



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's Meeting
December 9, 2021**

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

www.countrywalkcdd.org

**COUNTRY WALK CDD
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT, 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 2, 2021

Board of Supervisors
Country Walk Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, December 9, 2021 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatics Service Report**
 1. Presentation of Steadfast November Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Presentation of November Field Inspection Report.....Tab 2
 - C. District Engineer**
 - D. District Counsel**
 - E. District Manager**
 1. Review of October 2021 Financial Statement.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Stellar Electric Proposal for Interior & Exterior Clubhouse Lights (under separate cover)**
 - B. Ratification of Stellar Electric Invoice for Emergency Repairs at Community Entrance (under separate cover)**
 - C. Ratification of Cool Coast AC - Duct Cleaning Proposal.....Tab 4**
 - D. Ratification of ADT Invoice to Replace Fire Panel and Install Surge Protector (under separate cover)**
 - E. Discussion of Clubhouse Janitorial Services.....Tab 5**
 - F. Discussion of CDD 101 Class**
 - G. Discussion of CDD Supervisors Roles & Responsibilities**
 - H. Consideration of Resolution 2022-01, Re-Designating Officers of the District.....Tab 6**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Operation and Maintenance Expenditures
for October 2021.....Tab 7

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
Mathew Huber
District Manager

Tab 6

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Country Walk Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to re-designate certain Officers of the District following the general and landowner elections of new supervisors.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF COUNTRY WALK COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. Luanne Dennis is appointed Chairman.

SECTION 2. George O’Connor is appointed Vice Chairman.

SECTION 3. Bob Schleifer is appointed Secretary.

SECTION 4. Jami Rekar is appointed Assistant Secretary.

Lou Pagliuca is appointed Assistant Secretary.

Alfonso Flores is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of December, 2021.

ATTEST:

**COUNTRY WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Tab 7

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.countrywalkcdd.org

Operation and Maintenance Expenditures October 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$78,356.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	008260	141876436	Monitoring Services 10/21	\$ 155.22
AECOM Technical Services, Inc.	008261	Draft-47	Engineering Services Project #60530675 08/21	\$ 1,810.17
Aquarius Water Refining, Inc.	008271	173057	Commercial Triplex Aris System Rental 10/21	\$ 395.00
Architectural Fountains, Inc	008262	09302119QN	Quarterly Lake Fountain Services 09/21	\$ 250.00
Bright House Networks	008272	0034122118-01 10/21	30400 Country Point Blvd TV - 10/21	\$ 8.99
Bright House Networks	008279	48209801101321	30400 Country Point Blvd TV - 10/21	\$ 307.93
Capital Land Management Corp.	008252	211701	Tree Removal 09/21	\$ 4,044.40
Capital Land Management Corp.	008280	211742	Irrigation Repairs 10/21	\$ 972.36
Capital Land Management Corp.	008280	211784	Grounds Maintenance 10/21	\$ 12,815.00
Capital Land Management Corp.	008280	211848	St. Augustine & Ornamentals 10/21	\$ 1,075.00
Clean Sweep Supply Co., Inc.	008263	1810	Janitorial Supplies 10/21	\$ 253.35
Cool Coast Heating & Cooling Inc.	008281	6932	Quarterly Maintenance on A/C Unit 10/21	\$ 249.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Services LLC	008283	4	Amortization Schedule Series 2015A-1 & A-2 11/01/21	\$ 500.00
Florida Dept of Revenue	008264	61-8015817296-8 09/21	Sales & Use Tax 09/21	\$ 107.29
Funez Drywall And Painting LLC	008273	21	Clubhouse Multiple Repair Projects 10/21	\$ 2,100.00
George O'Connor	008284	GO101421	Board of Supervisor Meeting 10/14/21	\$ 200.00
Heather Murphy	008274	101221 Murphy	Refund of Rental Deposit 10/21	\$ 75.00
Innersync Studio, Ltd DBA Campus Suite	008265	19762	Annual Website Services/ADA Compliance 2021/22	\$ 1,537.50
Jami Dock Rekar	008286	JR101421	Board of Supervisor Meeting 10/14/21	\$ 200.00
Jerry Richardson	008289	1546	Wildlife Removal Service 10/21	\$ 1,300.00
Louis V Pagliuca	008285	LP101421	Board of Supervisor Meeting 10/14/21	\$ 200.00
Luanne Dennis	008282	LD101421	Board of Supervisor Meeting 10/14/21	\$ 200.00
Marc Rolfe	008268	100421 Rolfe	Refund of Rental Deposit 10/21	\$ 75.00
Pasco County Utilities Services Branch	008253	15544143	#0489145 - 30400 Country Point Blvd 09/21	\$ 476.47

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco Sheriff's Office	008266	I-7/30/2021-06134	Off Duty Detail 09/21	\$ 1,204.00
Poop 911 Tampa	008254	4711328	Weekly Dog Park Waste Removal 09/21	\$ 232.70
Rizzetta & Company, Inc.	008255	INV0000061878	District Management Fees 10/21	\$ 6,495.00
Rizzetta & Company, Inc.	008275	INV0000062043	Assessment Roll Preparation FY 21/22	\$ 5,355.00
Rizzetta Amenity Services, Inc.	008267	INV0000000009118	Amenity Management Services 10/01/21	\$ 6,971.48
Rizzetta Amenity Services, Inc.	008276	INV0000000009162	Out of Pocket Expenses 09/21	\$ 112.17
Rizzetta Amenity Services, Inc.	008287	INV0000000009183	Amenity Management Services 10/15/21	\$ 5,434.11
Rizzetta Technology Services	008256	INV0000008007	Email & Website Hosting Services 10/21	\$ 175.00
Romaner Graphics	008288	20807	Maintenance & Repairs 10/21	\$ 165.00
Steadfast Environmental, LLC	008290	SE-20143	Aquatic Maintenance 10/21	\$ 1,648.00
Steadfast Environmental, LLC	008290	SE-20196	Conservation Cutbacks - Various Areas 10/21	\$ 6,131.75
Straley Robin Vericker	008258	20409	Legal Services 09/21	\$ 2,964.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Strictly Entertainment, Inc	008269	100421 Strictly	Deposit for 2021 Boo Bash10.21	\$ 755.00
Strictly Entertainment, Inc	008291	101521 Strictly	Balance for 2021 Boo Bash10.21	\$ 755.00
Suncoast Pool Service	008292	7640	Monthly Pool Maintenance 10/21	\$ 900.00
Times Publishing Company	008257	0000183357 09/22/21	Account 113773 Legal Advertising 09/21	\$ 167.20
United Building Maintenance, Inc.	008259	342	Cleaning Services 10/21	\$ 600.00
Waste Management Inc. of Florida	008270	0686265-1568-5	Waste Disposal Services 10/21	\$ 57.00
Withlacoochee River Electric Cooperative, Inc	008278	10270434 09/21	Summary Billing 09/21	<u>\$ 8,925.94</u>
Report Total				<u>\$ 78,356.03</u>