

**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 22, 2013 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:

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

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Biff Craine	<b>District Counsel; Petitt Worrell</b>
John Toborg	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Van Haren	<b>Resident Services Manager</b>
Renee Frith	<b>Representative, LMP</b>
Keith Remson	<b>Representative, Remson Aquatics</b>

**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 members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Continued Meeting held on September 24, 2013**

Mr. Roethke presented the minutes of the Board of Supervisors' continued meeting held on September 24, 2013 to the Board for consideration.

On a Motion by Mr. Reidt, seconded by Ms. Elwell, with all in favor, the Board approved the Minutes of the Board of Supervisors' continued meeting held on September 24, 2013 for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for September 2013**

Mr. Roethke entertained several questions from the Board regarding various invoices from District Counsel and Boiler & Machinery Insurance. A discussion regarding District Counsel's attendance at meetings ensued. Starting in November, the Board decided that Mr. Craine could attend the meetings by phone unless they specifically request that he attend in person.

On a Motion by Mr. Irwin, seconded by Ms. Elwell, with all in favor, the Board ratified the Operation & Maintenance expenditures for September 2013 totaling \$76,291.66 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Craine presented a Special Warranty Deed to the Board that will transfer a Surrey Park cul-de-sac and guardhouse from the original Developer to the District. Mr. Craine noted a typo on Page 2, stating that he would have Counsel correct it and re-send it for execution. Mr. Watts requested that they also include the property sketch in the exhibit. Mr. Reidt requested that District Counsel confirm that the transfer will be tax free.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the Special Warranty Deed subject to correction of the typo, inclusion of the sketch in the exhibit and confirmation of the tax-free transfer for Covington Park Community Development District.

**B. District Engineer**

Not present.

**C. Landscape & Irrigation Update**

Renee Firth of LMP updated the Board on various items. She stated that they completed the initial walk-through with Mr. Toborg and completed an irrigation check. She noted no major irrigation issues but found quite a bit of chinch bug activity in some areas. Ms. Firth stated that they are performing fertilizer stabilization in some areas. A discussion ensued regarding mowing around Pond 29. Ms. Firth asked the Board for priority areas to address. Mr. Watts requested that LMP focus on weed problems in the plant beds, and to provide a proposal to replace the sod at 6811 Monarch Park Drive. Mr. Irwin asked that LMP be proactive in alerting the Board to potential issues and providing solutions.

Mr. Toborg updated the Board on various outstanding landscape improvement invoices.

**D. Pond Maintenance Update**

Mr. Remson updated the Board on current pond conditions, noting some algae issues that are being treated with new chemicals. The Board motioned to approve the addition of the fountain cleaning into the monthly pond maintenance contract with Remson Aquatics for an additional \$225.00 per month, pending review of the scope of work.

On a Motion by Mr. Reidt, seconded by Ms. Elwell, with all in favor, the Board approved the addition of the fountain cleaning services into the Remson Aquatics contract for Covington Park Community Development District.

Mr. Roethke will follow up with Architectural Fountains regarding their refusal to remove algae from the fountain during their quarterly maintenance. Mr. Watts asked Mr. Remson to keep an eye on the Cattails in Ponds 30 and 33.

**E. Resident Services Manager**

Ms. Van Haren updated the Board on her Action Item List. Ms. Elwell inquired about a leaky water fountain. Ms. Van Haren stated that she had received 19 individual letters in her suggestions box that requested a fountain in Cambridge Subdivision in Pond 27. Ms. Van Haren presented a proposal from Brandon Lock & Safe to update the entire card reader system after many complaints from residents. A discussion ensued. Ms. Van Haren will look into additional options. The proposal was tabled.

**F. District Manager**

Mr. Roethke noted that the next Board of Supervisors' meeting would be held on Tuesday, November 19, 2013 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Mr. Roethke noted the workshop that would be held on November 12, 2013 to discuss the JAH Master Plan.

**G. Review of Action Items List**

Mr. Roethke reviewed the Action Items List for the Board, noting various items that have been completed and could be removed. He stated that starting next month; the Action Item List would be included in the agenda book.

**SIXTH ORDER OF BUSINESS**

**JAH Master Plan**

Mr. Roethke noted that the JAH Master Plan would be discussed at the November 12, 2013 workshop. The Board asked for a financial plan to be included in the discussion.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Remson Aquatics Proposal for Drainage Pipe Maintenance**

It was noted that Mr. Roethke would check with the County to see who is responsible for the drainage pipe maintenance.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved the Remson Aquatics proposal for drainage pipe maintenance pending a response from the County for Covington Park Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Florida Patio Furniture Proposal for Additional Shade at Monarch Pool**

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board approved the Florida Patio Furniture proposal for Covington Park Community Development District.

**NINTH ORDER OF BUSINESS**

**Monthly Unaudited District Financial Summary**

Mr. Roethke reviewed the District Financial Summary dated September 30, 2013 for the Board. No formal action was taken.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Elwell updated the Board on various Hillsborough County transportation plans including the closure of the Waterset intersection.

Mr. Watts inquired about radar speed devices. Mr. Craine explained the difficulty involved as extensive traffic studies are required as well as overwhelming community approval. The Board asked Ms. Van Haren to investigate portable signs as a temporary solution to the closures.

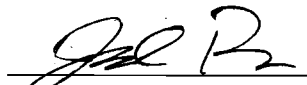
Mr. Irwin commented on license plate security cameras.

Mr. Reidt requested improvements to the newsletter and suggested that it be placed under the responsibility of a paid staff position. He stated that Potential Sports would like to make a presentation to the Board at the next CDD meeting. A brief discussion ensued regarding this event being a CDD vendor-based program versus an HOA event.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Watts, seconded by Ms. Elwell, with all in favor, the Board adjourned the meeting at 8:57 p.m. for Covington Park Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman