



Rizzetta & Company

# Country Walk Community Development District

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**Board of Supervisors' Meeting  
December 12, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1001**

**COUNTRY WALK CDD  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Nina Siegel Steve Hyde George O'Connor Luanne Dennis Margo Rae Moulton	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Kristen M. Schalter	Straley Robin & Vericker
<b>Interim Engineer</b>	Dennis Syrja	AECOM technical Services, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

December 4, 2019

Board of Supervisors  
**Country Walk Community  
Development District**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **December 12, 2019 at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Proposals to Install Sod Along Boulevard... Tab 1
  - B. Update on the Shade Structures for the Dog Park
  - C. Update on Gym Renovation
  - D. Update on Pool Project.....Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors Meeting held on November 14, 2019..... Tab 3
  - B. Consideration of Operation and Maintenance Expenditures for November 2019
- 5. STAFF REPORTS**
  - A. Clubhouse Manager
    1. Review of Clubhouse Operations Report
  - B. Field Services Manager
    1. Review of Field Services Report
  - C. District Engineer
  - D. District Counsel
  - E. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,  
  
Matthew Huber  
District Manager

# **Tab 1**

Down To Earth  
 PO Box 738  
 Tangerine, FL 32777  
 (352) 385-7227



May 2019  
 Estimate #11829

**Customer**

COUNTRY WALK CDD  
 C/O RIZZETTA AND COMPANY  
 5844 OLD PASCO ROAD  
 SUITE 100  
 WESLEY CHAPEL FL 33544  
[CDDINVOICE@RIZZETTA.COM](mailto:CDDINVOICE@RIZZETTA.COM)

Project/Job	Estimate Date	Sales Rep	Expires	PO #
SOD INSTALLATION	5/14/2019	Ken Roth	8/12/2019	

Item	Qty	Rate	Amount
<b>SCOPE OF WORK</b>			
ATTN: MATT HUBER			
SOD - PHASE 1 - 3			
LABOR, MATERIAL AND EQUIPMENT TO INSTALL ST. AUGUSTINE SOD ALONG COUNTRY POINT BLVD. IN (3) PHASES. ST. AUGUSTINE SOD WILL BE INSTALLED TO THE IRRIGATION LIMITS.			
*PLEASE NOTE * - IRRIGATION SYSTEM MAY BE DAMAGED DURING THE SOD REMOVAL PROCESS. REPAIRS AND ADDITIONAL IRRIGATION UPGRADES MAY BE NECESSARY TO PROVIDE ADEQUATE HEAD TO HEAD COVERAGE. IRRIGATION WORK NOT TO EXCEED \$600.00 WITHOUT ADDITIONAL APPROVAL. HEADS AND VALVES WILL BE FLAGGED PRIOR TO SOD REMOVAL/PREP PROCESS.			
***WARRANTY*** - 30 DAYS. NO WARRANTY ON SOD THAT DIES FROM LACK OF WATER.			
COMPLETION DATE: END OF MAY			
<b>PHASE 1</b>			
ST. AUGUSTINE SOD PER SF	48,500	\$0.52	\$25,220.00
LABOR TO REMOVE OLD SOD & PREP FOR NEW SOD	48,500	\$0.19	\$9,215.00
LABOR AND MATERIAL TO SPRAY HERBICIDE	48,500	\$0.04	\$1,940.00
LABOR AND MATERIAL TO TREAT WITH INSECTICIDE	48,500	\$0.03	\$1,455.00
LABOR AND MATERIAL TO FLAG SPRINKLER HEADS & VALVES	1	\$225.00	\$225.00
			\$38,055.00
<b>PHASE 2</b>			
ST. AUGUSTINE SOD PER SF	33,500	\$0.52	\$17,420.00
LABOR TO REMOVE OLD SOD & PREP FOR NEW SOD	33,500	\$0.19	\$6,365.00
LABOR AND MATERIAL TO SPRAY HERBICIDE	33,500	\$0.04	\$1,340.00
LABOR AND MATERIAL TO TREAT WITH INSECTICIDE	33,500	\$0.03	\$1,005.00
LABOR AND MATERIAL TO FLAG SPRINKLER HEADS & VALVES	1	\$150.00	\$150.00

Down To Earth  
 PO Box 738  
 Tangerine, FL 32777  
 (352) 385-7227



May 2019  
 Estimate #11829

Item	Qty	Rate	Amount
			\$26,280.00
<b>PHASE 3</b>			
<b>ST. AUGUSTINE SOD PER SF</b>	14,000	\$0.52	\$7,280.00
<b>LABOR TO REMOVE OLD SOD &amp; PREP FOR NEW SOD</b>	14,000	\$0.19	\$2,660.00
<b>LABOR AND MATERIAL TO SPRAY HERBICIDE</b>	14,000	\$0.04	\$560.00
<b>LABOR AND MATERIAL TO TREAT WITH INSECTICIDE</b>	14,000	\$0.03	\$420.00
<b>LABOR AND MATERIAL TO FLAG SPRINKLER HEADS &amp; VALVES</b>	1	\$95.00	\$95.00
			\$11,015.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

<b>Total</b>	<b>\$75,350.00</b>
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\_\_\_\_\_  
 Signature:

\_\_\_\_\_  
 Printed Name:

\_\_\_\_\_  
 Accepted Date:

## **Tab 2**

**COUNTRY WALK CDD**  
**Clean and Seal Pavers Estimates**

Services	Peters Pressure Washing	Tampa Pool Restorations	Bay Brick Pavers
Clean and Seal Paver Decks	\$19,179.00	\$18,870.00	\$12,850.00
<b>One Time Total:</b>	<b>\$19,179.00</b>	<b>\$18,870.00</b>	<b>\$12,850.00</b>
Measurements (sq. footage)	18266	Did Not Provide	13000
Deep Clean and Power Wash Pavers	Included	Included	Included
Re-Sand Joints	Included	Included	Included
Apply Ure Seal (2 coats)	Included	Included	Included
Vacuum Pool to remove sand residue	Included	Not Included	Not Included
Apply mildicide treatment	Included	Not Included	Not Included
Warranty	Lifetime*	One year	As Is
<b>Grand Total:</b>	<b>\$19,179.00</b>	<b>\$18,870.00</b>	<b>\$12,850.00</b>

**NOTES:**

- (1). \* = Covers whitening issues and delamination of Ure Seal applications
- (2). Tampa Pool Restorations intentionally does not provide estimated square footage on their bids
- (3). Bay Brick Pavers insists that their measurements were accurate in spite of coming in well below their competitors
- (4.) Mildicide treatment is intended to kill any existing mold, algae, and/or mildew

# Estimate No. 6188 - Peter's Pressure Washing

For:  
CountryWalk CDD  
30400 Country Point Blvd  
Wesley Chapel, FL 33543-7202  
813-991-6102

[scraft@countrywalkwc.net](mailto:scraft@countrywalkwc.net)

**SERVICE LOCATION:**  
CountryWalk CDD  
30400 Country Point Blvd  
Wesley Chapel, FL 33543-7202  
813-991-6102



813-455-3670

[www.peterspressurewashing.com](http://www.peterspressurewashing.com)

## Estimate No. 6188 Issued on Sat Nov 16, 2019

Qty	Name	Description	Rate	Amount	Tax
18266	Brick Paver Sealing	1. ALL community center brick pavers - Including pool deck, patios, and covered patio pavers - Deep clean powerwash pavers - Mildicide treatment to kill any existing algae, mold, and mildew - Resand all joints (coarse angular granule sand) - Two coat application of Ureseal Gloss  *We will vacuum clean out pool to remove sand residue *Lifetime warranty on all Ureseal applications against whiting issues and delamination *POOL FIRST AID *tm will be added to pool in order to aid in pool water clarifying	\$1.50	\$27,399.00	NON
1	Paver Sealing Volume Discount	- Discount based on quantity of square footage	\$-8,220.00	\$-8,220.00	NON

tax	\$0.00
Payment Due Now	\$0.00
	\$0.00
<b>estimated total</b>	<b>\$19,179.00</b>

If these items meet your approval, please call out office to schedule at 813-455-3670. We look forward to serving you!

# Estimate No. 6188 - Peter's Pressure Washing

## QUESTIONS? CONTACT US

peterspressurewashing@gmail.com  
813-455-3670

## TERMS & CONDITIONS

Payment in full due upon completion of the work. We accept payment by check, cash and credit. Please send checks to our main address or call with credit card info.

NOTE: Net 30 terms acceptable for commercial customers only, 30% deposit due prior to job start date.

# Tampa Pool Restorations



A Division of Bay Area Supply & Service Inc.

25516 Inkwood Place  
Wesley Chapel, FL 33544  
Office: (813) 948-7766

[www.tampapoolrestorations.com](http://www.tampapoolrestorations.com)

Lic # 0067331 Bonded & Insured

Country Walk Clubhouse  
Attn: Shawn Craft  
813-813-991-6102  
30400 Country Point Blvd.  
Wesley Chapel, FL 33543  
[scraft@countrywalkwc.com](mailto:scraft@countrywalkwc.com)

January 15, 2019

**RE-SEAL DECK** **\$17,834.00**

- Pressure Wash & Prep Existing Paver Deck.
- Apply Ure Seal H20- Urethane Sealant.

**RE-STAIN ACRYLIC DECK** **\$1,036.00**

- Pressure Wash & Prep Existing Deck.
- Apply 2 Coats of Concrete Stain.
- Any Standard H&C Color Selection.

**Included:**

- One Year Labor and Workmanship Warranty

*60 Day Price Guarantee, please request approval past 60 days.*



*Like Us on Facebook to see our most recent projects including a variety of products and color choices, as well as, informational videos.*

*[www.facebook.com/tampapoolrestorations](http://www.facebook.com/tampapoolrestorations)*

PAYMENT TERMS

A deposit of 50% is necessary upon signing contract prior to scheduling work and the final 50% is due upon completion. All major credit cards also accepted for additional 3.5% processing fee. Contract must be paid in full prior to any warranty claim or warranty work being performed. Cancellation of contract will result in a \$200.00 administrative fee.

Accepted by X \_\_\_\_\_  
AUTHORIZED SIGNATURE

Date \_\_\_\_\_

Respectfully Submitted,

*Jerold Wade*

President

Tampa Pool Restorations

Office: 813-948-7766

Cell: 813-625-4471

Fax: 813-994-9453

[www.tampapoolrestorations.com](http://www.tampapoolrestorations.com)



**Bay Brick Pavers, Inc.**

4508 Oak Fair Blvd.  
Suite 106  
Tampa, FL 33610  
Ph.: 813.850.2651

Email: [info@BayBrickPavers.com](mailto:info@BayBrickPavers.com)

November 27, 2019

Sean Craft  
Country Walk CDD

**Ref.: Clean and seal pavers**

Sean:

We are sticking with our 13,000 square foot measurement.

We will be:

1. Removing gum and rust.
2. Deep clean pavers.
3. Sand joints.
4. Apply two coats of Uri Seal water based sealer.

Price for above: \$12,850.

We will need the deck for 6 days.

It is my recollection from my first conversation with Michael Speidel that Country Walk will remove and replace the furniture.

Please call if you have any questions.

Regards,

Ted Wilson, President  
813-300-6087

## **Tab 3**

**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 the 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 14, 2019 at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Nina Siegel	<b>Board Supervisor, Chairman</b>
Steve Hyde	<b>Board Supervisor, Vice Chairman</b>
George O'Connor	<b>Board Supervisor, Assistant Secretary</b>
Margo Rae Moulton	<b>Board Supervisor, Assistant Secretary</b>
Luanne Dennis	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kristen Schalter	<b>District Counsel, Straley &amp; Robin</b>
Gerry Fezzuoglio	<b>District Engineer, AECOM</b>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Erwing Martinez	<b>Down 2 Earth, Inc. Representative</b>
Chad Winsor	<b>Superintendent, E&amp;L Construction</b>
Sean Craft	<b>Clubhouse Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting. He noted the revisions made to the agenda.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Representatives of the Soccer Group stated that they felt disrespected at the last meeting and emphasized the need to change the existing policies.

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**THIRD ORDER OF BUSINESS**

**Consideration of Landscape Scope of Work**

Mr. Brown led discussions regarding proposed changes to the current scope of work for landscape maintenance services. He noted that the main changes relate to the addition of Bermuda turf care at the multipurpose field and the cutbacks of the ponds and mitigation areas. Individual Board Supervisors provided their list of suggestions for specific changes, with Mr. Brown responding to their questions.

On a Motion by Mr. O'Connor, seconded by Ms. Moulton, with all in favor, the Board of Supervisors approved the revised scope of service for the Landscape Contract, as discussed, for Country Walk Community Development District.

Mr. Brown and Mr. Martinez responded to Board questions regarding the monthly landscape inspection report. A brief discussion was held regarding the replacement of Maple trees planted by the pond. A recommendation was made to replace them with a Cyprus trees. Mr. Brown noted that the County requires a tree for tree replacement plan. He will put together a map outlining the tree locations, etc.

**FOURTH ORDER OF BUSINESS**

**Clubhouse Manager's Report**

Mr. Craft provide an overview of his report and the upcoming Jingle Mingle. He sought direction from the Board regarding de-activating access cards for the amenities during construction, the possibility of moving the marquis sign closer to the entrance, and how to handle field, pavilion, playground, and a request to add an additional basketball court. The Board stated that it would incorporate the possibility of the addition of the basketball court into budget discussions for Fiscal Year 2020/2021.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Amenity Renovation**

Mr. Winsor spoke with the Board regarding the project and recommended a change in the original tile for the gym bath to a Marvel Beige Mystery.

Discussion was held regarding the overall project and the Board indicated that it would move the January 9<sup>th</sup> meeting to 6:00 PM in order to accommodate the Gym remodel project.

On a Motion by Mr. O'Connor, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the change in the tile for the gym bath for Country Walk Community Development District.

81 **Recessed at 11:00 a.m.**

82 **Reconvened at 11:03 a.m. with a quorum**

83  
84 **SIXTH ORDER OF BUSINESS** **Consideration of Proposals for**  
85 **Sidewalk/Storm Drain Grinding for**  
86 **CDD Owned Areas**

87  
88 Mr. Fezzuoglio led discussion regarding the cost of grinding down fourteen of the  
89 worst sidewalk /storm drains at a cost of between \$150 and \$300 each or roughly \$7,500  
90 for those areas as designated as being in the most need of repair. He stated that  
91 Superior Sidewalks is his preferred vendor for the project.

92  

On a Motion by Mr. Hyde, seconded by Ms. Dennis, with all in favor, the Board of Supervisors authorized Mr. Fezzuoglio to review the red and blue CDD areas, for Country Walk Community Development District.

93  
94 **SEVENTH ORDER OF BUSINESS** **Discussion of CDD goals for 2019/2020**

95  
96 Mr. O'Connor stated that he would like more communication regarding the status  
97 of the gym project and the sidewalks/storm drains, as well as to see a proposal to sod  
98 along the boulevard. Ms. Dennis added that she would like to see the ponds surveys,  
99 wetlands cutback and the drainage at the pavilion addressed.

100  
101 Staff will add projects to the monthly agendas until completed to include the gym  
102 and pool updates.

103  
104 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**  
105 **Supervisors Meeting Held on October**  
106 **10, 2019**

107  
108 Mr. Huber presented the Minutes of the Board of Supervisors Meeting held on  
109 October 10, 2019 to the Board of Supervisors.

110  

On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on October 10, 2019, as amended, for Country Walk Community Development District.

111  
112 **NINTH ORDER OF BUSINESS** **Consideration of Operation and**  
113 **Maintenance Expenditures for October**  
114 **2019**

115  
116 Mr. Huber responded to Board questions on a few of the expenditures.

117

On a Motion by Ms. Moulton, seconded by Mr. Hyde, with four in favor and one against (Ms. Dennis), the Board of Supervisors approved October 2019 Operation and Maintenance Expenditures in the amount of \$99,395.68, for Country Walk Community Development District.

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**TENTH ORDER OF BUSINESS**

**Staff Reports**

120

**A. District Engineer**

121

Mr. Fezzuoglio presented proposal from Genesis to repair the drainage at the pavilion and basketball. He indicated that a French Drain is needed and will cost approximately \$1,200, plus the existing drains need to be cleaned out, which requires removing the border around the drain (\$600).

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On a Motion by Ms. Siegel, seconded by Ms. Dennis, with all in favor, the Board of Supervisors approved the proposal from Genesis to repair the drainage at the pavilion and basketball court for Country Walk Community Development District.

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**B. District Counsel**

No report.

128

129

130

**C. District Manager**

131

Mr. Huber presented the polling location agreement from the County for the 2020 elections and a brief discussion ensued. He announced that the soft rollout of the website is scheduled for November 15<sup>th</sup> and the Next meeting is scheduled for December 12, 2019 at 6:00 p.m.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

137

Ms. Siegel requested that the large hole at the entrance to the dog park be filled in.

138

139

Mr. Hyde asked for an update on the sun shades for the dog park. Mr. Huber responded that Ricardo Ponce was working on this project and will have an update at the next CDD meeting for the Board.

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Mr. O'Connor sought and received confirmation that the Board would change its January meeting to an evening meeting.

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