

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, May 26, 2015 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:

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:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Biff Craine	District Counsel, Pettitt Worrell <i>(via phone)</i>
Jennifer Van Haren	Resident Services Manager
John Toborg	Operations Manager, Rizzetta Amenity Services
Keith Remson	Remson Aquatics
Dave Milam	Landscape Maintenance Professionals
Michael Laster	Access Residential Management
Dave Walter	Access Residential Management
Terri Redshaw	Access Residential Management
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.

(Ms. Berner arrived while the meeting was in progress at 6:03 p.m.)

SECOND ORDER OF BUSINESS

Audience Comments

An audience member asked about the sidewalk repairs. This is a County issue.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Continued Meeting held January 29, 2013, Continued Meeting held April 16, 2015 and Regular Meeting held on April 28, 2015

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the Minutes of the Board of Supervisors' Continued Meeting held January 29, 2013, Continued Meeting held April 16, 2015 and Regular Meeting held on April 28, 2015 for Covington Park Community Development District.

(Mr. Irwin arrived while the meeting was in progress at 6:06 p.m.)

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2015

On a Motion by Mr. Untracht, seconded by Ms. Berner, with all in favor, the Board ratified the Operation & Maintenance expenditures for April 2015 totaling (\$75,719.04) for Covington Park Community Development District.

(Mr. Remson arrived while the meeting was in progress at 6:09 p.m.)

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Craine added comments to several items in the agenda, including the District Management Services agreement, the vehicle indemnification agreement, and the technology use agreement for CDD employees. Mr. Craine entertained various questions from the Board.

B. District Engineer

Not present.

C. Landscape & Irrigation Update

Mr. Roethke presented the field inspection report and Mr. Toborg reviewed the details of the report with the Board and entertained several questions from various Board members.

Mr. Milam provided updates to some issues detailed within the field inspection report, including comments on the pump at the clocktower, which has had issues with shutting off automatically. Several Board members asked questions on maintenance issues and a discussion ensued.

Mr. Reidt requested that Tony Brost attend a future meeting to discuss different options of replacing the monument's uplighting, due to all the issues with vandalism on the current lighting. Mr. Watts mentioned that there are issues with the annuals and a discussion ensued, including irrigation issues.

(Mr. Toborg and Mr. Milam left while the meeting was in progress at 6:50 p.m.)

D. Pond Maintenance Update

Mr. Remson reviewed the status of the ponds with the Board and also discussed issues with fountain #3. It is currently being tested for potential repairs that will be needed. Mr. Watts asked Mr. Roethke to check with Tony Brost to ensure that a breaker is installed at the power source for the fountain at pond #3. A discussion ensued regarding yellow primrose removal. Mr. Remson will provide a proposal at a future meeting.

(Mr. Remson left while the meeting was in progress at 7:00 p.m.)

E. Consideration of Proposal for Amenity Management

Mr. Roethke presented several proposals for Amenity Management Services. Mr. Laster from Access Residential Management reviewed the details of his proposal and entertained various questions from the Board.

On a Motion by Mr. Reidt, seconded by Ms. Berner, with all in favor, the Board approved proposal from Access Residential Management for Amenity Management Services at a cost of \$1,400.00 per month (3 year agreement), with a form of agreement to be drafted by District Counsel for Covington Park Community Development District.

F. Resident Services Manager

Ms. Van Haren reviewed her management report with the Board and a discussion ensued regarding several items on the list. Ms. Van Haren also discussed several new items that have not yet been added to the list.

G. District Manager

Mr. Roethke noted that the next Board of Supervisors' regular meeting would be held on Tuesday, June 23, 2015 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

H. Review of Action Items List

Mr. Roethke reviewed the Action Items List with the Board. Mr. Reidt asked to add an item for waste management quotes to the Action Item list.

SIXTH ORDER OF BUSINESS

Presentation of Bond Refinancing Documents

Mr. Roethke informed the Board that MBS Capital Markets is still working through the credit process and will have an update for the Board at the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of District Management Services Contract

Mr. Roethke presented an updated District Management Services Contract to the Board and reviewed the details. The most notable change from the previous contract is the clause that states the District will pay the management company \$175.00 per hour for any extended, special, or continued meetings or workshops beyond a monthly 3 hour CDD meeting, plus an annual budget workshop. A discussion ensued regarding the details of this contract.

On a Motion by Ms. Berner, seconded by Mr. Reidt, with 2 in favor and 3 opposed- which were Mr. Irwin, Mr. Watts and Mr. Untracht, **the motion failed** where the Board tried to approve District Management Services contract between Covington Park CDD and Rizzetta & Company, effective 10/1/15 for Covington Park Community Development District.

The Board requested management to revise the pricing of the District Management Services Contract based on four to six potential workshops during the next Fiscal Year. Mr. Roethke will bring this to the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Vehicle Indemnification Agreement

Mr. Roethke presented a vehicle indemnification agreement for all employees to the Board, and a discussion ensued.

On a Motion by Ms. Berner, seconded by Mr. Watts, with all in favor, the Board approved the vehicle indemnification agreement for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of CDD Policy Agreement for Technology Use by Employees

Mr. Roethke presented a CDD Policy agreement for technology use by employees to the Board. A discussion ensued and the Board decided to table this item until the next meeting.

TENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding various line items and several minor changes were made.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented Resolution 2015-04 to the Board, approving the proposed budget for Fiscal Year 2015/2016 and setting the date, time, and location for the final budget hearing.

On a Motion by Mr. Untracht, seconded by Mr. Reidt, with all in favor, the Board adopted Resolution 2015-04 approving the proposed budget for fiscal year 2015/2016 and setting the public hearing for the final budget on July 28, 2015 at 6:00 pm. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572

TWELFTH ORDER OF BUSINESS

Monthly Unaudited District Financial Summary

Mr. Roethke reviewed the Monthly Financial summary with the Board. No formal Board action was taken.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Irwin discussed the benefit of keeping Hillsborough County Sheriff's Office on duty.

Mr. Irwin discussed water usage within the District.

Mr. Watts asked for Mr. Toborg to review plants near excavation sites.

Mr. Untracht discussed security upgrades; high speed cameras at entrance and gated entryways.

Mr. Reidt also agreed with adding a new camera system to the master plan. Surrey needs to anticipate changing cameras if the District changes it's system.

Mr. Reidt discussed looking forward to making water conservation attempts.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Reidt, seconded by Mr. Untracht, with all in favor, the Board adjourned the meeting at 9:29 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

