

**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, May 15, 2014 at 6:03pm** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum were:

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

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dennis Syrja	<b>District Engineer, URS Corporation</b>
Scott Smith	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Gregg Gruhl	<b>Clubhouse Manager</b>
Mike Hemmer	<b>Westcoast Landscaping</b>
Bruce Sabine	<b>Westcoast Landscaping</b>
Mac McCraw	<b>Representative, Meritage Homes</b>
Adam Smith	<b>Mainscapes Landscaping</b>
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**

Audience present, but there were no comments.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

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

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 March 2014 (\$56,232.09) as presented for Country Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports and Updates**

- A. District Counsel  
Not present.
- B. District Engineer  
Mr. Syrja discussed an issue with a pond on the north end of Country Walk that currently overlaps with Standard Pacific's property to the north. There is an emergency access point that is required by Standard Pacific's permit for this area. A solution presented by Mr. Syrja is to grant an easement to Standard Pacific in order to satisfy the emergency access point requirement. A discussion ensued.

On a Motion by Ms. Siegel, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors approved this easement between Country Walk CDD and Standard Pacific, pending review of the legal documents by District Counsel for Country Walk Community Development District.

- C. Clubhouse Manager Review of Management Report  
Mr. Gruhl presented the Clubhouse Management Report to the Board. The tennis court and basketball resurfacing is scheduled for May 26 and should take 10 days depending on weather. Mr. Gruhl asked the Board to consider a proposal from TCM to repair some drainage issues at the playground.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from TCM for drainage repairs in the amount of (\$375.00) as presented for Country Walk Community Development District.

Mr. Gruhl presented a list of pool furniture that needs to be replaced. Mr. Roethke noted that there is \$10,000.00 currently budgeted this year for furniture replacement. A discussion ensued.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved to purchase new furniture at a not to exceed amount of (\$3,500.00) as presented for Country Walk Community Development District.

D. District Manager

Mr. Roethke noted that the next meeting would be held on Monday, June 9, 2014 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Blvd., Wesley Chapel, FL 33543.

Mr. Roethke also informed the Board of an upcoming Pond Workshop that Rizzetta is conducting with SWFWMD on June 25<sup>th</sup> at the Ashlyn Park Training Facility located at 5020 W. Linebaugh Avenue, Suite 120 Tampa, FL 33624. Space is limited, so please contact Shannon Shelton at 813-933-5571 or via email at [SShelton@rizzetta.com](mailto:SShelton@rizzetta.com) if you would like to attend. Mr. Smith added some additional details for this upcoming workshop.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Meritage  
Community Enhancements**

Mr. Roethke presented a list of proposals from Meritage that includes vendor proposals for different community enhancements including landscaping, electrical/lighting, painting, and pressure washing. A discussion ensued. Mr. McCraw introduced Adam Smith from Mainscapes Landscaping and discussed the proposal for landscape installation. Mr. McCraw and Mr. Smith entertained various questions from the board.

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Mainscapes Landscaping for (\$62,895.91) as presented for Country Walk Community Development District.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Westcoast Landscaping for sod warranty for (\$2,250.00) as presented for Country Walk Community Development District.

On a Motion by Ms. Dennis, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from Ridgewood Lake Garden for pressure washing at a cost of (\$1,550.82) for 1<sup>st</sup> Phase, with another (\$11,000.00) approved for additional pressure washing in 2<sup>nd</sup> Phase, contingent upon the quality of the work performed for the first phase of pressure washing as presented for Country Walk Community Development District.

On a Motion by Ms. Siegel, seconded by Ms. Ruiz, with all in favor, the Board of Supervisors approved the proposal from Rhythms Electric for full entrance lighting for (\$17,007.00) as presented for Country Walk Community Development District.

A discussion ensued regarding painting the guardhouse. Mr. Hyde would like to look at options for removing the guardhouse completely. Mr. McCraw discussed the possibility of contracting a vendor to do some wetland/conservation area maintenance and remove invasive species from some conservation areas within the District. Mr. McCraw also provided some updates on work he is doing with the HOA as Board President. A discussion ensued. Mr. McCraw provided some plans for re-doing the Country Walk entrance sign. A discussion ensued. This item will be discussed further at a future meeting.

*(Both Mr. Drackett and Mr. McCraw left the meeting in progress at 7:12 p.m.)*

**SEVENTH ORDER OF BUSINESS**

**Presentation of Pond Maintenance Report**

Mr. Roethke presented a pond maintenance report from American Eco Systems to the Board. A discussion ensued. The Board would like to see these reports going forward, but would like the pond company to include a map, as well as, a guide for which ponds need extra attention.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Landscape Maintenance Report**

Mr. Roethke presented the landscape maintenance report to the Board. Mr. Hemmer reviewed some of the individual items in the report. Annuals are scheduled to be installed on May 20<sup>th</sup>. Mr. Hyde expressed some issues with uneven mowing in some areas of the District. Mr. Hemmer will follow-up to make sure these issues are taken care of. Mr. Sabine reviewed the fertilization schedule with the Board. Mr. Smith distributed the fertilization schedule from WestCoast Landscaping's bid and discussed how this is used when tracking invoices. Mr. Sabine noted that if there are any issues with irrigation installation, he should alert Rizzetta, as well as, Meritage, and any problems will need to be fixed before the new install takes place. Ms. Dennis reminded Mr. Hemmer to have shrubs trimmed on English Turn Way.

*(Mr. Hemmer and Mr. Sabine left the meeting in progress at 7:26 p.m.)*

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**NINTH ORDER OF BUSINESS**

**Discussion of Proposals for Roundabout Asphalt Repair**

Mr. Roethke presented two proposals for Roundabout Asphalt Repair to the Board. A discussion ensued. Mr. Syrja noted some differences between the two proposals submitted to the Board. Dura Seal is missing several items that Azzareli included in their proposal. Mr. Syrja recommended using Azzarelli for this repair.

On a Motion by Mr. Drackett, seconded by Mr. Hyde, with all in favor, the Board of Supervisors approved the proposal from Azzarelli for asphalt repairs to the roundabout at a cost of not-to-exceed (\$41,646.20) as presented for Country Walk Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2014-2015 1. Consideration of Resolution 2014-04: Approving Proposed Budget and Setting the Public Hearing**

Mr. Roethke presented the FY 2014/2015 proposed budget to the Board. A discussion ensued regarding several line items within the budget. During budget discussions, the Board agreed that they are still dissatisfied with WestCoast Landscaping and would like to put the landscape contract out to bid. The Board will review the RFP package next meeting, and when that is approved, the bid process will begin.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors adopted Resolution 2014-04, approving proposed budget as amended for fiscal year 2014-2015 and set the public hearing for the final budget on August 14, 2014 at 6:00 p.m. at the Country Walk Clubhouse as presented for Country Walk Community Development District.

**ELEVENTH OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Roethke presented the registered voter count to the Board for Country Walk CDD. There are 986 registered voters within the District as of April 15, 2014. In November 2014, there will be a general election in which 2 seats on the Board of Supervisors will be up for election. These are seats 4 and 5 currently held by Gary Drackett and Luanne Dennis, respectively. The qualifying period for Pasco County is from noon on June 16, 2014 through noon on June 20, 2014. For further information, please contact the Pasco County Supervisor of Elections or visit <http://www.Pascovotes.com>.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Hyde asked how long Meritage would be in the Clubhouse and it was noted that they will be there until the end of June.

There were also some general comments said about no fishing in the ponds.

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**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors adjourned the meeting at 8:35 p.m. for Country Walk Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman