



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's Meeting
March 10, 2022**

**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.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - 5844 OLD PASCO ROAD - SUITE 100 - WESLEY CHAPEL, FL 33544
www.countrywalkcdd.org

March 8, 2022

Board of Supervisors
Country Walk Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, March 10, 2022 at 9:30 a.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. Review of Steadfast February Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Review of February Field Inspection Report.....Tab 2
 - C. District Engineer**
 1. Consideration of Revised Lap & Family Pool Heating Solutions Proposal.....Tab 3
 - D. Clubhouse Manager and Deputy Report.....Tab 4**
 - E. District Counsel**
 - F. District Manager**
 1. Review of February District Manager Report.....Tab 5
 2. Review of January 2022 Financial Statement.....Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Basketball Resurfacing Proposals.....Tab 7**
 - B. Consideration of Tennis Court Resurfacing Proposals.....Tab 8**
 - C. Consideration of Gladiator Pressure Washing Proposal – Phase 1.....Tab 9**
 - D. Consideration of Juniper Proposal for Drip Lines at the Gym.....Tab 10**
 - E. Consideration of Juniper Proposal for Additional Mulch At Five Farms.....Tab 11**
 - F. Consideration of Florida Patio Furniture Proposal.....Tab 12**
 - G. New CDD Supervisor 101 Presentation (under separate cover)**

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors Meeting held on February 10, 2022.....Tab 13
- B. Consideration of Operation and Maintenance Expenditures for January 2022.....Tab 14

6. AUDIENCE COMMENTS ON OTHER ITEMS

7. SUPERVISOR REQUESTS

8. 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 1



Countrywalk CDD Aquatics

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Kevin Riemensperger

2/21/2022 7:35 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 58



Comments:
Excellent condition. The water level has receded on this pond over the course of the winter, though the water is free of algae and the exposed bank is free of nuisance vegetation.



Site: 15



Comments:
15A - Excellent condition. Routine maintenance and monitoring will continue.



Site: 16



16A - Great condition. There is a slight elevation in photosynthetic algae activity here, caused in part by the decreased water level. Treatment will be applied during the next routine maintenance visitation.

Site: 17



Comments:

17A - Pristine condition. Regular maintenance and monitoring will continue.

Site: 17



17B - Near-excellent condition. Despite the lowered water level, no significant algae activity was noted. Some debris was collected here.

Site: 9



Excellent condition. No algae or nuisance grass activity noted.

Site: 9



9A - Great condition. There are minor patches of decayed algae along the shore. To be followed up on during the next maintenance visit.

Site: 10



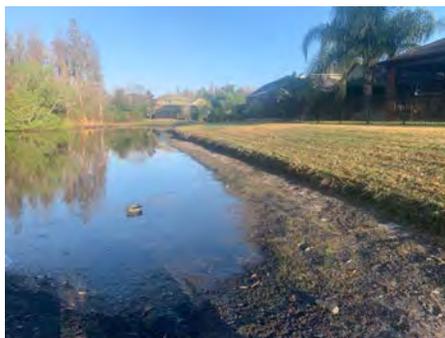
10A - Despite the extremely reduced water level, this pond is in excellent condition. No algae activity in the water, and the exposed portions of the pond bottom are clean.

Site: 13



13A - Great condition. There are minor amounts of decaying algae along the shoreline. These to be addressed during the next treatment event.

Site: 10



Similar in condition to pond 13A, the pond is largely in excellent condition. The perimeter of the pond host light Slender Spikerush growth, which is being managed with each visitation.



Management Summary

With the conclusion of February, March has rapidly shifted the conditions affecting Countrywalk's ponds. The series of cold snaps have been broken, as increasingly warm temperatures become the norm. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, This is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment.

Most ponds were in excellent condition on this most recent visit; free of algae and with clear shorelines, though low water levels expose large sections of the beds and banks of ponds. Pond 9A was the only pond found to have any significant algal activity. Algae treated here is in the process of decaying, though will be followed up on during the next maintenance event, with maximum results from treatment will typically be evident within 7-10 days.

Recommendations / Action Items

Continue to remain on top of algae growth.

Target emergent/submergent nuisance grass species along exposed areas.

Thank you for choosing Steadfast Environmental!

Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



February 24, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- In the month of February, a 24-0-11 with pre m was to be installed on the saint augustine. Was this completed by juniper?
- In the month of March, the Bermuda is to receive an application of 24-0-11 w pre m please get this scheduled.
- In the month of march all ornamentals 8-10-10 and palms are to receive an application of 8-2-12 please get this scheduled.

The following are action items for CLM to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

1. Provide a date that the district will see the crape myrtles pencil pruned and de mossed before the growing season.

- 2. There are still a lot of turf weeds around the kid's playground area. When will this be treated?(Pic 2)**



- 3. There are still a lot of vines and weeds on the inbound side of country point boulevard. When will this be addressed?(Pic 3>)**

4. Treat the weeds on the sidewalk area as you go over the bridge on country point.(Pic 4)



POOL DECK, AMENITIES CENTER & COUNTRY POINT

5. Remove the dead from the flax lilies at the deer run center island at the entrance.
6. Diagnose and treat the browning in the parsoni juniper the same island as above.
7. During my inspection we are starting to get a lot of turf weeds throughout the country point boulevard. We need to make sure these are being treated. We don't want them to take over anymore then they have already.
8. Remove the dead fronds from the queen palms on country point boulevard. Some look to have been hit during trimming.
9. Remove the vines and weeds growing in the Indian Hathorne at the main entrance to country walk on the inbound side.
10. During my inspection, the annual beds needed detailing. We need to keep these presentable even without annuals in them.
11. Remove the dead from the flax lilies at the center island beds on country point boulevard. This is in the front of deer run.
12. **Treat the weeds in the Jasmine minima bed as you approach the bridge on country point boulevard.**
13. Treat the crack weeds at the entrance to Rolling Green drive. We need to make sure this is completed throughout the district.(Pic 13>)
14. Remove the volunteer palms growing in evergreen entrance center island.
15. Lift the oak tree on the inbound side of the five farms avenue entrance. This is located next to the lift station.
16. Throughout the district juniper needs to police for moss in the trees. There are still area that

are needing moss removed.

17. The results for the Sylvester palm in the soccer field area have come back. They are negative for disease. We will need to do a root drench as well as fertilize and monitor them for recovery.



Proposals

1. Juniper to provide pricing to revamp the frontage in the areas damaged by the duke energy project. Any areas where turf was damaged need to be replaced. Beds with material that were removed need to be filled back in.



Tab 3



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD Lap & Family Pool Heating Solution

By
Dawn Shanley
The Pool Works of Florida
February 17, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

Estimated Annual Operating
Cost (Lap & Family Pools)
\$14,061.17/year

vs. Propane \$134,418.35/yr



State of Florida Pool Contractor, License # CPC1457968



LAP & FAMILY POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: February 17, 2022

Work to be performed at: 30400 Country Point Blvd | Wesley Chapel, FL 33543

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | sbrletic@jmt.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Pool Data

Pool Volume: Lap Pool 58,800 Gallons | Family Pool 71,900 Gallons

- Install (7) New AquaCal SQ166R SuperQuiet Heat Pumps for the **Pool** { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
 - Qty. (7) New 3x3 Hurricane Concrete Pads
 - Plumb with proper size piping, valves
 - and connect to electrical service.
 - **Electrical Allowance:** \$39,690.00
 1. Directional boring of parallel underground service conduits from local pad mount transformer.
 2. Installation of CT Meter, post and conductors to pad mount transformer.
 3. Installation of a 400amp single phase service panel mounted to a new service rack.
 4. Installation of underground branch circuits and circuit protection for (7) SQ166R heaters
 5. New service application to the electrical utility provider.
 6. Permit application to the building department to include calculations, electrical drawings and inspections.The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements. This will result in extra costs and no work will proceed till owner/manager are notified and approve costs.
 - **Permitting**, if needed
 - **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
 - The Pool Works of Florida 5 Year Workmanship Warranty
 - The Pool Works of Florida Apples to Apples Price Match Guarantee
-
- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
 - ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
 - ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$120,617.22



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD – Lap & Family Pool Heating **Date:** February 17, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$ 40,463.61
40% due upon heater delivery to site.	\$ 32,370.89
10% due within 7 days of completion	\$ 8,092.72

Electrical Allowance (due at signing)	\$ 39,690.00
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2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal

Estimated Annual Operating
Cost (Lap Pool)
\$6,032.46/year
vs. Propane \$60,472.83/yr



State of Florida Pool Contractor, License # CPC1457968



LAP POOL HEATING PROPOSAL

Submitted To: Country Walk CDD **Date:** February 17, 2022
Work to be performed at: 30400 Country Point Blvd | Wesley Chapel, FL 33543
Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | sbrletic@jmt.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Pool Data

Pool Volume: Lap Pool 58,800 Gallons

- Install (3) New AquaCal SQ166R SuperQuiet Heat Pumps for the **Pool** { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
 - Qty. (3) New 3x3 Hurricane Concrete Pads
 - Plumb with proper size piping, valves
 - and connect to electrical service.
 - **Estimated Electrical Allowance:** \$37,690.00
 - Directional boring of parallel underground service conduits from local pad mount transformer.
 - Installation of CT Meter, post and conductors to pad mount transformer.
 - Installation of a 400amp single phase service panel mounted to a new service rack.
 - Installation of underground branch circuits and circuit protection for (3) SQ166R heaters
 - New service application to the electrical utility provider.
 - Permit application to the building department to include calculations, electrical drawings and inspections.

The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements. This will result in extra costs and no work will proceed till owner/manager are notified and approve costs.
 - **Permitting**, if needed
 - **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
 - The Pool Works of Florida 5 Year Workmanship Warranty
 - The Pool Works of Florida Apples to Apples Price Match Guarantee
- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
 - ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
 - ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$81,204.52

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com





State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD – Lap Pool Heating **Date:** February 17, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$ 21,757.26
40% due upon heater delivery to site.	\$ 17,405.81
10% due within 7 days of completion	\$ 4,351.45
Electrical Allowance (due at signing)	\$ 37,690.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal

Estimated Annual Operating
Cost (Family Pool)
\$7,376.43/yr.

Vs. Propane \$73,945.52/yr



State of Florida Pool Contractor, License # CPC1457968



FAMILY POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: February 17, 2022

Work to be performed at: 30400 Country Point Blvd | Wesley Chapel, FL 33543

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | sbrletic@jmt.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Pool Data

Pool Volume: Family Pool 71,900 Gallons

- Install (4) New AquaCal SQ166R SuperQuiet Heat Pumps for the **Pool** { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
- Qty. (4) New 3x3 Hurricane Concrete Pads
- Plumb with proper size piping, valves
- and connect to electrical service.
- **Estimated Electrical Allowance:** \$2,000.00
Installation of underground branch circuits and circuit protection for (4) SQ166R heaters
The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements. This will result in extra costs and no work will proceed till owner/manager are notified and approve costs.
- **Permitting**, if needed
- **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
- The Pool Works of Florida 5 Year Workmanship Warranty
- The Pool Works of Florida Apples to Apples Price Match Guarantee

- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
- ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
- ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$39,413.27



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD – Family Pool Heating **Date:** February 17, 2022

2. Payment schedule as follows:

50% due at contract signing.	\$ 18,706.64
40% due upon heater delivery to site.	\$ 14,965.31
10% due within 7 days of completion	\$ 3,741.32
Electrical Allowance (due at signing)	\$ 2,000.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal

Estimated Annual Operating Cost (Lap & Family Pools)	
Lap Pool	\$48,378.26
Family Pool	\$59,156.42
Total	\$107,534.68/yr.

vs. Cupro-Nickel/Propane
\$134,418.35/yr.



State of Florida Pool Contractor, License # CPC1457968



ETi400 GAS
HEATER
ASME HEADER
PER FIRE CODE

LAP & FAMILY POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: February 17, 2022

Work to be performed at: 30400 Country Point Blvd | Wesley Chapel, FL 33543

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | sbrletic@jmt.com

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Pool Data

Pool Volume: Lap Pool 58,800 Gallons | Family Pool 71,900 Gallons

- Install (4) New ETi400 400,000 BTU (ASME Header) Propane Heater for the **POOL**. (2 for each pool)
 - 3 Year Manufacturer Warranty | Estimated Useful Life 7-10 Years
- Qty. (4) New Concrete Pads
- **Permitting**, if needed
- **Electrical Allowance:** \$39,690.00
 - Directional boring of parallel underground service conduits from local pad mount transformer.
 - Installation of CT Meter, post and conductors to pad mount transformer.
 - Installation of a 400amp single phase service panel mounted to a new service rack.
 - Installation of underground branch circuits and circuit protection for (4) ETi400 heaters
 - New service application to the electrical utility provider.
 - Permit application to the building department to include calculations, electrical drawings and inspections.

The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements. This will result in extra costs and no work will proceed till owner/manager are notified and approve costs.
- The Pool Works of Florida 5 Year Workmanship Warranty
- The Pool Works of Florida Applies to Apples Price Match Guarantee
- **PROPANE INSTALLATION, TANK, PIPING AND CONNECTION (NOT INCLUDED)**

Pentair ETi™ 400 HIGH-EFFICIENCY HEATER

96% thermal efficiency saves more in energy costs than any other gas pool heater.

Save up to 20% on your operating costs!

The ETi™ 400 High-Efficiency Heater pays big dividends by using fully condensing Heat Exchange Technology to put more heat into your pool water and less into its exhaust. That's good for your budget and even better for the environment.

The highest corrosion resistance ever built into a gas-fired pool heat exchanger ASME-certified pure titanium direct-fire heat exchanger.

Titanium Heat Exchanger will not stain your pool due to water chemistry!

You will save up to 20% on your operating cost vs. cupro-nickel propane heaters

Project Total \$112,792.20

The Pool Works of Florida, Inc.

9191 130th Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com





State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD
(Lap & Family Pool – ETi400 Propane Heater)

Date: February 17, 2021

1. Payment schedule as follows:

50% due at contract signing.	\$ 36,551.10
40% due upon heater delivery to site.	\$ 29,240.88
10% due within 7 days of completion	\$ 7,310.22

Electrical Allowance (due at signing) \$ 39,690.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

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5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

Please register your heater with the manufacturer (www.pentair.com)
Please contact your professional gas technician for annual maintenance



State of Florida Pool Contractor, License # CPC1457968



5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.



Price Match Guarantee Program

The Pool Works of Florida will match an actively licensed competitor's price on any comparable project scope.
(Please see the Apples to Apples Comparison Checklist)



State of Florida Pool Contractor, License # CPC1457968

Price Match Guarantee Program Comparison Checklist

The Pool Works proudly offers the Apples to Apples Price Match Guarantee Program. As an industry leader, we provide the most comprehensive proposal packages, assisting our customers to understand the scope and details of the project, the level of our professionalism, our quality craftsmanship, materials and warranties.

As they say, no two companies are the same, but without being an industry expert, how does a Board of Directors make the most informed decision. That is why we have created this Comparison Checklist to help in gathering specifics concerning scope. Tangible comparisons will assist in qualifying your choice.

<u>Comparison Points</u>	<u>The Pool Works</u>	<u>Competitor(s)</u>
○ AquaCal is the manufacturer of the Air Source Heat Pump		
○ The heater unit is the SQ166R. It manually defrosts itself vs. ambient defrost units which can take considerably longer to defrost and get back up and heating.		
○ AquaCal is located in St. Petersburg, FL. They will service and repair their heaters with quick response time. Most other manufacturers have outside labor service to repair their heaters.		
○ No Pool staining		
○ Warranty: 5 Years Labor 7 Years Parts & Compressor Lifetime Titanium Heat Exchanger		
○ 20 Point Planned Maintenance Program (Optional via AquaCal)		
○ 5 Year Workmanship Warranty offered by The Pool Works		



20-Point Planned Maintenance & Equipment Safety Check

PROTECT YOUR INVESTMENT!



PLANNED MAINTENANCE SERVICE

Only **\$199.00** plus tax
(where applicable)
*Exclusively for Florida

*Planned Maintenance is only available in Florida - not available in the Panhandle or the Keys. We recommend all heat pump owners to take advantage of this annual service, starting one year after the installation of the unit.

Just as you would have yearly service performed on your air conditioning system, regular inspection & maintenance of your AquaCal heat pump will ensure highest operating efficiencies while also protecting your investment...Potentially extending the useful life of your heat pump far beyond the warranty period.

Our expertly trained factory service technicians conduct comprehensive maintenance and equipment safety check procedures that will ensure your heat pump operates efficiently and reliably when you need it to.

Annual Maintenance & Safety Check Points:

- Clean Evaporator Coil
- Check Contactor Points
- Check Fan Capacitor Values
- Clean Heat Pump Cabinet
- Check Flow/Pressure Switch
- Check Fan Blade Clearances
- Apply Rust Inhibitors (As Applicable)
- Verify/Check Air Flow Delta
- Verify/Check Water Flow Delta
- Check Fan Motor Amperage Draw
- Check & Clear Condensate Drains
- Check Compressor Capacitor Values
- Check Compressor Amperage Draw
- Check Internal Electrical Connections
- Check Operating Refrigerant Pressures (As Applicable)
- Check Ambient & Water Temperature Sensors
- Check Proper Line & Control Voltage to Unit
- Identify Insect & Rodent Issues Within the Unit
- Identify Environmental Conditions of Concern (Run Off, Sprinklers, etc.)
- Perform Operating Orientation (As Applicable)

Schedule Your Planned Maintenance

We recommend all AquaCal heat pump owners take advantage of this annual service, starting one year after the installation of the unit. You will be surprised at the minimal cost of this service... The service is very reasonably priced for what is included. Please call AquaCal Customer Support, **800.878.0998**, for further information.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.



Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



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We'll match a competitor's price on any exact project scope.

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Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If your frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.

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Custom Heating Solution



About the Manufacturer...

AquaCal has achieved outstanding growth since it opened for business in 1981, becoming the world's largest and leading heat pump manufacturer. As a matter of fact, they have set the standards for the industry. In addition to producing reliable products, they are located in St. Petersburg.

How Does a Swimming Pool Heat Pump Work?

Unlike gas heaters or electric resistance heaters, air-source heat pumps, like AquaCal's, use electricity to transfer heat instead of creating it.

SAVE ENERGY

The electricity is used to circulate refrigerant over an evaporator coil, which contains a refrigerant. As the air collected from the outside passes over the coil, the refrigerant heats and becomes gas, this gas goes through a condenser where the water enters and leaves the unit as warm water into your swimming pool.

Save Money...

Delineate it by the numbers. We offer a non-biased Cost Calculator Analysis which demonstrates the cost comparison and savings during your planned months of use.



Features...

- ✓ **Titanium Heat Exchanger** is impervious to chemical corrosion, offers durability without sacrificing performance. Patented counter-flow water management system. LIFETIME Warranty.
- ✓ **Microprocessor Controlled with Digital Display**
- ✓ **Scroll Compressor**
- ✓ **Corrosion Proof Cabinet**
- ✓ **AquaCal Warranty**
 - 3 Years Labor for Tropical, 5 Years Labor for SQ Units
 - 7 Years Parts



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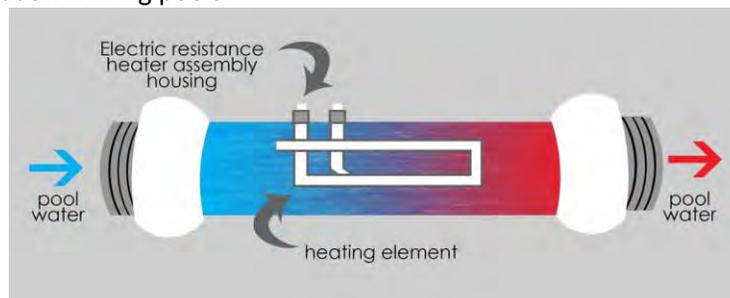
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How Can I Heat My Swimming Pool?

Several heating methods are available to you, each with its own advantages and disadvantages. This section discusses electric resistance heaters, gas heaters, heat pumps, and solar heaters. Different methods are best suited for different swimming pools. Therefore, when shopping for a heater, you should consider both the features of the heater itself and the environment in which the heater would operate.

Electric Resistance Heaters

Electric resistance heaters use electric currents to create heat. Because electric resistance heaters consume large amounts of electricity, they are primarily used to heat spas and small therapy pools and are rarely used to heat swimming pools.



An electric resistance heater creates heat by applying an electrical current to a metal resistor, which acts as a heating element. The metal resistor extends throughout assembly housing inside the unit. The metal resistor heats when a current is applied to it. The spa water enters the assembly housing, washes over the resistor, heats, and exits the assembly housing warm.

Advantages of Electric Resistance Heaters

- With many available for purchase for under \$2,000, electric resistance heaters are relatively inexpensive.
- Electric resistance heaters operate independently of air temperature.
- Because electric resistance heaters emit no air pollution, they are environmentally-friendly.
- Electric resistance heaters occupy very little space, with most occupying less than 12 ft³.

Disadvantages of Electric Resistance Heaters

- Electric resistance heaters are expensive to operate because they require large amounts of electricity.
- With a Coefficient of Performance of 1.00 (See Appendix A), electric resistance heaters are not the most energy-efficient heating system.
- Electric resistance heaters are expensive to install, as they require heavy-duty electrical wiring and large-amperage circuit breakers



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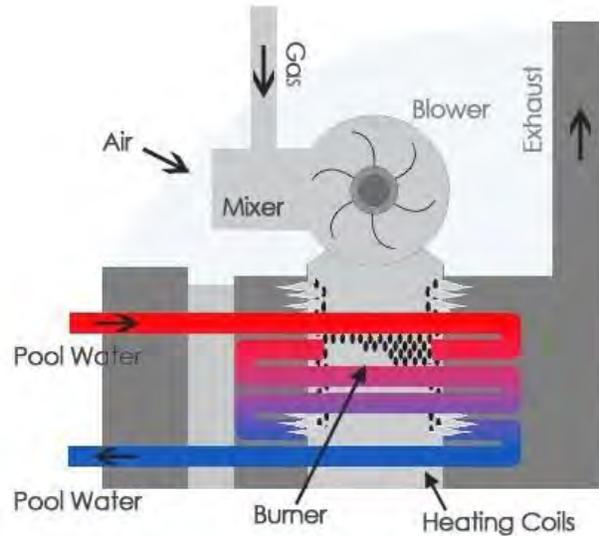
Gas Heaters

Gas heaters have been the primary source of swimming pool heating for several decades due to low gas prices. As gas prices have increased, however, consumers have begun searching for more affordable alternatives, and, as a result, other heating methods have increased in popularity. Gas heaters are still very useful, however. They are very effective in cold climates and when used sporadically. We

have found that gas heaters greatly benefit swimming pool owners who live in climates where the air temperature is below 60°F (15.5°C) and swimming pool owners who only heat their swimming pools a few times each year.

The diagram to the left shows how a gas heater operates. A gas heater burns either natural gas or liquid propane inside a combustion chamber.

Copper coils, which contain swimming pool water, run through the combustion chamber. As the gas burns, swimming pool water runs through these copper coils, and returns to the swimming pool warm. Exhaust created by burning the gas leaves the chamber through a flue.



Advantages of Gas Heaters

- With many available for under \$1,500, gas heaters have relatively low purchase costs.
- Gas heaters offer fast heating. To learn more about quickly heating your swimming pool, [click here](#).
- Because gas heaters create energy by burning gas, they operate independently of air temperature.

Disadvantages of Gas Heaters

- Gas heaters have a Coefficient of Performance between 0.80 and 0.85, which makes them the least efficient heating method.
- Due to high gas prices, gas heaters are very expensive to operate.
- The life span of gas heaters is typically five years.
- Because gas heaters emit pollution as they burn gas, they are not environmentally-friendly.

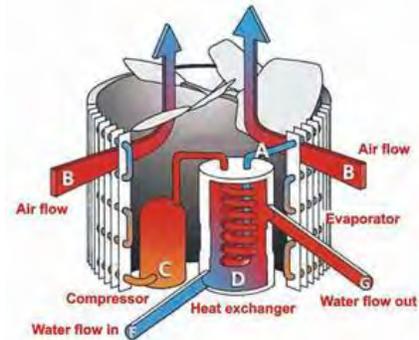


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Air-Source Heat Pumps

Due to their energy efficiency and low operating costs, air-source heat pumps are rapidly growing in popularity. Heat pumps use electricity to transfer heat from the air to your swimming pool. They are most effective in warmer climates and when used regularly. We have found that air-source heat pumps greatly benefit consumers who live in climates where the average air temperature exceeds 60°F (15.5°C) and consumers who use their swimming pools year-round.

Air-source heat pumps transfer heat from the air to swimming pool water. The diagram to the right shows how an air-source heat pump works. Air is drawn into the heat pump and over an evaporator coil, which contains a very cold liquid refrigerant, sometimes referred to as “Freon.” As air passes over the evaporator coil, the refrigerant heats to become warm Freon gas. The warm Freon gas passes through a compressor, which compresses it to a hot Freon gas. Inside the compressor, large amounts of pressure are placed on the warm Freon gas until it becomes hot Freon gas. Then, the hot Freon gas passes through a condenser, which is where the swimming pool water enters and exits the heat pump. The swimming pool water enters the condenser, washes over the condenser coil, heats, and exits the condenser. As the swimming pool water heats, the hot Freon gas cools and becomes a warm liquid. Then, the warm liquid passes through a metering device. Inside the metering device, pressure is reduced on the warm liquid until it once again becomes very cold.



Advantages of Air-Source Heat Pumps

- With their Coefficient of Performance measuring between 5 and 6, heat pumps offer very efficient heating.
- Because of their high Coefficient of Performance, heat pumps have very low operating costs. Specifically, heat pumps typically cost between \$50 and \$150 per month to operate.
- The life span of heat pumps is typically ten years.
- Because heat pumps only use electricity to transfer energy and emit no pollution, they are very environmentally-friendly
- Some air-source heat pumps can be used to both heat **and** cool your swimming pool.

Disadvantages of Air-Source Heat Pumps

- Heat pumps have high upfront costs, with many available for purchase for between \$2,000 and \$4,000.
- Heat pumps offer slower heating than gas heaters.
- Air-source heat pumps operate less efficiently in lower temperatures.

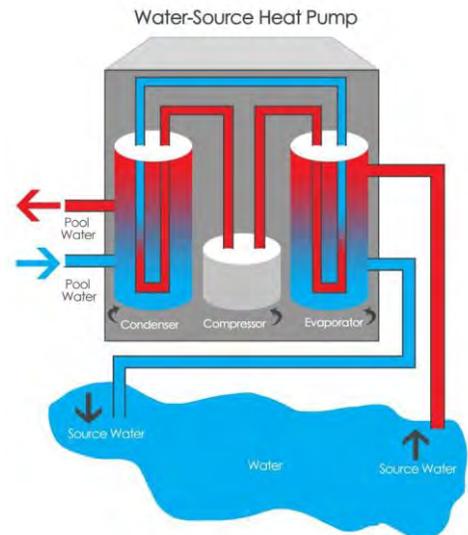


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Water-Source Heat Pumps

Water-source heat pumps embrace newer technology, and therefore are not as widely-used as other types of heating systems. They are, however, growing in popularity, as they have high efficiency and low operating costs. We have found that water-source heat pumps greatly benefit consumers who live in climates where the average air temperature is below 60°F (15.5°C) and consumers who use their swimming pools year-round.

A water-source swimming pool heat pump, also referred to as a geothermal heat pump, transfers heat from a water-source to your swimming pool water. Source water enters the unit and passes over an evaporator coil, which contains a cold liquid refrigerant, often referred to as "Freon." As the source water passes over the coil, the refrigerant heats to become warm Freon gas. The source water cools, exits the evaporator, and travels back to the water source. The warm Freon gas passes through a compressor, which compresses it to hot Freon gas. Then, this hot Freon gas passes through a condenser, which is where the swimming pool water enters and exits the unit. The swimming pool water washes over the coil, heats, and leaves the unit warm. As heat transfers from the coil to the swimming pool water, the hot Freon gas cools to once again become cold refrigerant, and the process starts again.



Water-Source Systems

Because many types of bodies of water exist, many types of water-source heat pumps exist. Some common water-source systems are explained below.

An **open loop**, also known as a deep ground well, consists of two deep wells: one that supplies water to the heat pump and one that returns water back to the ground. How can you tell if your well is deep enough? The bottoms of deep wells should be within porous rock-based soil. By contrast, the bottoms of shallow wells are typically within sandy soil. A shallow well is subject to rapid draw down and clogging from loose soil.



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A **closed loop**, also known as a ground loop, uses the ground as the heat source, rather than the water itself. In this system, plastic tubing is placed underground. A mixture of water and glycol (an antifreeze) circulates through the tubing and collects heat from the ground. The heated mixture returns to the heat pump to heat the evaporator coil. A closed loop system can be either shallow and wide (called a horizontal closed group) or deep and narrow (called a vertical closed group).

A **surface water system** is a type of open loop system. This system draws water from an open body of water. Keep in mind, however, that higher maintenance is required to keep the water-to-refrigerant heat exchangers free of fouling from organic materials. Either fresh water-sources or salt-based water-sources can be used. We do not recommend salt-based water-sources because barnacles and sea mussels can clog the plumbing system and cause a need for equipment replacement.

A **mechanical loop** is part of a large system that uses water to remove heat from a commercial air conditioning system. As the air conditioning system removes “waste” heat from indoors, it transfers it into a water loop. This loop is then cooled using a rooftop cooling tower. A water-source heat pump helps the air conditioning system operate more efficiently by tapping into this loop and removing this “waste” heat from the air conditioning system.

A **pool/spa loop** transfers heat from unheated swimming pools to spas. Because of the large size of a swimming pool, you can transfer enough heat from a swimming pool to warm a spa without noticeable decreasing the swimming pool’s temperature. Specifically, you can use a 50°F (10°C) swimming pool warm a spa to 104°F (40°C).

Advantages of Water-Source Heat Pumps

- With their Coefficient of Performance measuring between 5 and 6, heat pumps offer very efficient heating.
- Because of their high Coefficient of Performance, heat pumps have very low operating costs. Specifically, heat pumps typically cost between \$50 and \$150 per month to operate.
- Water-source heat pumps operate independently of air temperature.
- The life span of heat pumps is typically ten years.
- Because heat pumps only use electricity to transfer energy and emit no pollution, they are very environmentally-friendly

Disadvantages of Water-Source Heat Pumps

- Heat pumps have high upfront costs, with many available for purchase for between \$2,000 and \$4,000.
- Heat pumps offer slower heating than gas heaters.



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Solar Heaters

Within the swimming pool industry, solar energy plays a dominant role in environmentally-friendly products. Solar swimming pool heating systems obtain their heat from the sun. Because solar heaters depend on the sun to heat swimming pools, they mostly benefit consumers who live in very sunny areas.

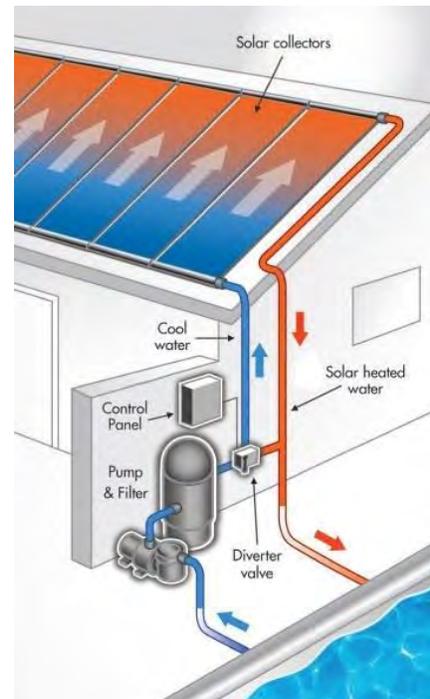
The diagram to the right shows how a solar heater works. When the swimming pool circulation pump operates, swimming pool water travels through solar collectors, which are usually located on the consumer's roof or in the consumer's yard. As the swimming pool water travels through the solar collectors, it heats. The swimming pool water exits the solar collectors warm and returns to the pool.

Advantages of Solar Heaters

- Because solar heaters operate with the swimming pool circulation pump, they have no additional operating costs.
- Solar energy systems are environmentally friendly: they use a clean energy source and they emit no pollutants.
- The typical life span of a solar heater is about 25 years.
- Solar energy systems are energy-efficient, as they require no additional electricity to operate.
- Solar heaters can be used to both heat **and** cool your swimming pool.

Disadvantages of Solar Heaters

- While solar energy is free, a solar heater is the most expensive heating system to purchase, with many available for between \$4,000 and \$7,000.
- A solar heater's efficiency depends upon the amount of sunlight that reaches its solar collectors. Moreover, a solar heater cannot heat a swimming pool during the night. An auxiliary heater is necessary to heat a swimming pool during nights and cloudy days.
- Solar heaters offer slower heating than electric resistance heaters and gas heaters.
- The solar panels of a solar heater occupy a lot of space. Specifically, the surface area of the solar panels will equal the surface area of the swimming pool.



* Information from "The Definitive Guide to Heating Your Swimming Pool"

HEATWAVE SUPERQUIET HEATING PROPOSAL

AIR SOURCE POOL / SPA HEAT PUMPS

POOL LOCATION:
 Country Walk CDD
 30400 Country Point Blvd.
 Wesley Chapel, FL 33543

TELEPHONE: Stephen Brletic, P.E. | 813.868.6508
 stephen.brletic@jmt.com

PREPARED BY: Dawn Shanley

Sizing based on weather statistics for: TAMPA, FL

DISTRIBUTOR:
 The Pool Works of Florida
 9191 130th Avenue N.
 Largo, FL 33773

TELEPHONE: 727.667.9469 Cell | 727.938.8389 x 2

FACSIMILE: 727.938.5594

DATE: 02/18/2022

SWIMMING POOL SIZING DATA PROFILE

Pool Dimensions (width X length):	N/A	Pool Surface Area:	2,396.7 Sq. Ft.
Estimated Surface Area:	2,396.7 Sq. Ft.	Pool Volume:	71,900.0 Gallons
Average Depth:	4.0 Ft.	Water Weight:	598,927.0 lbs.
Wind Conditions:	No	It takes 1 BTU to heat 1 lb of water 1° F.	
Temperature Rise Required:	23.7° F	Disclaimer:	Target Water Temperatures Vary Depending on the Season.
Hertz:	60 Hz		October 1st - April 30th
Source Water Temperature:	N/A		Family Pool
Unit Type:	HEATWAVE SUPERQUIET		

PEAK MONTH HEATING REQUIREMENTS

	<u>Blanket</u>	<u>Aqua Blanket</u>	<u>No Blanket</u>
Heat Loss/Day	4.7° F	7.1° F	11.9° F
BTU Req'd/Day	2,838,914	4,258,371	7,097,285
Peak Month			
	<u>Qty Model</u>	<u>Qty Model</u>	<u>Qty Model</u>
Heat Pump(s)	1 N/A	1 N/A	4 SQ166R
Coldest Day	0 hrs	0 hrs	14.1 hrs
Max Run Time			

HEATWAVE SUPERQUIET SAVINGS

	<u>Blanket</u>	<u>Aqua Blanket</u>	<u>No Blanket</u>
1 Year			
Gas Heating Costs	\$0.00	\$0.00	\$73,945.52
AquaCal Heating Costs	\$0.00	\$0.00	\$7,376.43
AquaCal Savings	\$0.00	\$0.00	\$66,569.09
Savings Percent	0.00%	0.00%	90.02%
5 Year			
Gas Heating Costs	\$0.00	\$0.00	\$369,727.60
AquaCal Heating Costs	\$0.00	\$0.00	\$36,882.15
AquaCal Savings	\$0.00	\$0.00	\$332,845.45
Savings Percent	0.00%	0.00%	90.02%
10 Year			
Gas Heating Costs	\$0.00	\$0.00	\$739,455.20
AquaCal Heating Costs	\$0.00	\$0.00	\$73,764.30
AquaCal Savings	\$0.00	\$0.00	\$665,690.90
Savings Percent	0.00%	0.00%	90.02%

ENERGY PROFILE

LP Gas Cost Per Gallon: \$4.25
 Electric kWh Rate: \$0.13

AVERAGE MONTHLY HEATING COST COMPARISON

	<u>Blanket</u>		<u>Aqua Blanket</u>		<u>No Blanket</u>		Swim			
	HEAT PUMP	GAS	HEAT PUMP	GAS	HEAT PUMP	GAS	AVERAGE MONTH	FIRST HALF	LAST HALF CLIMATE TEMP °F	
January	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,394.11	\$13,975.35	January	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	60.4
February	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,311.76	\$13,149.80	February	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61.8
March	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,064.70	\$10,673.16	March	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66.0
April	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$711.76	\$7,135.09	April	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	72.0
May	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	May	<input type="checkbox"/>	<input type="checkbox"/>	77.2
June	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	June	<input type="checkbox"/>	<input type="checkbox"/>	81.0
July	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	July	<input type="checkbox"/>	<input type="checkbox"/>	81.9
August	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	August	<input type="checkbox"/>	<input type="checkbox"/>	82.2
September	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	September	<input type="checkbox"/>	<input type="checkbox"/>	80.8
October	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$552.94	\$5,542.97	October	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	74.7
November	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,017.64	\$10,201.41	November	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66.8
December	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,323.52	\$13,267.74	December	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61.6
Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$7,376.43	\$73,945.52				

If your pool gets too hot in the summer, AquaCal's Heat'n'Cool heat pump can also cool your pool!

This has been prepared with historical data of the past 30 years. Weather patterns will vary each year. Heat gains and costs will vary accordingly.

AQUACAL AUTOPILOT, INC. 2737 24th STREET NORTH ST. PETERSBURG, FL 33713 Phone 727-823-5642 Fax 727-821-7471

*This applies to all Liquid Blanket products

HEATWAVE SUPERQUIET HEATING PROPOSAL

AIR SOURCE POOL / SPA HEAT PUMPS

POOL LOCATION:
 Country Walk CDD
 30400 Country Point Blvd.
 Wesley Chapel, FL 33543

TELEPHONE: Stephen Brletic, P.E. | 813.868.6508
 stephen.brletic@jmt.com

PREPARED BY: Dawn Shanley

Sizing based on weather statistics for: TAMPA, FL

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TELEPHONE: 727.667.9469 Cell | 727.938.8389 x 2

FACSIMILE: 727.938.5594

DATE: 02/18/2022

SWIMMING POOL SIZING DATA PROFILE

Pool Dimensions (width X length):	N/A	Pool Surface Area:	1,960.0 Sq. Ft.
Estimated Surface Area:	1,960.0 Sq. Ft.	Pool Volume:	58,800.0 Gallons
Average Depth:	4.0 Ft.	Water Weight:	489,804.0 lbs.
Wind Conditions:	No	It takes 1 BTU to heat 1 lb of water 1° F.	
Temperature Rise Required:	23.7° F	Disclaimer:	Target Water Temperatures Vary Depending on the Season.
Hertz:	60 Hz		October 1st - April 30th
Source Water Temperature:	N/A		Lap Pool
Unit Type:	HEATWAVE SUPERQUIET		

PEAK MONTH HEATING REQUIREMENTS

	<u>Blanket</u>	<u>Aqua Blanket</u>	<u>No Blanket</u>
Heat Loss/Day	4.7° F	7.1° F	11.9° F
BTU Req'd/Day	2,321,671	3,482,506	5,804,177
Peak Month			
	<u>Qty Model</u>	<u>Qty Model</u>	<u>Qty Model</u>
Heat Pump(s)	1 N/A	1 N/A	3 SQ166R
Coldest Day	0 hrs	0 hrs	15.4 hrs
Max Run Time			

HEATWAVE SUPERQUIET SAVINGS

	<u>Blanket</u>	<u>Aqua Blanket</u>	<u>No Blanket</u>
1 Year			
Gas Heating Costs	\$0.00	\$0.00	\$60,472.83
AquaCal Heating Costs	\$0.00	\$0.00	\$6,032.46
AquaCal Savings	\$0.00	\$0.00	\$54,440.37
Savings Percent	0.00%	0.00%	90.02%
5 Year			
Gas Heating Costs	\$0.00	\$0.00	\$302,364.15
AquaCal Heating Costs	\$0.00	\$0.00	\$30,162.30
AquaCal Savings	\$0.00	\$0.00	\$272,201.85
Savings Percent	0.00%	0.00%	90.02%
10 Year			
Gas Heating Costs	\$0.00	\$0.00	\$604,728.30
AquaCal Heating Costs	\$0.00	\$0.00	\$60,324.60
AquaCal Savings	\$0.00	\$0.00	\$544,403.70
Savings Percent	0.00%	0.00%	90.02%

ENERGY PROFILE

LP Gas Cost Per Gallon: \$4.25
 Electric kWh Rate: \$0.13

AVERAGE MONTHLY HEATING COST COMPARISON

	<u>Blanket</u>		<u>Aqua Blanket</u>		<u>No Blanket</u>		Swim			
	HEAT PUMP	GAS	HEAT PUMP	GAS	HEAT PUMP	GAS	AVERAGE MONTH	FIRST HALF	LAST HALF CLIMATE TEMP °F	
January	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,140.11	\$11,429.08	January	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	60.4
February	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,072.76	\$10,753.94	February	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61.8
March	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$870.71	\$8,728.53	March	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66.0
April	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$582.08	\$5,835.10	April	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	72.0
May	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	May	<input type="checkbox"/>	<input type="checkbox"/>	77.2
June	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	June	<input type="checkbox"/>	<input type="checkbox"/>	81.0
July	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	July	<input type="checkbox"/>	<input type="checkbox"/>	81.9
August	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	August	<input type="checkbox"/>	<input type="checkbox"/>	82.2
September	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	September	<input type="checkbox"/>	<input type="checkbox"/>	80.8
October	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$452.19	\$4,533.05	October	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	74.7
November	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$832.23	\$8,342.74	November	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66.8
December	Pool Closed	Pool Closed	Pool Closed	Pool Closed	\$1,082.38	\$10,850.39	December	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61.6
Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$6,032.46	\$60,472.83				

If your pool gets too hot in the summer, AquaCal's Heat'n'Cool heat pump can also cool your pool!

This has been prepared with historical data of the past 30 years. Weather patterns will vary each year. Heat gains and costs will vary accordingly.

AQUACAL AUTOPILOT, INC. 2737 24th STREET NORTH ST. PETERSBURG, FL 33713 Phone 727-823-5642 Fax 727-821-7471

*This applies to all Liquid Blanket products

BLANK



PoolSync
READY!



Unit Specifications

		SQ125	SQ145	SQ225	SQ120R	SQ166R
BTUs	80/80/80	101,000	121,000	143,000	110,000	126,000
	(water temp/ambient air/ relative humidity) 80/80/63	95,000	115,000	134,000	103,000	120,000
	80/50/63	62,000	75,000	90,000	72,000	82,000
C.O.P. Coefficient of Performance (water temp/ambient air/ relative humidity)	80/80/80	6.5	7.1	6.5	5.5	5.6
	80/80/63	6.1	6.8	6.1	5.3	5.3
	80/50/63	4.0	4.2	4.0	4.0	4.0
Refrigerant		R410A	R410A	R410A	R410A	R410A
Electrical	Heat or Heat & Cool	H	H	H	H & C	H & C
	kW Input	4.6	5.1	6.4	5.9	6.6
	Voltage/Hz/Phase	A	A, B & G	A, B, E & G	A & B	A, B, E & G
	Max. Fuse Size	A - 60	A - 60 B - 50 G - 20	A - 60 B - 50 E - 30 G - 25	A - 60 B - 50	A - 60 B - 50 E - 30 G - 25
	Min. Circuit Ampacity	A - 40.5	A - 42.1 B - 31.0 G - 14.2	A - 42.1 B - 33.3 E - 18.4 G - 16.2	A - 38.5 B - 31.0	A - 42.1 B - 33.3 E - 18.4 G - 16.2

Over Temperature Alarm Kit available: part number STK0221 for single phase, STK0222 for three phase. Strongly recommended for all spa applications.

Water Flow	Min./Max. (gpm)	30/70	30/70	30/70	30/70	30/70
-------------------	-----------------	-------	-------	-------	-------	-------

A Heater Bypass Kit is required when flow rates exceed the maximum: part number STK0135.

Physical	Weight (lbs)	258	305	315	273	310
	Length x Width x Height (in)	34" x 34" x 44"				

Shipping	Weight (lbs)	298	345	355	313	350
	Length x Width x Height (in)	37" x 36" x 51"				

Rated in accordance with AHRI standard 1160 water temp/ambient air/relative humidity
Specifications subject to change



Superior EFFICIENCY
and QUIETER than
any other heat pump
on the market

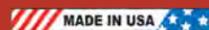
Control from a
CONVENIENT
phone app



California residents visit aquacal.com
for Proposition 65 information.



WWW.
AQUACAL
.COM



AquaCal AutoPilot, Inc. • 2737 24th Street North • St. Petersburg, FL 33713 • 727.823.5642

HeatWave SuperQuiet®

MAXIMIZE THE ENJOYMENT OF YOUR SWIMMING POOL INVESTMENT

by heating your pool with an AquaCal® heat pump.

Free heat is taken from outside air and transferred to the pool water.

A HEAT PUMP DOESN'T BURN ENERGY TO CREATE HEAT.

It only uses a small amount of energy to transfer **FREE** heat from the air to the pool.

The only heat pump that allows you to maximize the potential savings of a variable speed pump is an AquaCal®. Our patented **ThermoLink®** Titanium Heat Exchanger's unique flow characteristics allow you to run the pump at lower RPMs, ultimately saving you money.

This patented hydraulic design adds only 2 PSI at 45 gpm, increasing compatibility with two-speed & variable speed pumps.



Heat a pool for about **25% of the cost** of heating it with gas



No other heat pump in its class is **quieter**



Heat pumps are **green** and have virtually no effect on your carbon footprint



AquaCal® has been producing quality heat pumps **since 1981**



Setting the standard for excellence in the industry for **over 40 years**



Over **375,000** happy customers worldwide

Smart Microprocessor Control with LCD Display

- Weather protected control with **full text display** provides easy-to-read menu options and unit status
- Ability to **connect to external controllers** for heating and cooling mode
- **Hybrid functionality** can initiate a gas heater when an extra boost of heat is needed



AquaTop

- Unique Air Flow Vectoring Top ensures optimal air flow for **maximum efficiency**
- World's ONLY integrated top that **protects internal components** and prevents debris like leaves and other vegetation from getting inside the heat pump, rotting and becoming corrosive
- Protection provided by the AquaTop allows for an extended **10 year warranty** on the evaporator coil



Corrosion Proof Cabinet

- Louvered side panels **protect evaporator coil** while ensuring efficient air flow
- Rust and fade proof cabinet is impact resistant
- Built-in drain pan provides condensate management



ICEBREAKER® Heat & Cool Models

- **Extends swimming season** longer than any other heat pump on the market
- Continues to heat at freezing temperatures to **minimize heat loss**
- Cools your pool to a refreshing temperature

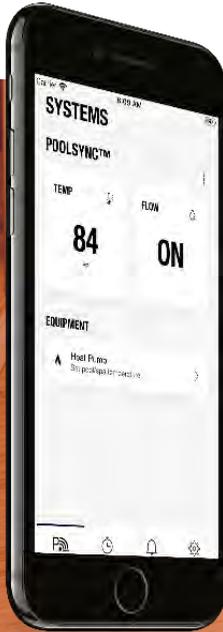
Now PoolSync™ Ready

- Adjust the mode to heat, cool or autotemp (when applicable), and set your temperature through the PoolSync app

*Additional purchase of PoolSync WiFi Controller required



BLANK



PoolSync™

WiFi Controller and App

Now you can control your AquaCal® Heat pump with your phone!

PoolSync™ works with all AquaCal® heat pumps with an HP9 controller.



The PoolSync WiFi Controller gives you the ability to control your heat pump, right through your phone in the PoolSync app.

Part number: ECP0343



Don't have an HP9 controller? You can easily upgrade your existing AquaCal heat pump to work with the PoolSync.

Upgrade kits: STK0225 with 60" cable or STK0226 with 100' cable.



If you see the PoolSync Ready logo on a piece of equipment, then it is compatible with this simple control system



PoolSync™

WiFi Controller

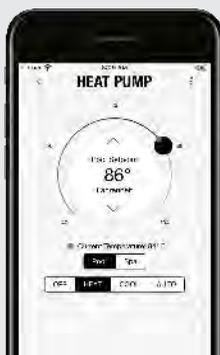
Get your pool in *SYNC!*

Get simple control for a great price!



DASHBOARD

Quickly view your system status on a concise dashboard



HEAT PUMP

Adjust the mode and temperature setting in the blink of an eye



SCHEDULES

Create schedules to automatically adjust your settings

Tab 4

Monthly Manager's Report – Country Walk



Country Walk Community Development District (CDD)

Country Walk Clubhouse

30400 Country Point Blvd. • Wesley Chapel, FL • 33543

Phone: 813-991.6102 • Fax: 813-991.6127

Operations/Maintenance Updates & Date: February 2022

- Received proposal to treat decaying street lights above their bases (155) and submitted to District Management for review.
- Received proposal to outfit the lap and recreational pool decks with sling style furniture throughout and submitted to District Management.
- Executed proposal to replace circuit board on one of the exercise bicycles in the fitness center which had been stuck in low gear. Awaiting receipt of parts and installation.
- Executed proposal to move the gym equipment out of the annex of the fitness center in advance of the floor being ripped up to address the underlying issues causing it to sag.
- Executed proposal to repair section of damaged fencing along White Bird Ave. Executed separate proposal to pressure wash the remainder of the fence line. Submitted third proposal for Phase I of community pressure washing to District Management which would commence April 11th when approved.
- Had power provided to new security cameras (3) facing out towards the playground/pavilion parking lot.
- Contacted all three vendors we had bid the tennis and basketball court resurfacing project for us, and all three came back with their updated pricing. Submitted to District Management for review.
- Executed proposal to replace a shade canopy at the tennis courts to replace one that has been damaged through the course of normal wear and tear. Lead time on delivery is 8 weeks.
- Ordered two new 6' benches to be placed at the playground area. Executed separate proposal to cement the benches into place and to paint the current benches to match the existing benches. Awaiting receipt of benches.
- Executed proposal to repair the bottom of the fence line surrounding the tennis courts and to replace the door with a new design that will allow a lift to move through as needed.
- Had two of the three amenities rules signs placed around the playground and pavilion repaired as they had been ripped off their posts previously.



Rizzetta & Company

- Executed proposal to add 6” of new mulch to the playground and swing set areas. Awaiting installation.
- Executed proposal to add new signage to the tennis court area regarding the lights and a No Parking sign to be placed at Sotogrande Loop.
- Requested proposal to add mulch surrounding the playground area. Awaiting receipt.
- Requested proposal to replace current sprinkler system outside the clubhouse with drip lines so that the building will no longer be directly hit by the sprinklers and water will no longer be able to seep into the building, which is what caused the flooring in the fitness center annex to rot. Awaiting receipt.
- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).
- Patrolled community for street light outages (monthly) and reported them to WREC.

Projected Projects:

- Resurfacing the basketball and tennis courts.
- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new furniture if the Board desires to go that route.

Vendor Site Visits Performing a Service:

- Insect IQ on site to perform monthly maintenance.
- Fit Logic on site to perform quarterly maintenance.
- Pampering Plumber on site to repair two toilets in the men’s and ladies room of the clubhouse, as well as three additional toilets in the pool bar restrooms. Also cleaned out the drain leading from the fitness center private bathroom to outside the clubhouse.
- Department of Health on site for surprise inspection. No violations in either the main pool or the lap pool discovered.

Off Duty Sheriff Reports:

- See attached file for patrol details.
- 0 out of 3 scheduled late night patrols picked up by Deputies.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed February 4th. Mulch found to be as much as 6” below recommended depth in some areas.

Facilities Usage:



- Bridgewater CDD met in the clubhouse lobby on February 3rd, 6:30pm.
- Country Walk CDD met in clubhouse lobby on February 10th, 6:30pm.
- Soccer Shots began 12 week spring session on February 15th, 5pm.
- Resident run senior meetup group met in the clubhouse lobby February 17th, 11:30am.
- Girl Scouts met in the clubhouse lobby February 24th, 6:45pm.
- 3 Private parties held in the clubhouse.
- 5 Private parties held at the pavilion.

Resident Payment Log:

- See attached files for Monthly Financial Transactions as well as Access Card Log for the month of February.

Upcoming Events:

- Easter Party scheduled for Saturday, April 16th.
- Community semi-annual yard sale scheduled for April 23rd.

Board of Supervisor's Requests & Updates:

- Obtain pricing on adding two new benches to the playground area. Order placed.

Resident Requests:

- Installation of exit buttons all throughout the pool exits rather than just the one by the Lanai gate.



Exhibits:

Fencing on White Bird Ave. (Before):



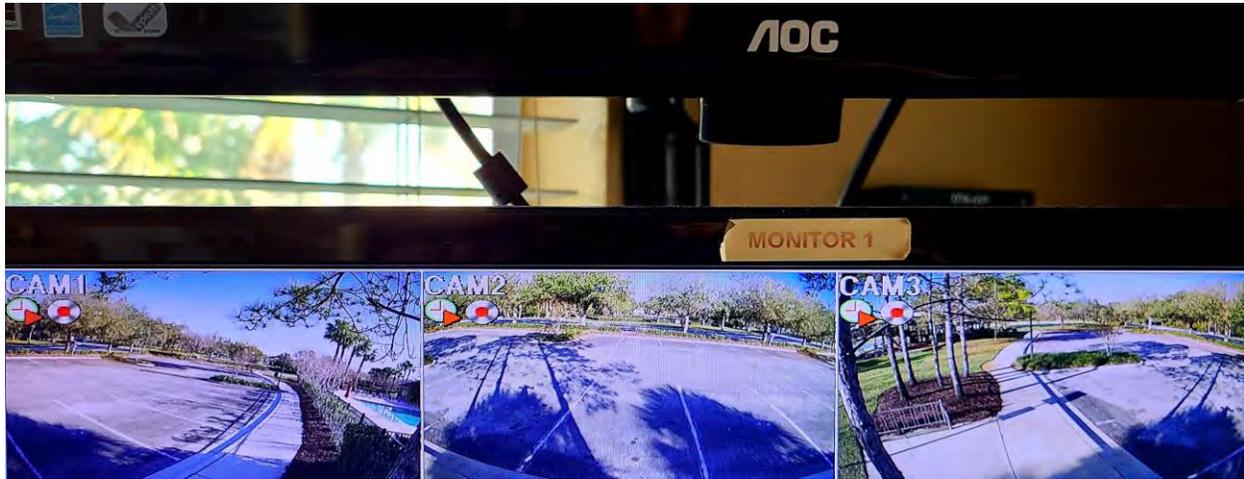
Rizzetta & Company

After:



Rizzetta & Company

New Security Cameras:



Rizzetta & Company

Shade Canopy on Tennis Court (Pending Replacement):



Rizzetta & Company

New Signage at Tennis Courts:



Rizzetta & Company

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OFF DUTY PATROL LOGS

February 2022

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO
Report Sent To: Country Walk Community
Employee Reporting : W. Nelson
Date of Work : 02/01/2022

Event Number : 2022058120
Arrival Time : 1800
On arrival did you check in : Yes
Number of field interview reports: NA
Number of parking tickets: NA
Amount of time running radar: NA

Were there any other types of violations, such as trespassing, written warnings :
NA

Please document a detailed Narrative of events that took place during your detail:

On the listed date and time I conducted multiple patrols around the listed location. I observed no signs of suspicious activity nor did I see any suspicious people during my patrols. No further action.... WN6016

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Pasco County Sheriff~s Office

Report Sent To: country walk

Employee Reporting : J. Reid

Date of Work : 2/7/2022

Event Number : 2022069721

Arrival Time : 1900

On arrival did you check in : YES

Number of field interview reports: 0

Number of parking tickets: 3

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
multiple written warnings

Please document a detailed Narrative of events that took place during your detail:

I observed nothing suspicious at this time, and did not observe any traffic violations. I observed parking violations at the following addresses: Parking Warnings: 30501 PECAN VALLEY LOOP. 4827 ROLLING GREENE DRIVE. 4915 DIAMOND PALMS LOOP. 4807 PORTMARNOCK WAY 4824 BUTLER NATIONAL DRIVE. 4832 BUTLER NATIONAL DRIVE. 30013 BERMUDA DUNES WAY. 30016 BERMUDA DUNES WAY. 4235 WARWICK HILLS DRIVE. 4037 WARWICK HILLS DRIVE. 4219 BETHPAGE COURT 4306 KINGSMILL COURT Parking Citations: 30019 BERMUDA DUNES WAY 4307 BETHPAGE COURT 30800 WHITE BIRD AVENUE

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk
Report Sent To: N/A
Employee Reporting : M. Brewer
Date of Work : 2/10/22

Event Number : 2022075533
Arrival Time : 1800
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
see below

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO
Report Sent To: PSO
Employee Reporting : J. Martinez
Date of Work : 02-16-2022

Event Number : 2022087209
Arrival Time : 1800
On arrival did you check in : Y
Number of field interview reports: 0
Number of parking tickets: 1
Amount of time running radar: 60 Minutes

Were there any other types of violations, such as trespassing, written warnings :
N/A

Please document a detailed Narrative of events that took place during your detail:

Checked in with clubhouse staff. Patrolled neighborhoods for any suspicious activity, illegal parking, and showed overall presence. Conducted radar enforcement at entrance of community to deter speeders entering off of Meadow Pointe Boulevard. Parking citation issued to vehicle blocking flow of traffic and against the flow. It was later removed. No further activity to report.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD
Report Sent To: Sean Craft
Employee Reporting : CPL Donald R. Valverde
Date of Work : 02/28/2022

Event Number : 2022110669
Arrival Time : 1800
On arrival did you check in : Yes, in person at clubhouse
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 4

Were there any other types of violations, such as trespassing, written warnings :
None.

Please document a detailed Narrative of events that took place during your detail:

On 02/28/2022 at 1800 hours, I responded to the Country Walk CDD Clubhouse. Upon arrival, I made contact with the CDD staff inside the Clubhouse and received a paper notating concerns about illegal parking, business vehicles parking in the Clubhouse parking lot, and vehicles being parked in the same parking lot that are not assigned a reserved parking spot after 2100 hours. During my shift I conducted multiple patrols throughout the neighborhood. At 2100 hours, I returned to the clubhouse to try and watch out for the business vehicle parking in the parking lot. It should be noted the vehicle in question did not park during my time observing the lot. I concluded my shift at 2200 hours. NFA - DV4897

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 5



UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 14, 2022 at 9:30am
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4- George); Term 11/18-11/22 (Seat 5- Luanne)

District
Manager's
Report

March 10

2022

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<u>FINANCIAL SUMMARY</u>		<u>1/31/2022</u>
General Fund Cash & Investment Balance:		\$1,304,417
Reserve Fund Cash & Investment Balance:		\$1,488,136
Debt Service Fund Investment Balance:		<u>\$663,110</u>
Total Cash and Investment Balances:		\$3,455,663
General Fund Expense Variance:	\$5,942	Over Budget



Supervisor Request Updates

Budget- The General Fund is over budget by \$5,942. This is District is over budget for line-items Sidewalk Repair & Maintenance & Lake/Pond Bank Maintenance by \$26,883. Overall, the District is under Budget for the year

Supervisor Requests –

- CDD 101 Workshop-Matt will conduct the workshop during the meeting.
- Budget Workshop-The workshop is scheduled for April 25, 2022 at 6:00pm.
- Landscaping Improvements-Walk through with the Chair and Landscaping is schedule for 3/4/2022.
- Juniper is getting proposals for borders for mulching as requested by Board of Supervisor Lou.
- Resident Complaint about cutback- The Board approved cutbacks in 2021 and the last phase hasn't been completed because of safety reasons. Steadfast confirmed that the project is schedule for 3-4-22.
- Gym Repair Project- George was lead liaison on the project and we will discuss at the meeting.
- Open items Discussion-We will discuss at the meeting.

Tab 6



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

January 31, 2022

Prepared by: Rizzetta & Company, Inc.

countrywalkcdd.org
rizzetta.com

Country Walk Community Development District

Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	869,037	0	0	869,037	0	0
Investments	435,380	0	663,110	1,098,490	0	0
Investments - Reserves	0	1,488,136	0	1,488,136	0	0
Accounts Receivable	54,196	0	25,875	80,072	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	15,437	0	0	15,437	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	688,985
Amount To Be Provided-Debt Service	0	0	0	0	0	4,311,015
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	<u>1,374,050</u>	<u>1,488,136</u>	<u>688,985</u>	<u>3,551,171</u>	<u>6,072,546</u>	<u>5,000,000</u>
Liabilities						
Accounts Payable	66,152	0	0	66,152	0	0
Sales Tax Payable	59	0	0	59	0	0
Accrued Expenses Payable	10,588	0	0	10,588	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Rental Deposits	900	0	0	900	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	5,000,000
Total Liabilities	<u>77,699</u>	<u>0</u>	<u>0</u>	<u>77,699</u>	<u>0</u>	<u>5,000,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	641,431	1,494,218	401,523	2,537,171	6,072,546	0
Net Change in Fund Balance	654,920	(6,082)	287,462	936,300	0	0
Total Fund Equity & Other Credits	<u>1,296,350</u>	<u>1,488,136</u>	<u>688,985</u>	<u>3,473,472</u>	<u>6,072,546</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,374,050</u>	<u>1,488,136</u>	<u>688,985</u>	<u>3,551,171</u>	<u>6,072,546</u>	<u>5,000,000</u>

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	14	14	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,031,439	3,439	(0.33)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	4,150	4,150	0.00%
Total Revenues	1,028,000	1,028,000	1,035,603	7,603	(0.74)%
Expenditures					
Legislative					
Supervisor Fees	13,000	4,333	3,600	733	72.30%
Financial & Administrative					
Administrative Services	6,120	2,040	2,040	0	66.66%
District Management	36,225	12,075	12,075	0	66.66%
District Engineer	18,000	6,000	10,738	(4,738)	40.34%
Disclosure Report	1,600	0	0	0	100.00%
Trustees Fees	6,000	1,886	1,886	0	68.57%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,355	1,785	1,785	0	66.66%
Accounting Services	22,440	7,480	7,480	0	66.66%
Auditing Services	3,500	0	3,629	(3,629)	(3.68)%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Public Officials Liability Insurance	4,500	4,500	4,274	226	5.02%
Supervisors Workers Comp Insurance	1,000	1,000	0	1,000	100.00%
Legal Advertising	2,000	667	318	348	84.08%
Miscellaneous Mailings	1,000	333	0	333	100.00%
Dues, Licenses & Fees	1,000	740	744	(4)	25.59%
Website Hosting, Maintenance, Backup (and Email)	3,640	2,238	2,238	1	38.53%
Legal Counsel					
District Counsel	20,000	6,667	11,889	(5,222)	40.55%
Law Enforcement					
Deputy	30,000	10,000	4,440	5,560	85.20%
Electric Utility Services					
Utility Services	30,000	10,000	7,228	2,772	75.90%

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	80,000	26,667	22,294	4,372	72.13%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	250	240	10	68.00%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	2,417	2,769	(352)	61.80%
Stormwater Control					
Aquatic Maintenance	23,000	7,667	6,592	1,075	71.33%
Lake/Pond Bank Maintenance	1,500	500	12,000	(11,500)	(700.00)%
Fountain Service Repair & Maintenance	2,000	667	360	307	82.00%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	2,600	2,600	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	0	8,333	100.00%
Property Insurance	16,117	16,117	15,384	733	4.54%
General Liability Insurance	4,289	4,289	4,094	195	4.54%
Rust Prevention	6,000	2,000	1,580	420	73.66%
Entry & Walls Maintenance	2,500	833	283	551	88.69%
Landscape Maintenance	135,780	45,260	52,914	(7,654)	61.02%
Tree Trimming Services	5,000	1,667	2,912	(1,246)	41.75%
Irrigation Repairs	18,000	6,000	7,500	(1,500)	58.33%
Holiday Decorations	17,000	17,000	13,500	3,500	20.58%
Landscape Mulch	30,800	10,267	22,500	(12,233)	26.94%
Annual Flower Rotation	25,100	8,367	6,275	2,092	75.00%
Top Choice Ant Treatment	6,300	2,100	0	2,100	100.00%
Stormwater Pond Cutbacks	9,000	3,000	2,373	627	73.63%
Multi-Purpose Field Maintenance	11,500	3,833	0	3,833	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	833	0	833	100.00%
Sidewalk Repair & Maintenance	2,000	667	16,050	(15,383)	(702.50)%
Common Areas Pressure Washing	16,000	5,333	7,400	(2,067)	53.75%
Parking Lot Repair & Maintenance	2,500	833	0	833	100.00%
Parks & Recreation					
Management Contract	18,000	6,000	6,000	0	66.66%

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	58,540	50,665	7,875	71.15%
Maintenance & Repair	30,000	10,000	11,470	(1,470)	61.76%
Telephone, Fax, Internet	4,300	1,433	1,268	166	70.51%
Clubhouse - Facility Janitorial Service	7,400	2,467	2,500	(33)	66.21%
Computer Support, Maintenance & Repair	1,000	333	78	255	92.20%
Office Supplies	2,500	833	967	(133)	61.33%
Clubhouse - Facility Janitorial Supplies	8,500	2,833	1,154	1,679	86.41%
Furniture Repair/Replacement	3,000	1,000	0	1,000	100.00%
Dog Waste Station Supplies	2,800	933	931	3	66.75%
Athletic/Park Court/Field Repairs	4,000	1,333	729	604	81.77%
Pool Service Contract	12,000	4,000	3,600	400	70.00%
Pool Repairs	5,000	1,667	0	1,667	100.00%
Playground Equipment & Maintenance	3,459	1,153	1,006	147	70.91%
Security System Monitoring & Maintenance	6,500	2,167	1,918	249	70.49%
Special Events					
Special Events	15,000	5,000	10,934	(5,934)	27.10%
Contingency					
Wildlife Management Services	15,600	5,200	5,200	0	66.66%
Fitness Equipment Repair & Maintenance	1,000	333	0	333	100.00%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	11,667	0	11,667	100.00%
Total Expenditures	<u>1,028,000</u>	<u>374,741</u>	<u>380,683</u>	<u>(5,942)</u>	<u>62.97%</u>
Excess of Revenues Over (Under) Expenditures	0	653,259	654,920	1,661	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	653,259	654,920	1,661	0.00%
Fund Balance, Beginning of Period	0	0	641,431	641,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>653,259</u>	<u>1,296,350</u>	<u>643,091</u>	<u>0.00%</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	50	50	0.00%
Total Revenues	<u>0</u>	<u>50</u>	<u>50</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	0	6,132	(6,132)	0.00%
Total Expenditures	<u>0</u>	<u>6,132</u>	<u>(6,132)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,082)</u>	<u>(6,082)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>(6,082)</u>	<u>(6,082)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,494,218	1,494,218	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,488,136</u></u>	<u><u>1,488,136</u></u>	<u><u>0.00%</u></u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0.00%
Special Assessments				
Tax Roll	491,393	492,448	1,055	0.21%
Total Revenues	<u>491,393</u>	<u>492,459</u>	<u>1,066</u>	<u>0.22%</u>
Expenditures				
Debt Service				
Interest	216,393	104,997	111,396	51.47%
Principal	275,000	100,000	175,000	63.63%
Total Expenditures	<u>491,393</u>	<u>204,997</u>	<u>286,396</u>	<u>58.28%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>287,462</u>	<u>287,462</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>287,462</u>	<u>287,462</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>688,985</u></u>	<u><u>688,985</u></u>	<u><u>0.00%</u></u>

Country Walk CDD
Investment Summary
January 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2022</u>
The Bank of Tampa	Money Market	\$ 5,099
		<u>5,099</u>
The Bank of Tampa ICS - Bond Excess Pacific Western Bank	Money Market	106,464
		<u>106,464</u>
The Bank of Tampa ICS - Operating Bango Savings Bank	Money Market	75,465
Flushing Bank	Money Market	248,352
		<u>323,817</u>
	Total General Fund Investments	\$ <u><u>435,380</u></u>
The Bank of Tampa ICS - Cap Reserve Bangor Savings Bank	Money Market	\$ 172,887
City National Bank of Florida	Money Market	179,953
Pacific Western Bank	Money Market	141,888
Park National Bank	Money Market	248,352
Pinnacle Bank	Money Market	248,352
Umpqua Bank	Money Market	248,352
United Bank	Money Market	248,352
	Total Reserve Fund Investments	\$ <u><u>1,488,136</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 4,230
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	2
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	477,144
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	166,122
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,612
	Total Debt Service Fund Investments	\$ <u><u>663,110</u></u>

Country Walk Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>54,196.32</u>
		Total 001 - General Fund	54,196.32

Country Walk Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>25,875.37</u>
		Total 200 - Debt Service Fund	<u>25,875.37</u>
Report Balance			<u><u>80,071.69</u></u>

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2021

001 - General Fund

From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta Amenity Services, Inc.	12/31/2021	INV0000000009432	Out of Pocket Expenses 12/21	100.40
Aquarius Water Refining, Inc.	1/1/2022	175343	Commercial Triplex Aris System Rental 01/22	395.00
Romaner Graphics	1/10/2022	20936	Maintenance & Repairs Sidewalk 01/22	15,550.00
Withlacoochee River Electric Cooperative, Inc	1/11/2022	10270434 12/21	Summary Billing 12/21	8,527.28
Spectrum	1/14/2022	048209801011422	30400 Country Point Blvd TV 01/22	307.93
Johnson, Mirmiran & Thompson, Inc.	1/19/2022	3-185916	Engineer Services 12/21	4,307.50
Rizzetta & Company, Inc.	1/21/2022	INV0000065334	Personnel Reimbursement 01/21/22	5,696.11
Stellar Electrical Services LLC	1/24/2022	12062021003	Interior and Exterior Clubhouse Lighting Repair 01/22	3,072.90
Poop 911 Tampa	1/25/2022	5104318	Dog Park Waste Removal 01/22	232.70
Julie Partee	1/25/2022	012522 - Partee	Refund of Clubhouse Rental Canceled Event 01/22	125.00
Juniper Landscaping of Florida LLC	1/25/2022	147995	Monthly Landscape Pest Control 1/22	175.00
Pasco County Utilities Services Branch	1/26/2022	16095935	Acct #0489145 30400 Country Point Blvd 01/22	432.66
Romaner Graphics	1/26/2022	20964	Pool Rules Sign Install 01/22	680.00
Clean Sweep Supply Co., Inc.	1/27/2022	2733	Janitorial Supplies 01/22	113.90
Pasco Sheriff's Office	1/31/2022	I-12/3/2021-06672	Off Duty Detail 01/22	1,440.00
Juniper Landscaping of Florida LLC	1/31/2022	148540	Mulch Installation 01/22	22,500.00
Straley Robin Vericker	1/31/2022	20993	Legal Services 01/22	2,495.95
			Total 001 - General Fund	66,152.33
Report Total				66,152.33

Country Walk Community Development District
Notes to Unaudited Financial Statements
January 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 01/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY21-22 in the amount of \$14,375.69 was received in February 2022.
6. Debt Service Fund – Payment for Invoice FY21-22 in the amount of \$6,863.50 was received in February 2022.

Tab 7



FLORIDA COURTS, INC.
6820 HUDSON AVE.
HUDSON, FL 34667
727-861-0004

www.floridacourtsinc.com

PROPOSAL A
PAGE 1 OF 3

AGREEMENT

DATE: 8/16/21

CONTACT: Sean Craft (Clubhouse Manager) ph# 813-991-6102

Email: scraft@countrywalkwc.net

LOCATION: Country Walk CDD – 30400 Country Point Blvd. – Wesley Chapel, FL 33543

CONDITIONS: Resurface 1 basketball court with a 4 coat system.

1. Florida Courts will first **pressure wash any mildew off** the court to provide a proper base for adhesion of resurfacing materials.
2. Florida Courts will **flood the court** and check for puddles where standing water covers 1/8” in depth (thickness of a nickel) after the surface has been able to dry, under sunny conditions, for 1 hour. We will then **patch these areas with Acrylic Patch Binder cement mix to reduce the amount of standing water.** Water that does not cover a nickel after an hour is in tolerance.
3. Florida Courts will **saw cut the asphalt that has heaved on the N.W. side of the court. This may be from a tree root. We will remove what has heaved the surface. This will then be patched with Acrylic Patch Binder cement mix and machine sanded flush with the surrounding court surface.**
4. Florida Courts will fill any existing cracks with **crack filler**. We will **apply a 12” wide strip of fiberglass mesh over the length of any existing crack.** This will help to keep any existing crack from reappearing.
5. Florida courts will resurface the existing court area using **Sport Master** specifications and materials with a **4 coat color system**, in the colors chosen by the client, (no additional charge for two-tone). **2 coats of Acrylic Resurfacer, fortified with sand**, will first be applied to prepare the court surface for the following color coats. This will be followed by the application of **2 coats of Color Concentrate, fortified with sand**, to provide uniformity & depth of color.
6. Florida Courts will **re-stripe all game lines with 1 coat of Stripe Right Primer and 1 coat of heavy bodied Textured T/C White Line Paint** (this will make for sharp edged clean lines).
7. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **\$5,800.** Payment schedule as follows: 50% (\$2,900.) due before work is to begin, 50% (\$2,900.) due upon completion.
8. Client agrees to **provide water and electricity** for construction purposes.

WARRANTY:

Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear and any structural damage that may be pre-existing. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base "settling", structural or shrinkage cracks, cracks of any kind, growth of mushrooms and or tree roots under the asphalt, fading of paint, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

CONDITION OF SALE:

The Purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

- 1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- 2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- 3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- 4) Buyer hereby assigns without recourse Florida Courts, Inc. the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by the contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Pasco County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon request *any changes or additions to standard coverage at additional cost.

* **Please note: a Start date** cannot be scheduled without our receipt of a fully executed signed contract.

ACCEPTED BY _____
CLIENT SIGNATURE

DATE ACCEPTED: _____

PRINT NAME _____

GREGORY A. VIRCHAU
PRESIDENT
FLORIDA COURTS, INC.

Please email or mail signed agreement to:

Email: floridacourts@verizon.net

Florida Courts, Inc.
6820 Hudson Avenue
Hudson, Fl. 34667

BLANK



Precision Courts, LLC

315 Bath St – Tarpon Springs, FL 34689 (901) 832-2333

Proposal/Contract

To: Country Walk

2/12/2022

For: Resurfacing 1 Basketball Court

SCOPE OF WORK

1. Clean court as needed to ensure proper adhesion of materials
2. Make all necessary repairs
3. Sand repairs to reduce visibility
4. Apply 1 coat of Acrylic Resurfacer
5. Apply 2 coats of Acrylic Surfacing Material (in Customer's choice of color)
6. Apply lines for recreational basketball play using textured line paint
7. Clean work area

TOTAL COST - \$6000

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

References:

1. Bruce Rhem – Homeowner
New Port Richey
727-741-3684
2. Robert Childs - Park Director
Germantown, TN
901-233-0843
3. Dale Jordan – Teaching Pro
Tournament Players Club
Memphis, TN
901-488-4482
4. Chris Hoban - Park Director
Dunedin, FL
727-433-1583
5. Nick Tzigos – Maintenance Supervisor
Safety Harbor, FL
727-423-9239
6. Jeff Nichols – Owner
American Tennis Courts
Mobile, AL
251-583-7264
7. John Sonner – Project Manager
Fast – Dry Courts
Pompano Beach, FL
954-553-2269
8. Dan Peterson – Owner
Project Backboard
512-492-2062
9. Hannah Hunter - Owner
Swishh Dreams
407-607-8947
10. James Bollinger
Homeowner
Brandon, FL
813-727-9456
11. Chris Hill
Project Manager –Black Rock Asphalt
813-505-8163
12. Kevin Masserian
Project Mgr – Commercial Interiors
727-686-9616
13. Josh DeSoto
Regional Sales/SportMaster
419-357-2041

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.
WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.
DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.
Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

BLANK



Scope of work for Basketball Court located at Country Walk CDD:

Cleaning: Court to be cleaned of all trash, sand, and debris.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day.

Cracks: All cracks to be filled with crack filler and overlaid with fiberglass.

Surface Coat 1: One coat of acrylic resurfacer along with silica sand will be applied to entire court.

Surface Coat 2&3: Two coats of color along with silica sand will be applied to entire court – color at your discretion.

Playing lines: White regulation lines applied to court.

Guarantee: This surface comes with a 2-year guarantee against peeling, lifting and unusual fading.

Note: Price is total for entire basketball court job.

Price: \$5,500.00 (half required to start job and the remainder at the completion of job)

Proposal prepared by Ron Taylor

Acceptance of Proposal

The above prices, specification and conditions are here by accepted. Taylor Tennis can proceed with the above agreed upon Scope of work.

Accepting Signature: _____ Date: _____

3608 101st Ave E Parrish, FL 34219 Phone: 941.822.4490 Email: taylortennismore@yahoo.com

Tab 8



FLORIDA COURTS, INC.
6820 HUDSON AVE.
HUDSON, FL 34667
727-861-0004

www.floridacourtsinc.com

PROPOSAL A
PAGE 1 OF 3

AGREEMENT

DATE: 8/16/21

CONTACT: Sean Craft (Clubhouse Manager) ph# 813-991-6102

Email: scraft@countrywalkwc.net

LOCATION: Country Walk CDD – 30400 Country Point Blvd. – Wesley Chapel, FL 33543

CONDITIONS: Resurface 2 tennis courts with a 4 coat system.

1. Florida Courts will first **pressure wash any mildew off** the courts to provide a proper base for adhesion of resurfacing materials.
2. Florida Courts will **flood the courts** and check for puddles where standing water covers 1/8” in depth (thickness of a nickel) after the surface has been able to dry, under sunny conditions, for 1 hour. We will then **patch these areas with Acrylic Patch Binder cement mix to reduce the amount of standing water.** Water that does not cover a nickel after an hour is in tolerance.
3. Florida Courts will fill any existing cracks with **crack filler**. We will **apply a 12” wide strip of fiberglass mesh over the length of any existing crack**. This will help to keep any existing crack from reappearing.
4. Florida courts will resurface the existing 2 court area using **Sport Master** specifications and materials with a **4 coat color system**, in the colors chosen by the client, (no additional charge for two-tone). **2 coats of Acrylic Resurfacer, fortified with sand**, will first be applied to prepare the court surface for the following color coats. This will be followed by the application of **2 coats of Color Concentrate, fortified with sand**, to provide uniformity & depth of color.
5. Florida Courts will **re-stripe all game lines with 1 coat of Stripe Right Primer and 1 coat of heavy bodied Textured T/C White Line Paint** (this will make for sharp edged clean lines). Florida Courts **will re-paint tennis net posts**.
6. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **\$14,400**. Payment schedule as follows: 50% (\$7,200.) due before work is to begin, 50% (\$7,200.) due upon completion.
7. Client agrees to **provide water and electricity** for construction purposes.

WARRANTY:

Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear and any structural damage that may be pre-existing. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base "settling", structural or shrinkage cracks, cracks of any kind, growth of mushrooms and or tree roots under the asphalt, fading of paint, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

CONDITION OF SALE:

The Purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

- 1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- 2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- 3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- 4) Buyer hereby assigns without recourse Florida Courts, Inc. the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by the contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Pasco County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon request *any changes or additions to standard coverage at additional cost.

PAGE 3 OF 3

*** Please note: a Start date cannot be scheduled without our receipt of a fully executed signed contract.**

ACCEPTED BY _____
CLIENT SIGNATURE

DATE ACCEPTED: _____

PRINT NAME _____

GREGORY A. VIRCHAU
PRESIDENT
FLORIDA COURTS, INC.

Please email or mail signed agreement to:

Email: floridacourts@verizon.net

**Florida Courts, Inc.
6820 Hudson Avenue
Hudson, Fl. 34667**

BLANK



Precision Courts, LLC

315 Bath St – Tarpon Springs, FL 34689 (901) 832-2333

Proposal/Contract

To: Country Walk

2/12/2022

For: Resurfacing 2 Tennis Courts

SCOPE OF WORK

1. Clean courts as needed to ensure proper adhesion of materials
2. Make all necessary repairs
3. Sand repairs to reduce visibility
4. Apply 1 coat of Acrylic Resurfacer
5. Apply 2 coats of Acrylic Surfacing Material (in Customer's choice of color)
6. Apply regulation lines using textured line paint
7. Repair/repaint net posts as needed
8. Deliver and install 2 new tennis nets
9. Clean work area

TOTAL COST - \$13,500

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

References:

1. Bruce Rhem – Homeowner
New Port Richey
727-741-3684
2. Robert Childs - Park Director
Germantown, TN
901-233-0843
3. Dale Jordan – Teaching Pro
Tournament Players Club
Memphis, TN
901-488-4482
4. Chris Hoban - Park Director
Dunedin, FL
727-433-1583
5. Nick Tzigos – Maintenance Supervisor
Safety Harbor, FL
727-423-9239
6. Jeff Nichols – Owner
American Tennis Courts
Mobile, AL
251-583-7264
7. John Sonner – Project Manager
Fast – Dry Courts
Pompano Beach, FL
954-553-2269
8. Dan Peterson – Owner
Project Backboard
512-492-2062
9. Hannah Hunter - Owner
Swishh Dreams
407-607-8947
10. James Bollinger
Homeowner
Brandon, FL
813-727-9456
11. Chris Hill
Project Manager –Black Rock Asphalt
813-505-8163
12. Kevin Masserian
Project Mgr – Commercial Interiors
727-686-9616
13. Josh DeSoto
Regional Sales/SportMaster
419-357-2041

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, If no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.
WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.
DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.
Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

NOTE FOR SURFACING CONTRACTS: Customer is responsible for providing receptacle for trash disposal. Also, If no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. **There is no warranty against cracking.** Yearly maintenance is highly recommended to maintain minimal cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

BLANK



Scope of work for Tennis Courts located at Country Walk CDD:

Cleaning: Courts to be cleaned of all trash, sand, and debris.

Flooding: Courts to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day.

Cracks: All cracks to be filled with crack filler.

Surface Coat 1: One coat of acrylic resurfacer along with silica sand will be applied to entire court.

Surface Coat 2&3: Two coats of color along with silica sand will be applied to entire court – color at your discretion.

Playing lines: White regulation lines applied to courts per USTA standards. Also applying pickleball lines to one tennis court.

Guarantee: This surface comes with a 2-year guarantee against peeling, lifting and unusual fading.

Note: Price is total for entire tennis court job.

Price: \$11,500.00 (half required to start job and the remainder at the completion of job)

Proposal prepared by Ron Taylor

Acceptance of Proposal

The above prices, specification and conditions are here by accepted. Taylor Tennis can proceed with the above agreed upon Scope of work.

Accepting Signature: _____ Date: _____

3608 101st Ave E Parrish, FL 34219 Phone: 941.822.4490 Email: taylortennismore@yahoo.com

Tab 9



Gladiator Pressure Cleaning

P.O. Box 26574
 Tampa, FL 33623
 Ph: (800) 270-9411 - Fax: (813) 607-6625
 www.gladiatorpressurecleaning.com
 Email: service@gladiatorpc.com



Quote

3804
Date
8/13/2021



Billing Name / Address	
Country Walk CDD 30400 Country Point Blvd. Wesley Chapel, FL 33543 Attn: Sean Craft	
Customer Phone	813-991-6102

Item	Description	Qty	Rate	Total
Sidewalk and c...	Provide the following pressure cleaning services to the cleaning address listed above; This portion, deemed High visibility to be completed first in or around March 2021 and includes the following: Main sidewalks, curbing and islands along Country Point Blvd (\$5925) Pool Deck and Pool Furniture (\$1095) Roundabout sidewalks and curbing (\$2150) Clubhouse sidewalks and curbing (\$300)		9,470.00	9,470.00
Rust Removal	Treat roundabout area with a mild acid solution in an attempt to remove rust stains from the concrete.		450.00	450.00

For questions or concerns, please do not hesitate to contact Steve McDonough at (813) 924-2256.



Total	\$9,920.00
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Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Tab 10



Proposal

Proposal No.: 149079

Proposed Date: 02/28/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Drip lines At Gym

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Enhancement					\$1,641.71
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 100 ft.	200.00	FT	\$0.57	\$113.14	
Misc Fittings - up to 1"	10.00	EA	\$2.86	\$28.57	
Maintenance Division Labor	20.00	HR	\$75.00	\$1,500.00	
Total:					\$1,641.71

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 11



Proposal

Proposal No.: 148442

Proposed Date: 02/28/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Mulch on Five Farms and Play area

This proposal is to add much to the buffer area between the home on Five farms that are next to the common area . Also Much around the playground barrier .

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$715.46
Cocobrown Mulch, 03CF bag - 03CF	50.00	03CF	\$10.47	\$523.46	
Maintenance Division Labor	4.00	HR	\$48.00	\$192.00	
Total:					\$715.46

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 12



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
2/8/2022	22856

Name / Address
Country Walk Wesley Chapel 30359 Five Farms Avenue Wesley Chapel, Florida 33543 Sean Craft 813-991-6102 scraft@countrywalkwc.net

Ship To
Country Walk Wesley Chapel 30359 Five Farms Avenue Wesley Chapel, Florida 33543 Sean Craft 813-991-6102 scraft@countrywalkwc.net

P.O. No.	Terms	Due Date	Rep	FOB
Sean	50%DN Bal C.O.D.	2/8/2022	Int	Palmetto

Item	Quantity	Description	Cost	Total
C-150SL	66	Classic Sling Lounge, 1" Extrusion	243.00	16,038.00T
C-75SL	8	Classic Sling Barstool, 1" Extrusion	163.00	1,304.00T
C-50SL	36	1" Tube Stackable Sling Chair COLORS TO BE DETERMINED	118.00	4,248.00T
Freight		Shipping Charge	100.00	100.00

Subtotal		\$21,690.00
Sales Tax (0.0%)		\$0.00
Total		\$21,690.00

Phone #	Fax #
941-722-5643	941-723-9223

Tab 13

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, February 10, 2022, at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Luanne Dennis	Board Supervisor, Chairman
George O'Connor	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary (via conference call)
Jami Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services Manager
Stephen Brletic	District Engineer, JMT
Sean Craft	Clubhouse Manager
Vanessa Steinerts	DC; Straley & Robin
Craig Bramblett	Juniper Landscape
Josh Burton	Juniper Landscape

Audience	Audience in Attendance
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report. The Board would like to receive this report a head of time so they can review it.

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B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. Liggett mentioned that in his report he came across a rain sensor that is covered in debris and was not sure if it was an active sensor or one that is not being used. Mr. Brletic confirmed that it is an old inactive sensor.

Mr. Liggett reached out to Duke Energy regarding the irrigation damage at the front of the community, he sent them the proposal to get this fixed and is waiting on a response.

The Board requested Juniper Landscape to prepare a proposal for the annual rotations and present them at the next meeting.

C. Clubhouse Manager

Mr. Craft presented his monthly report to the Board.

The Board requested Mr. Craft to get a proposal to remove the bird nest.

D. District Engineer

Mr. Brletic presented his report for the Board.

Mr. Brletic presented three sidewalk repair proposals to the Board, Superior Sealers for \$15,950.00, Construction Management Services for \$18,685.00 and Romaner Graphics for \$30,100.00. After a brief discussion, the Board agreed to accept the Superior Sealers proposal in the amount of \$15,950.00.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Superior Sealers Proposal for Sidewalk Repairs in the amount of \$15,950.00 for the Country Walk Community Development District.

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Mr. Brletic also presented several proposals for family pool resurfacing, lap pool resurfacing, new pool pumps and plumbing for the family pool and lap pool, chair lift repairs for the family pool and lap pool and LED lights for the family pool.

After a lengthy discussion, the Board approved all proposals listed above from Pool Works with the expectation that the pool resurfacing project will be done by March 1, 2023.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Pool Works proposals for the resurfacing of the family pool (\$39,872.00) and lap pool (\$38,479.00) with a completion date of March 1, 2023 for the Country Walk Community Development District.
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86 On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Pool Works Proposals for lap pool repairs (\$8,790.00), new pumps and plumbing in both the family pool (\$29,300.00) and the lap pool (\$12,995.00) for the Country Walk Community Development District.

87 On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board approved the Pool Works Proposal for the family pool and lap pool chair lift repairs in the amount of \$8,374.00 for the Country Walk Community Development District.

88 On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Pool Works proposal for G5 LED Pool Lights for the family pool (\$4,250.00) and the lap pool (\$3,400.00) for the Country Walk Community Development District.

89 Mr. Brletic spoke about providing a stormwater management needs for the CDD. After
90 discussion, the Board approve JMT Engineering Services to provide CDD a Stormwater
91 Management Need Analysis not to exceed \$7,710.00

92 On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board approved JMT Engineering
93 Services to provide a Stormwater Management Needs Analysis not to exceed \$7,710.00 for the
94 Country Walk Community Development District.

95 **E. District Counsel**
96 Not Present.

97 **F. District Manager**

98 The Board received the District Manager report from Mr. Adams.

99
100 Mr. Adams reminded the Board of their next regular scheduled meeting to be held on March
101 10, 2022, at 4:00 p.m.

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103 Mr. Adams presented the December 2021 financial statement and reviewed the fourth
104 quarter website audit report with the Board.

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106 **FOURTH ORDER OF BUSINESS**

107 **Consideration of Revised Lift Station Proposal**

108 The Board reviewed the revised lift station proposal and held a brief discussion.

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110 The Board would like Juniper to provide a complete breakdown of the work that will be done.

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112 The Board agreed to approve this proposal with a vote of 3-2, Ms. Rekar and Ms. Dennis
113 opposed.

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On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Juniper Landscape Revised Lift Station Proposal in the amount of \$11,912.73 for the Country Walk Community Development District.

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116 **FIFTH ORDER OF BUSINESS** **Consideration of Juniper Proposal for Dead**
117 **Sylvester Tree**
118

119 This proposal has already been executed and the work was completed.
120

121 **SIXTH ORDER OF BUSINESS** **Consideration of Tennis Court Fencing**
122 **Proposals**
123

124 After a brief discussion, the Board decided to table these proposals.
125

126 **SEVENTH ORDER OF BUSINESS** **Consideration of Palm Tree Testing Proposal**
127

128 The Board reviewed the palm tree testing proposal and approved it in the amount of
129 \$1,305.00.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Juniper Landscaping Proposal for Palm Tree Testing in the amount of \$1,305 for the Country Walk Community Development District.

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131 **EIGHTH ORDER OF BUSINESS** **Discussion of Damage Cause by Duke Energy**
132

133 Mr. Liggett let the Board know that he is still waiting for a response from Duke Energy and
134 will report back at the next meeting.
135

136 **NINTH ORDER OF BUSINESS** **New Supervisor 101 Presentation**
137

138 This item was tabled to the next regular meeting.
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141 **TENTH ORDER OF BUSINESS** **Consideration of Minutes of Supervisors**
142 **Meeting held on January 6, 2022**
143

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board approved the Minutes from the Board of Supervisors Meeting on January 6, 2022, as presented, for the Country Walk Community Development District.

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ELEVENTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for December 2021

The Board was presented with the Operation and Maintenance Expenditures for December 2021 in the amount of \$91,305.55.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for December 2021 in the amount of \$91,305.55 for the Country Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Pagliuca requested to have mulch put in on Country Walk Blvd and would like to see a border and Mr. O'Connor mentioned a resident that requested additional benches around the playground, splash pad and shading area.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Adams stated that if there were no further business items to come before the Board, then a motion to adjourn was in order.

On a motion from Ms. Dennis, seconded by Ms. Rekar, with all in favor, the Board agreed to adjourn the meeting at 10:17 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 14

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 January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,120.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	008386	143296048	Monitoring Services 01/22	\$ 155.22
Alfonso Flores	008396	AF010622	Board of Supervisor Meeting 01/06/21	\$ 200.00
Country Walk CDD	CD390	CD390	Debit Card Replenishment	\$ 744.90
Country Walk CDD	CD0391	CD0391	Replenish Debit Card	\$ 1,006.99
Florida Dept of Revenue	008387	61-8015817296-8 12/21	Sales & Use Tax 12/21	\$ 47.17
George O'Connor	008398	GO010622	Board of Supervisor Meeting 01/06/21	\$ 200.00
Grau and Associates	008404	21792	Audit Services FY 20/21	\$ 1,100.00
Insect IQ Inc.	008397	47950	Pest Management & Treatment 01/22	\$ 80.00
Jerry Richardson	008410	1582	Wildlife Removal Service 01/22	\$ 1,300.00
Johnson, Mirmiran & Thompson, Inc.	008388	2-184674	Engineer Services 11/21	\$ 2,235.00
Juniper Landscaping of Florida LLC	008405	144814	Monthly Landscape & Irrigation Maintenance 01/22	\$ 12,815.00
Kenny Visag	008403	120621- Visag	Refund of Clubhouse Rental Deposit 12/21	\$ 250.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Liticia Lopera	008382	120721-Lopera	Rental Cancellation 12/21	\$ 400.00
Louis V Pagliuca	008399	LP010622	Board of Supervisor Meeting 01/06/21	\$ 200.00
Luanne Dennis	008395	LD010622	Board of Supervisor Meeting 01/06/21	\$ 200.00
Pasco County Utilities Services Branch	008389	15957975	Acct #0489145 30400 Country Point Blvd 12/21	\$ 449.20
Pasco Sheriff's Office	008390	I-10/28/2021-06503	Off Duty Detail 12/21	\$ 1,120.00
Poop 911 Tampa	008391	5000199	Dog Park Waste Removal 12/21	\$ 232.70
Rizzetta & Company, Inc.	008383	INV0000064595	District Management Fees 01/22	\$ 6,670.00
Rizzetta & Company, Inc.	008407	INV0000064737	General Management & Oversight 01/22	\$ 7,577.22
Rizzetta Amenity Services, Inc.	008384	INV00000000009407	Personnel 12/23/21	\$ 5,748.08
Security Lock Systems of Tampa, Inc	008409	1775	Monthly Maintenance Service for Monitoring System 01/22	\$ 324.21
Spectrum	20220131-01	0034122118-0101/22	30400 Country Point Blvd TV 01/22	\$ 8.99
Steadfast Environmental, LLC	008411	SE-20389	Aquatic Maintenance 01/22	\$ 1,648.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stellar Electrical Services LLC	008412	01112022001	Tennis Court Timer Switch Replacement 01/22	\$ 277.00
Stellar Electrical Services LLC	008402	12062021001	Tennis Court Lighting Contractor Repair 01/22	\$ 452.00
Straley Robin Vericker	008413	20850	Legal Services 12/21	\$ 3,486.51
Suncoast Pool Service	008414	7900	Monthly Pool Maintenance 01/22	\$ 900.00
The Pampering Plumber	008393	12679-85606	Plumbing Repairs 12/21	\$ 394.44
Times Publishing Company	008401	0000200352 12/29/21	Legal Advertising 12/21	\$ 128.80
United Building Maintenance, Inc.	008394	345	Cleaning Services 01/22	\$ 700.00
Waste Management Inc. of Florida	008385	0710928-1568-8	Waste Disposal Services 01/22	<u>\$ 68.96</u>
Report Total				<u>\$ 51,120.39</u>