

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, April 10, 2014 at 9:32 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 <i>(via phone)</i>
Lindsay Ruiz	Board Supervisor, Vice Chairman
Gary Drackett	Board Supervisor, Assistant Secretary <i>(via phone)</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.
Gregg Gruhl	Clubhouse Manager
Mike Hemmer	Westcoast Landscaping
Mac McCraw	Representative, Meritage Homes <i>(via phone)</i>

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

No Audience present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on March 10, 2014**

On a Motion by Ms. Ruiz, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on March 10 2014 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2014 (\$51,817.04) as presented for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.

- B. District Engineer
Not present.

- C. Clubhouse Manager Review of Management Report
Mr. Gruhl reviewed the Clubhouse Management Report with the Board, including a discussion on the community garage sale and the casino night. Mr. Gruhl entertained various questions from the Board.

- D. District Manager
Mr. Roethke noted that the next meeting would be held on Thursday, May 15, 2014 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

Mr. Roethke presented the Audit for FY 2012/2013 to the Board.

On a Motion by Mr. Hyde, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors accepted the Audit for FY 2012/2013 as presented for Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Hemmer reviewed the Landscape Inspection Report with the Board. He discussed previous issues with missed spots while mowing, and noted that they have put procedures in place to ensure that this does not happen in the future. Ms. Dennis requested a fertilization schedule from WestCoast, Mr. Hemmer confirmed he can provide this.

SEVENTH ORDER OF BUSINESS

Discussion with Meritage Regarding Community Enhancements

A discussion ensued regarding current items that Meritage is working on regarding the new community enhancements within the District. Mr. McCraw would like to know from the Board if he can engage in contracts with vendors to perform some of the landscape installations without bringing the proposals back to the Board. The Board confirmed that Ms. Siegel can work with Mr. McCraw outside of meetings to execute any contracts regarding landscape installation. Ms. Siegel will bring any proposals to the next CDD meeting if they will require Board Approval. A discussion ensued regarding payment for services, and it was agreed that the CDD will invoice Meritage for funds, which the District will use for payment of vendor invoices. Mr. McCraw also mentioned some alternate strategies for fixing the asphalt at the roundabout. District Staff will follow up with the District Engineer for his opinion.

(Mr. McCraw and Mr. Vericker left the meeting in progress at 10:00 a.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Recreation Upgrade Proposals (under separate cover)

Mr. Gruhl reviewed several proposals with the Board, including basketball and tennis court resurfacing, new playground installations, and moving a swing set to meet recreation safety standards. A discussion ensued. The Board would like to move forward with TCM of Florida for the basketball and tennis court resurfacing and moving of the swing set. They will not be installing a new tots playground or fixing the playground cover at this time.

On a Motion by Ms. Ruiz, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved a not-to-exceed amount of (\$9,800.00) to TCM of Florida for basketball and tennis court resurfacing and (\$4,700.00) for moving a swing set to meet Recreation Safety Standards for Country Walk Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding CDD Website

Mr. Roethke discussed the possibility of creating a new CDD website. A resident is willing to set up the website and maintain it. One possibility is to create an HOA website that references CDD information. A discussion ensued. The Board does not want to move forward with a new CDD website at this time.

TENTH ORDER OF BUSINESS

Discussion Regarding Reserve Funds

Mr. Roethke distributed a monthly financial summary and reviewed the details with the Board. The main item to take note of is the \$900,000+ in the reserve accounts. A discussion ensued regarding using the reserve funds to pay for the \$50,000 worth of enhancements. The CDD agreed to pay in the agreement with Meritage. The Board would like to use reserve funds to pay for future landscape enhancements as detailed in the agreement with Meritage.

ELEVENTH OF BUSINESS

Supervisor Requests

Ms. Dennis brought up that the plants on Angel's Turn need to be trimmed and asked Mr. Hemmer to look at these areas.

Mr. Hyde asked if Fieldstone Manor monuments are moveable. It was answered that they are not moveable. Mr. Hyde would like to look at possibilities for adding new monument signs to Fieldstone Manor.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hyde, seconded by Ms. Dennis, 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