

**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, February 23, 2016 at 6:05 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Rick Reidt	<b>Board Supervisor, Chairperson</b>
Doug Watts	<b>Board Supervisor, Vice Chair</b>
Bill Irwin	<b>Board Supervisor, Assistant Secretary</b>
Alan Untracht	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tim Plate	<b>District Engineer, Heidt Design, LLC</b>
Biff Craine	<b>District Counsel, Pettitt Worrell</b>
Cathy Sobrito	<b>Community Coordinator</b>
Keith Remson	<b>Remson Aquatics</b>
Michael Laster	<b>Access Residential Management</b>
Daniel Langefels	<b>Fieldstone Architecture</b>
John Eveland	<b>George F. Young</b>
Brian Zocchi	<b>MHD Communications</b>

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**

Several audience members commented on the termination of the previous resident services manager.

An audience member asked about the pool maintenance.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisor's Regular Meeting held  
January 26, 2016**

On a Motion by Mr. Irwin, seconded by Mr. Untracht, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held January 26, 2016 for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for January  
2016**

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board ratified the Operation & Maintenance expenditures for January 2016 totaling (\$87,749.51) for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**District Counsel Staff Report**

Mr. Craine provided an update on an issue that he has been working on with Bond Counsel. There is no action required by the Board on this item.

**SIXTH ORDER OF BUSINESS**

**District Engineer Staff Report**

There is no District Engineer report.

**1. Consideration of Proposal for  
Architectural and Engineering Services  
for Amenity Fieldstone**

Mr. Roethke presented a proposal for architectural and engineering services from Fieldstone for Amenity Center Renovation. Mr. Eveland reviewed the details of this proposal with the Board and entertained various questions from the Board. Mr. Plate added his comments regarding the details of this proposal, including the need for survey services. A discussion ensued.

*(Mr. Remson arrived while the meeting was in progress at 6:26 p.m.)*

On a Motion by Mr. Untracht, seconded by Mr. Watts, with all in favor, the Board approved the proposal from Fieldstone Architecture for the pre-design phase, pending review by District Staff and final sign-off by Board Chair at a not-to-exceed amount of (\$21,000.00) for Covington Park Community Development District.

*(Mr. Plate, Mr. Craine, Mr. Eveland, and Mr. Langefels all left while the meeting was in progress at 6:36 p.m.)*

**SEVENTH ORDER OF BUSINESS**

**Pond Maintenance Update**

Mr. Remson reviewed the pond maintenance report with the Board. There is an issue with vegetation from the conservation area being thrown into pond #29. Mr. Roethke will send letters to lots 1 through 12 that border this pond.

*(Mr. Remson left while the meeting was in progress at 6:47 p.m.)*

**EIGHTH ORDER OF BUSINESS**

**Master Plan Discussion**

No discussion on this item at this time.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Camera System**

Mr. Roethke presented a proposal from MHD Communications and Mr. Zocchi reviewed the details of this proposal with the Board. A discussion ensued.

On a Motion by Mr. Untracht, seconded by Mr. Watts, with all in favor, the Board approved a proposal from MHD Communications for security system install at a cost of (\$12,595.00) to be paid from capital reserves for Covington Park Community Development District.

*(Mr. Zocchi left while the meeting was in progress at 7:09 p.m.)*

**TENTH ORDER OF BUSINESS**

**Landscape & Irrigation Update**

Mr. Roethke presented the field inspection report with the Board and informed them of the status of the landscape installations at the Cromwell and Guilford entrances, which should be taking place this week.

Mr. Watts mentioned that LMP is not maintaining the turf around some electrical boxes related to the landscape lighting. Mr. Roethke will reach out to Tony Brost Electric for a bulk discount on a ballast purchase.

Ms. Sobrito will work with District Staff on repairing a broken bench near the basketball court.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Bench Installation**

Mr. Reidt reviewed a grant received by the District for the installation of a new bench on CDD property.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Proposal for Restroom  
Cleaning Services**

Mr. Roethke presented a proposal for restroom cleaning services that has already been approved and requires Board ratification.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board ratified a proposal from AFS Janitorial for restroom cleaning at a total cost of (\$1,106.00) for Covington Park Community Development District.

*(Mr. Watts left while the meeting was in progress at 7:27 p.m.)*

**THIRTEENTH ORDER OF BUSINESS**

**Community Coordinator Report**

Ms. Sobrito reviewed the Community Coordinator report with the Board and discussed some additional information regarding pool inspections, baseball clay, and painting services.

**FOURTEENTH ORDER OF BUSINESS**

**District Manager Report**

Mr. Roethke noted that the next Board of Supervisors' regular meeting will be held on Tuesday, March 22, 2016 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

**FIFTEENTH ORDER OF BUSINESS**

**Review of Future Planning Item List**

Mr. Roethke reviewed the Future Planning Item List with the Board. A discussion ensued regarding several items. No formal Board action was taken.

**SIXTEENTH ORDER OF BUSINESS**

**Monthly Unaudited District Financial  
Summary for January**

Mr. Roethke reviewed the Monthly Unaudited District Financial Summary with the Board. No formal Board action was taken.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Irwin discussed the termination of the previous community coordinator and informed the Board that he still does not agree with the decision made by the Board.

Mr. Reidt responded to comments made by Mr. Irwin regarding the termination of the previous community coordinator.

Mr. Untracht also added comments regarding the termination of the community coordinator and defended his approval of the decision to terminate.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Untracht, seconded by Mr. Irwin, with all in favor, the Board adjourned the meeting at 8:09 p.m. for Covington Park Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

