

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 special meeting of the Board of Supervisors of the Country Walk Community Development District was held on **Thursday, August 14, 2014 at 6:00pm** 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.
Scott Smith	Operations Manager, Rizzetta & Company, Inc.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Gregg Gruhl	Clubhouse Manager, Country Walk CDD
Vivek Babbar	District Council, Straley & Robin
Dennis Syrja	District Engineer, URS Corporation
Chris Fisher	Pulte Homes
Mike Hemmer	West Coast Landscaping

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

- A resident asked the board to consider installing a dog park.
- Several residents made comments requesting that lighting be added to the tennis courts.
- A resident made a comment about potholes in the roundabout.
- A resident mentioned a broken sprinkler near the hydrant on Pointe O' Woods Drive.
- A resident made a comment regarding the installation of speed bumps.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on June 9, 2014**

On a Motion by Ms. Siegel, seconded by Mr. Drackett, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on June 9, 2014 for Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May and
June 2014**

The board asked questions about several of the invoices.

On a Motion by Ms. Ruiz, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2014 (\$52,886.23) and June 2014 (\$58,260.68) as presented for Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

- A. District Counsel
No report.
- B. District Engineer
Mr. Syrja discussed the status of the roundabout improvements. The County will only allow the District to perform the asphalt paving and repair if the District agrees to become the maintenance entity in perpetuity. A discussion ensued. The board requested that District Staff work with the County to come up with a solution and suggested that Rizzetta set up a workshop with County officials and representatives of other Pasco County CDDs. Mr. Roethke will work on organizing a workshop.
- C. Clubhouse Manager Review of Management Report
Mr. Gruhl reviewed the Clubhouse Management Report with the board and mentioned an upcoming event on August 16th. It will be a back-to-school Family Fest with over 200 individuals signed up.
- D. District Manager
Mr. Roethke noted that the next meeting would be held on Thursday, September 11, 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 Pond Maintenance Report

Mr. Roethke presented the pond maintenance report to the board. Mr. Hyde requested that the low-hanging vegetation on the edges of ponds 37 and 38 be cut back. Mr. Hemmer will take a look at this area and provide a proposal, if necessary. Mr. Roethke will request a proposal from American Eco Systems for the planting of 275 pickerel weed to help combat the filamentous algae.

SEVENTH ORDER OF BUSINESS

Presentation of Landscape Maintenance Reports for June and July

Mr. Roethke presented the landscape maintenance reports for June and July to the board. Mr. Hemmer reviewed some issues over the past few months, including weeding and wet conditions while mowing. Mr. Hemmer also mentioned that he will double check the rain sensors to ensure that they are working properly. Mr. Hemmer discussed the possibility of adding some mulch as needed and also trimming back some wax myrtles. The board would like to see multiple bids for mulching before moving forward.

Mr. Hyde requested that West Coast take a look at the conservation area near Sotogrande Loop. Mr. Hemmer can provide a proposal to address these concerns.

Ms. Dennis asked Mr. Hemmer to take a look at the area near the Colony Park entrance monument.

Mr. Smith mentioned that Tyree Brown will be the dedicated Operations Manager for Country Walk going forward.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Meritage Community Enhancements

Mr. Roethke presented two proposals from Mainscapes to the board. The first is a change order for improvements done at the entrance, and the second is a proposal for landscape enhancements to the roundabout. All of these costs will be paid in full by Meritage. A discussion ensued regarding several issues with some of the installations done by Mainscapes. Mr. Brown will review the plans for accuracy.

<p>On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the change order from Mainscapes at a cost of (\$12,617.00) and a proposal for roundabout landscape enhancements from Mainscapes at a cost of (\$38,824.88), pending review of the location by the Operations Manager for Country Walk Community Development District.</p>

NINTH ORDER OF BUSINESS

**Consideration of Landscapes RFP
Proposals (under separate cover)**

Mr. Roethke distributed proposals for landscape and irrigation maintenance to the board.

Mr. Roethke discussed the RFP with the board and noted that it was approved with the inclusion of a scoring sheet to be used for selecting a new Landscape and Irrigation vendor.

Ms. Siegel and Ms. Dennis added that it was not the intention of the board to use a scoring sheet while reviewing the proposals. The remaining board members agreed and would like to select a new landscaper without the use of a scoring sheet.

On a Motion by Ms. Siegel, seconded by Mr. Hyde, with all in favor, the Board of Supervisors rejected all bids and approved a revised Landscape RFP that excluded the scoring sheet as presented for Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Holiday
Decor**

Mr. Roethke presented proposals for Holiday Décor to the board. Several vendors declined to bid on the job due to the reduction in scope. Mr. Gruhl discussed the details of some of the proposals with the board. A discussion ensued between the board members and a vendor that submitted a proposal. The board tabled this item for now and will make a decision at the next board meeting.

ELEVENTH OF BUSINESS

**Consideration of Proposal for
Maintenance Bond Release County Punch
List**

Mr. Roethke presented a proposal to make repairs to satisfy a county punch list. Pasco County will not accept the roadway until the punch list items are completed. Mr. Syrja discussed the details of the proposal with the board.

On a Motion by Ms. Siegel, seconded by Mr. Hyde with all in favor, the Board of Supervisors accepted the proposal from Site Masters to complete a county punch list for road repair at a cost of (\$19,015.00) as presented for Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Reserve Study

Mr. Roethke presented the Reserve Study to the board. A discussion ensued regarding several items on the Reserve Study and the amount of funds currently earmarked as Capital Reserves.

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors accepted and filed the Reserve Study and transferred (\$500,000.00) from the General Fund to the Capital Reserve Fund for Country Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Tennis Court Lighting

Mr. Roethke presented proposals for tennis court lighting to the board. A discussion ensued.

On a Motion by Ms. Ruiz, seconded by Mr. Drackett with all in favor, the Board of Supervisors approved the proposal from Rhythms Electric for tennis court lighting at a cost not-to-exceed (\$33,000.00) as presented for Country Walk Community Development District.

FOURTEENTH ORDER OF BUSINESS

Public Hearing of Fiscal Year 2014-2015 Budget i. Consideration of Resolution 2014-06, Adopting Final Budget

Mr. Roethke asked for a motion to open the Public Hearing.

On a Motion by Ms. Ruiz, seconded by Ms. Dennis with all in favor, the Board of Supervisors approved to open the meeting for the Public Hearing for Country Walk Community Development District.

Mr. Roethke presented the proposed final budget for Fiscal Year 2014/15 to the board. A discussion took place regarding several line items. The board entertained questions from the audience. No changes were made to the budget for Fiscal Year 2014/15.

On a Motion by Mr. Drackett, seconded by Mr. Hyde with all in favor, the Board of Supervisors adopted Resolution 2014-06, Adopting the Fiscal Year 2014/15 Final Budget as presented for Country Walk Community Development District.

**ii. Consideration of Resolution
2014-07, Imposing Special Assessments**

Mr. Roethke presented Resolution 2014-07 to the board for imposing special assessments.

On a Motion by Mr. Hyde, seconded by Mr. Drackett with all in favor, the Board of Supervisors adopted Resolution 2014-07, Imposing Special Assessments for the Fiscal Year 2014/15 as presented for Country Walk Community Development District.

Mr. Roethke requested for a motion to close the public hearing.

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

FIFTEENTH ORDER OF BUSINESS

**Presentation of Resolution 2014-05,
Adopting FY14-15 Meeting Schedule**

Mr. Roethke presented Resolution 2014-05 to the board, which will set the annual meeting schedule for the next Fiscal Year 2014/15.

On a Motion by Mr. Drackett, seconded by Mr. Hyde with all in favor, the Board of Supervisors adopted Resolution 2014-05, Adopting Fiscal Year 2014/15 Meeting Schedule for Country Walk Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Public Hearing for
Updated Rules of Procedure**

Mr. Roethke informed the board that the District's Rules of Procedure will need to be updated and the board will need to set a date, time, and location for a Public Hearing when the Rules can be adopted.

On a Motion by Mr. Drackett, seconded by Ms. Siegel with all in favor, the Board of Supervisors set the public hearing for updated Rules of Procedure as October 9th at 6:00 p.m. at the Country Walk Clubhouse for Country Walk Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Ratification of Special Warranty Deed
and Easement Agreement with Standard
Pacific**

Mr. Roethke presented a Special Warranty Deed and Easement Agreement between Country Walk CDD and Standard Pacific. The Easement Agreement was approved in substantial format at a previous meeting, but the documents are now in final form and ready for execution. Mr. Babbar described the easement and answered some questions from the board.

On a Motion by Mr. Hyde, seconded by Ms. Dennis with all in favor, the Board of Supervisors approved Special Warranty Deed and Easement Agreement with Standard Pacific for Country Walk Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Use License Agreement
with Pulte Homes**

Mr. Roethke presented a Use License Agreement with Pulte Homes, which will allow Pulte Homes to use the Country Walk Clubhouse back sitting area as a temporary sales office until their model home is open. Pulte is willing to pay (\$500.00) per month to the CDD for the use of this room.

On a Motion by Mr. Drackett, seconded by Ms. Ruiz with all in favor, the Board of Supervisors approved the Use License Agreement with Pulte Homes for Country Walk Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Proposal to Remove
Guardhouse**

Mr. Roethke presented a proposal to remove the guardhouse near the front entrance of the District. This item was tabled.

TWENTIETH ORDER OF BUSINESS

**Discussion Regarding Landscape Updates
to Colony Park**

Mr. Roethke discussed the possibility of allowing the Colony Park HOA's landscaping company to do some installations at the CDD entrance of this subdivision. West Coast Landscapes will address the maintenance issues in this area.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Mr. Hyde asked for an update on the Fieldstone Monument. Mr. Roethke is still working on obtaining proposals.

Ms. Dennis mentioned that Pulte Homes installed a new fence in Colony Park.

Mr. Drackett discussed the cancellation of the previous meeting.

TWENTY-SECOND 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 8:45 p.m. for Country Walk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman