

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, March 26, 2013 at 6:08 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Doug Watts	Board Supervisor, Chairperson
Carrie Elwell	Board Supervisor, Vice Chairperson
William Irwin	Board Supervisor, Assistant Secretary
Lynn Ann Berner	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Jennifer Van Haren	Resident Services Manager

Audience, including:

Brett Perez	Austin Outdoor (fka Cornerstone Tree Farm)
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FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held Feb. 26, 2013**

Mr. Cox presented the minutes of the Board meeting held on February 26, 2013 to the Board for consideration.

On a Motion by Ms. Berner, seconded by Ms. Elwell, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 26, 2013 as presented for the Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for Feb. 2013**

Mr. Cox reviewed the Operation and Maintenance expenditures for February 2013 totaling \$46,524.02 for the Board. Brief discussion ensued.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board ratified the Operation & Maintenance expenditures for February 2013 totaling \$46,524.02 for the Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports – Part I

A. District Counsel

Not present; no information to report.

B. District Engineer

Not present. Mr. Cox discussed an email received from Newland counsel Jessica Mahoney that explained how the cul-de-sac islands and Surrey Park entrance median with guard house had not been conveyed to the County or to the District. The Board asked Mr. Cox to get back with the District Engineer for additional details as to what is to happen next.

FIFTH ORDER OF BUSINESS

**Consideration of District Counsel
Qualifications**

Representatives from three law firms were present to introduce themselves and their firms to the Board for consideration as District Counsel. Mark Basurto of Bush Ross, Biff Craine of Pettitt Worrell, and John Vericker of Straley & Robin each spoke to the Board. Following a discussion among Board members, the Board selected Biff Craine as the new District Counsel.

On a Motion by Mr. Watts, seconded by Ms. Elwell, with all in favor, the Board approved the selection of Biff Craine with Pettitt Worrell as new District Counsel for the Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

Entrance Landscape Design Review

Mr. Watts advised he had passed along the electrical scope of work information to operations manager John Toborg so that the next round of proposals can be solicited.

Mr. Irwin noted there has been vandalism taking place involving landscape lighting fixtures.

SEVENTH ORDER OF BUSINESS

Landscape & Irrigation Update

Mr. Perez provided an update of recent events and maintenance in the District and discussed what actions have been taken. He advised that on April 1st the crew will return to a higher volume of mowing days. He advised that with regard to Bristol Park he is going to provide three options but recommends waiting until water restrictions are lifted on July 31st to install the Monarch Pool landscape plantings. He will bring back proposals for roundabout landscaping. Mr. Toborg indicated that landscape designer Alyson Utter has ideas for the median in Covington Stone East and he will get with Mr. Perez to give a better description.

Ms. Berner said 95% of the February operations report items are done. Ms. Elwell said the palm tree fronds are yellowing. Mr. Reidt asked Mr. Toborg to check the staking of the palm trees. Mr. Watts asked for a price to remove the oak tree out by the palms and asked if the drain outlet has been cut, to which Mr. Perez replied no.

EIGHTH ORDER OF BUSINESS

Pond Maintenance Update

Mr. Remson was not able to attend the meeting. Mr. Reidt shared information regarding a discussion he had with Mr. Remson about aeration.

NINTH ORDER OF BUSINESS

HCSO Security Update

Ms. Van Haren advised everything is running smoothly. The Board discussed the report of coyotes in Oak Park and requested more information on coyotes in the area and the dangers.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Tennis Court Resurfacing

Mr. Cox presented proposals for tennis court resurfacing. Discussion ensued regarding surface options and the costs.

On a Motion by Ms. Elwell, seconded by Mr. Reidt, with all in favor, the Board accepted the proposal from Lawson Courts, Inc. for tennis court resurfacing using the "Skate Master" play surface in the amount of \$8,680.00 for the Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Monarch Pool Automation System

Mr. Cox presented proposals for installation of an automated system for the Monarch pool. Discussion ensued. The Board members approved the acquisition but asked staff to obtain more details about the system.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board accepted the proposal from Zebra Cleaning Team, Inc. for an automated pool system for the Monarch pool in the amount of \$1,653.00 for the Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Pressure Washing

Mr. Cox presented proposals for pressure washing. Discussion ensued regarding proposals and if the vendors have appropriate insurance coverage.

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board accepted the proposal from Derek's Pressure Washing for areas identified as critical in the amount of \$1,729.31 for the Covington Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

Review of Action Item List

Mr. Cox reviewed the action item list of ongoing projects and completed tasks not already talked about. General discussion ensued.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the expenditure of \$800.00 on drawings of the clubhouse from JAH Architects for the Covington Park Community Development District.

Mr. Reidt will take the lead on the JAH committee along with Ms. Van Haren and resident volunteer Greg Jeffries. Mr. Cox presented a 7-week contract extension provided to him by JAH Architects.

FOURTEENTH ORDER OF BUSINESS

Staff Reports – Part II

A. Resident Services Manager

Ms. Van Haren provided an update of projects and improvements in the District. She presented a piece of fitness equipment for the fitness center that is being tested. She also advised she terminated a part-time employee and is looking for a replacement.

B. District Manager

Mr. Cox stated the next regular meeting is scheduled to be held at 6:00 p.m. on April 23, 2013. Mr. Cox then presented and reviewed the latest monthly unaudited District financial summary as of February 28, 2013, for the Board. He also presented the audited financial report for fiscal year ended September 30, 2012 to the Board for consideration.

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board approved the acceptance and filing of the audited financial report for fiscal year ended September 30, 2012 for the Covington Park Community Development District.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Audience members noted that Covington Stone and Waterset Drive need cleaning and that the treadmills are old and need to be replaced.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board asked staff to talk to Architectural Fountains about turnaround time for repairs.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, at 8:55 p.m. the Board adjourned the meeting for the Covington Park Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman