

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, February 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 <i>(joined in progress)</i>
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 <i>(via phone)</i>
Scott Smith	Operations Manager, Rizzetta & Company, Inc.
Dennis Syrja	District Engineer, URS Corporation <i>(via phone)</i>
Gregg Gruhl	Clubhouse Manager
Mike Hemmer	Westcoast Landscaping <i>(joined in progress)</i>
Mac McCraw	Representative, Meritage Homes
Matt O'Brien	Representative, Meritage Homes

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 January 13,
2014**

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on January 13, 2014 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for December
2013**

Board members asked for accounting deadlines on the O&M packages and inquired about the possibility of getting the check number added to each invoice.

On a Motion by Ms. Siegel, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2013 (\$56,280.05) as presented for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.

- B. District Engineer
No report.
(Mr. Syrja left the meeting in progress at 9:40 a.m.)

- C. Clubhouse Manager Review of Management Report
Mr. Gruhl requested that the Board approve a request to use Constant Contact or Mail Chimp for sending community-wide email blasts. The Board asked for additional information and pricing options to be presented at the next meeting. Mr. Gruhl also requested that the Board consider a new pressure washer for the clubhouse. The Board requested detailed proposals to also review at the next meeting.

- D. District Manager
Mr. Roethke noted that the next meeting would be held on March 10, 2014 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

SIXTH ORDER OF BUSINESS

Discussion with Meritage Homes Representative

Mr. McCraw and Mr. O'Brien distributed a presentation to the Board, detailing plans for working with the CDD, including signage, landscaping updates and event planning. Mr. McCraw and Mr. O'Brien entertained several questions from the Board regarding the model home, elevation issues and lot size. Mr. McCraw discussed the possibility of forming a landscape committee comprised of one Board member to help make minor decisions outside of a Board meeting. Mr. McCraw and Mr. O'Brien discussed a resolution for signage in more detail. A discussion ensued. Ms. Siegel would like Cardel to be notified when new Meritage signs go up as a courtesy. Mr. O'Brien stated that Meritage will be maintaining landscape areas near any signage. The Board asked questions about the possibility of improving roads. A discussion ensued regarding costs and sharing expenditures with the CDD.

Mr. McCraw asked about using the office in the clubhouse for sales meetings.

On a Motion by Ms. Ruiz, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the installation of welcome signs on the south side of Meadow Point Boulevard (with a \$2,500.00 deposit) for Country Walk Community Development District.

On a Motion by Ms. Ruiz, seconded by Mr. Hyde, with all in favor, the Board of Supervisors appointed Ms. Siegel to the Landscape Committee with Meritage Homes and Westcoast Landscapes for Country Walk Community Development District.

On a Motion by Ms. Ruiz, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the use of the clubhouse office by Meritage Homes for sales meetings for Country Walk Community Development District.

(Mr. Vericker left the meeting in progress at 10:50 a.m.)

SEVENTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Inspection Reports

Mr. Hemmer reviewed the inspection report and discussed options for replacing wax myrtles and oleanders. The Board would like to see options for replacement (oleander can be cut back in the meantime). Mr. Hemmer discussed mulching options for April-May and noted that fertilizer would be put down today. There was a main line irrigation leak that was repaired for \$500.00 (will be invoiced).

(Mr. Hemmer and Mr. Smith left the meeting in progress at 11:00 a.m.)

EIGHTH ORDER OF BUSINESS

Discussion Regarding Placement of No Fishing Signs

The Board reviewed pond maps in order to determine the sign placement. A discussion ensued. The Board decided to place a sign at the south end of the north entrance pond and another at the east edge of the south pond, along Meadow Point Boulevard.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Paver Repairs

Mr. Roethke presented proposals for the paver repairs to the pool deck. A discussion ensued.

On a Motion by Ms. Ruiz, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$600.00 for The Brickyard to replace the pavers at the pool deck for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

Consideration of LLS Tax Solutions Proposal for Arbitrage Services

Mr. Roethke presented the proposal to the Board.

On a Motion by Mr. Drackett, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the LLS Tax Solutions proposal for arbitrage services (\$650.00) for Country Walk Community Development District.

ELEVENTH OF BUSINESS

Supervisor Requests

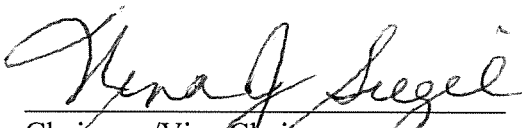
Ms. Ruiz requested that District Staff obtain a third option for the pressure washer from a retail store (i.e. Home Depot, Walmart) to consider at the next meeting.

TWELFTH 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 11:07 a.m. for Country Walk Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman