

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.

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Covington Park Community Development District was held on **Tuesday, October 27, 2015 at 6:02 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

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| Rick Reidt | Board Supervisor, Chairperson |
| Doug Watts | Board Supervisor, Vice Chairperson |
| Bill Irwin | Board Supervisor, Assistant Secretary |
| Lynn Ann Berner | Board Supervisor, Assistant Secretary |
| Alan Untracht | Board Supervisor, Assistant Secretary |

Also present were:

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| Joseph Roethke | District Manager, Rizzetta & Co., Inc. |
| Tim Plate | District Engineer; Heidt Design |
| Biff Craine | District Counsel; Pettitt Worrell (<i>via phone</i>) |
| Jennifer Van Haren | Community Coordinator |
| Keith Remson | Remson Aquatics |
| Jerimy O'Neal | Account Manager, Landscape Maintenance Professionals |
| Brian Zocchi | MHD Communications |

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Roethke called the meeting to order and conducted roll call. All present then stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisor's Regular Meeting held
September 22, 2015**

On a Motion by Mr. Irwin, seconded by Ms. Berner, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held September 22, 2015 for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for September
2015**

On a Motion by Mr. Irwin, seconded by Mr. Untracht, with all in favor, the Board ratified the Operation & Maintenance expenditures for September 2015 totaling (\$76,305.27) for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
No report.

**Consideration of Office Space Lease
Agreement between Covington Park CDD
and Covington Park Master HOA**

Mr. Roethke presented an office space lease agreement between Covington Park CDD and the Covington Park Master HOA. A discussion ensued regarding the details of this agreement.

On a Motion by Mr. Untracht, seconded by Mr. Irwin, with four in favor and Mr. Watts opposed, the Board approved the Office Space Lease Agreement between Covington Park CDD and the Covington Park Master HOA for Covington Park Community Development District.

(Mr. Craine left while the meeting was in progress at 6:12 pm)

B. Landscape & Irrigation Update

Mr. Roethke reviewed the field inspection report with the Board and introduced the new account manager from LMP, Jerimy O'Neal. Mr. O'Neal introduced himself to the Board and the Board asked various questions regarding landscape issues. A discussion ensued regarding tree trimming on pond banks. The Board asked to have this handled on a case-by-case basis.

Mr. Reidt asked Mr. O'Neal to review sod that may need to be replaced as a result of electrical contractor damage.

(Mr. Plate arrived while the meeting was in progress at 6:16 pm)

(Mr. Remson arrived while the meeting was in progress at 6:23 pm)

C. Pond Maintenance Update

Mr. Remson reviewed the pond maintenance report with the Board. The Board asked several questions regarding pond maintenance.

Mr. Remson informed the Board of some issues with the fountains within the community, along with his plans for repair.

(Mr. Remson and Mr. O'Neal both left while the meeting was in progress at 7:01 p.m.)

D. District Engineer

No report.

**Consideration of Qualifications for
Architectural Services**

Mr. Roethke presented Qualification from several architects as a result of the recent RFQ that was approved several months ago. Mr. Plate reviewed these qualifications with the Board and discussed the details of each. A discussion ensued and Mr. Plate entertained various questions from the Board.

The Board requested that all three firms who provided qualifications attend a continued Board meeting at 6:00pm on Tuesday November 10th at the Covington Park Clubhouse.

(Mr. Plate left while the meeting was in progress at 7:17 pm)

E. Community Coordinator

Ms. Van Haren reviewed the Clubhouse Manager's Report with the Board and distributed before and after photos of the recent pressure washing. A discussion ensued regarding several maintenance issues.

Ms. Van Haren presented a proposal for paver repairs at the clock tower to the Board. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the proposal from Gary Ogilby Concrete & Masonry for clock tower paver repairs at a cost of (\$1,600.00) for Covington Park Community Development District.

F. Consideration of Proposals from MHD Communications for Technology Services

Mr. Roethke presented a proposal from MHD Communications. Mr. Zocchi reviewed the details of this proposal and entertained various questions from the Board.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the proposal from MHD Communications for an indoor/outdoor wireless access point at a cost of (\$2,639.00) for Covington Park Community Development District.

A discussion ensued regarding switching from BrightHouse to Verizon FiOs for internet service. The Board would like to discuss this issue further at the continued meeting on November 10th.

The Board reviewed pricing for IT support for the clubhouse computer system.

On a Motion by Mr. Watts, seconded by Mr. Untracht, with all in favor, the Board approved the proposal from MHD Communications for a 10-hour block of IT support for (\$1,250.00) for Covington Park Community Development District.

(Mr. Zocchi left while the meeting was in progress at 7:53 pm)

G. District Manager

Mr. Roethke noted that the next Board of Supervisors' Regular meeting will be held on Tuesday, November 24, 2015 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

H. Review of Future Planning Item list

Mr. Roethke reviewed the Future Planning Item List with the Board. A discussion ensued regarding several items on the list.

SIXTH ORDER OF BUSINESS

Consideration of CDD Vendor Agreement

Mr. Roethke presented the template for the agreement that the CDD will use with on-site vendors going forward. A discussion ensued regarding issues with this agreement. This will be considered at the Continued meeting on November 10th.

SEVENTH ORDER OF BUSINESS

**Consideration of Lighting Repair
Proposals**

Mr. Roethke presented several proposals from Tony Brost Electrical Services for lighting repairs throughout the community.

On a Motion by Ms. Berner, seconded by Mr. Untracht, with all in favor, the Board approved the proposals from Tony Brost Electrical Services for lighting repairs at a total cost of (\$3,932.65) for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Clock
Tower Painting**

Mr. Roethke presented a proposal for clock tower painting to the Board.

On a Motion by Mr. Reidt, seconded by Ms. Berner, with all in favor, the Board approved the proposal from T&R Painting for clock tower painting at a cost of (\$2,400.00) for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

**Monthly Unaudited District Financial
Summary**

Mr. Roethke presented the monthly unaudited District Financial Summary to the Board. No formal Board action was taken.

TENTH ORDER OF BUSINESS


Supervisor Requests

Ms. Berner asked about the status of the Societe Garlic at the Cambridge entrance and discussed changing this to Confederate Jasmine. Mr. Roethke will request a proposal for this.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Untracht, seconded by Mr. Irwin, with all in favor, the Board continued the meeting at 9:01 p.m. to November 10th at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572 for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman