the lighting contractor.

Mr. Hyde discussed the possibility of adding a dog park that was discussed last meeting. A discussion ensued regarding potential issues with adding a dog park. A proposal will be presented at a future meeting.


ELEVENTH 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 11:10 a.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

