

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, July 25, 2017 at 6:00 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Bill Irwin	Board Supervisor, Chairman
Alan Untracht	Board Supervisor, Assistant Secretary
Jennifer Van Haren	Board Supervisor, Assistant Secretary
Lynn Ann Berner	Board Supervisor, Assistant Secretary
(arrived at 6:15 p.m.) Tarlese Allen	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager, Rizzetta & Co., Inc.
(via phone) Biff Craine	DC, Pettitt Worrell
Cathy Sobrito	Community Coordinator
John Crawford	Field Service Manager, Rizzetta & Co., Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips called the meeting to order at 6:04 p.m. and conducted roll call. All present then stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Margaret Kover commented on the music by the pool not being very loud and requested that Ms. Sobrito look into it.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Crawford presented his July 2017 Field Inspection Report and reviewed it with the Board, answering general questions as they arose. The Board inquired about some fertilizer-related invoices and requested that District staff look into them. Mr. Crawford then presented various landscape-related proposals addressing items in his report. Discussion amongst the Board ensued.

On a Motion by Ms. Van Haren, seconded by Ms. Berner, with all in favor, the Board of Supervisors authorized District staff to obtain proposals for the removal of pine trees behind the Monarch pool (NTE \$550.00) for the Covington Park Community Development District.

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51 The Board chose to table the other proposals presented until a later date.

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53 **B. Aquatics Manager – Remson Aquatics**

54 Mr. Remson addressed his report and answered general questions from the Board. The
55 Board requested that Mr. Remson address concerns regarding Pond 27 and provide an
56 update at the next meeting.

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58 **C. District Counsel**

59 Mr. Craine addressed the need for a bond validation to be done and discussion amongst
60 the Board ensued.

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On a Motion by Mr. Untracht, seconded by Ms. Van Haren, with all in favor, the Board of Supervisors authorized District staff to proceed with the bond validation process for the Covington Park Community Development District.
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63 Mr. Untracht posed a question regarding Developer responsibility for elevation concerns
64 throughout the community and Mr. Craine addressed.

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66 **D. District Engineer**

67 Not present.

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69 **E. Community Coordinator Report**

70 Ms. Sobrito outlined her report and answered general questions from the Board.
71 Discussion regarding various ongoing projects and District needs ensued.

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On a Motion by Ms. Van Haren, seconded by Mr. Irwin, with all in favor, the Board of Supervisors authorized District staff to obtain proposals for the pressure washing and painting of the curbs (NTE \$1,855.00) for the Covington Park Community Development District.

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On a Motion by Mr. Untracht, seconded by Ms. Allen, with all in favor, the Board of Supervisors authorized District staff to obtain proposals for multi-colored Christmas lighting (NTE \$1,000.00) for the Covington Park Community Development District.
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75 **F. District Manager**

76 Mr. Phillips noted that the next regularly scheduled meeting will be the Final Budget
77 meeting and will be held on Tuesday, August 22, 2017 at 6:00 p.m. at the Covington Park
78 Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

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80 Mr. Phillips reviewed the June 2017 Unaudited Financial Statements with the Board and
81 answered general questions.

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83 Members of the HOA Board requested that District staff provide them with a copy of the
84 audio from the July 25th CDD meeting.

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COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

July 25, 2017 - Minutes of Meeting

Page 3

91 **FOURTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of**
92 **Supervisors' Regular Meeting held on June**
93 **27, 2017**
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On a Motion by Ms. Van Haren, seconded by Ms. Berner, with all in favor, the Board of Supervisors approved the June 27, 2017 minutes as presented for the Covington Park Community Development District.

95 **FIFTH ORDER OF BUSINESS** **Consideration of Operations & Maintenance**
96 **Expenditures for June 2017**
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On a Motion by Mr. Untracht, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June 2017 (\$73,634.21) for the Covington Park Community Development District.

99 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Proposed Clubhouse**
100 **Expansion Project**
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103 The Board engaged in discussion regarding various funding options for the proposed Clubhouse
104 Expansion Project. They listed items they could utilize the Capital Projects Fund for and compared to
105 their list of items that they would need to levy a new bond to finance. The Board instructed Ms. Van
106 Haren to meet with Fieldstone to discuss the project in more detail.
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108 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2017-10,**
109 **Designating Primary Administrative Office &**
110 **Headquarters of the District**
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On a Motion by Mr. Untracht, seconded by Ms. Van Haren, with all in favor, the Board of Supervisors adopted Resolution 2017-10, Designating Primary Administrative Office & Headquarters of the District, for the Covington Park Community Development District.

112 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
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115 Mr. Untracht directed District staff to start the process of obtaining proposals for refinishing the
116 basketball and tennis courts and the baseball field. He also requested that the Board tour the community to
117 decide what needs to be replaced or refurbished.
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119 The Board opened the floor again for public comment. Mr. Blue, a member of the audience,
120 spoke regarding his concerns with Pond #27 and the Board addressed these issues.
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122 Mr. Untracht spoke again regarding access management. He requested that copies of the current
123 access management contract be provided to the Board. Ms. Van Haren also spoke regarding her concerns
124 with the access management team.
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COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

July 25, 2017 - Minutes of Meeting

Page 4

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NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Berner, seconded by Mr. Untracht, with all in favor, the Board adjourned the meeting at 9:37 p.m. for the Covington Park Community Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman