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**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, January 28, 2014 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 Chairman</b>
Bill Irwin	<b>Board Supervisor, Assistant Secretary</b>
Rick Reidt	<b>Board Supervisor, Assistant Secretary</b>
Lynn Ann Berner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Biff Craine	<b>District Counsel; Pettitt Worrell (<i>via phone</i>)</b>
Jennifer Van Haren	<b>Resident Services Manager</b>
Renee Frith	<b>Representative, LMP</b>
Keith Remson	<b>Representative, Remson Aquatics</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**

There were no Audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting held on December 17, 2013**

Mr. Roethke presented the minutes of the Board of Supervisors' regular meeting held on December 17, 2013 to the Board for consideration. Ms. Berner suggested an amendment to the minutes.

On a Motion by Mr. Reidt, seconded by Ms. Berner, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on December 17, 2013 as amended for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Roethke entertained various questions regarding several invoices.

On a Motion by Ms. Berner, seconded by Mr. Irwin, with all in favor, the Board ratified the Operation & Maintenance expenditures for December 2013 totaling \$70,261.51 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Craine noted that the legal description has been added to the Special Warranty Deed for the Surrey cul-de-sac guardhouse ownership. Mr. Roethke added that the document is complete and ready to be executed.

*(Mr. Craine left the meeting in progress at 6:20 p.m.)*

**B. District Engineer**

Not present. Mr. Roethke distributed a proposal for repairs to be in compliance with an outstanding SWFWMD permit. The Board reviewed the proposal and requested a competitive bid to review. Mr. Remson commented that he can provide a proposal based on the scope of work from Heidt.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board set a not-to-exceed amount of \$3,550.00 for the repairs to be in compliance with the SWFWMD permit for Covington Park Community Development District.

**C. Landscape & Irrigation Update**

Renee Frith of LMP reviewed the landscape report with the Board and provided a general update on current landscape items. There was some discussion on possible plant replacements throughout the community. The Board asked Ms. Frith to review the community entrance beds and report back with an assessment of which plants need to be replaced or moved.

Ms. Frith entertained some questions from the Board regarding oak tree removal, mulching issues, shrubs that are not performing well and top dressing.

**D. Pond Maintenance Update**

Mr. Remson discussed strategies for Brazilian Pepper removal with the Board. The Board asked Mr. Remson to come up with the most cost effective plan for removing the current infestation of Brazilian Pepper as well as maintaining all areas to prevent any future outbreaks.

**E. Resident Services Manager**

Ms. Van Haren gave an update on various items that she is working on, including Muscovy duck removal, applicants for a full-time position and the pool chair cleaning. She also updated the Board on a rodent issue in the maintenance room and an issue with the door and frame of the Surry Guardhouse. Both of these issues are currently being addressed. Ms. Van Haren also requested that the Board consider replacing an old shed behind the clubhouse that is beyond repair.

**F. District Manager**

Mr. Roethke noted that the next Board of Supervisors' meeting would be held on Tuesday, February 25, 2014 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

**G. Review of Action Items List**

Mr. Roethke reviewed the Action Items List for the Board, noting that the Surrey Cul-De-Sac Guardhouse ownership issue and the sod replacement at 6811 Monarch Park Drive have been completed. The Board would like to add items to this list for Brazilian Pepper removal and a resolution to the Austin Outdoor payments. A discussion regarding the Austin Outdoor sod replacement ensued.

Mr. Roethke informed the Board that Austin Outdoor agreed to replace the 3,800 square feet of sod near the Devon subdivision. Ms. Frith will review this area and will maintain it once the sod has been installed. Mr. Roethke also discussed an invoice that was being held back by the Board. This invoice for fertilization was paid in error by District Staff. The Board requested that Mr. Roethke research how the District can be reimbursed for this. The Board also directed District Staff to continue to hold payment on the last remaining invoice for Austin Outdoor.

**SIXTH ORDER OF BUSINESS**

**Consideration of LMP Landscape Proposals**

The Board reviewed four proposals from LMP. The first three proposals were tabled and will be revisited at a future meeting. These included plantings and Devon sign bed, additional annuals and a proposal to fix drainage issues near the tennis courts. The Board approved the fourth and final proposal from LMP for palm debooting.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the LMP proposal for palm debooting (\$2,992.50) for Covington Park Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding JAH Master Plan  
Bond Workshop**

The Board discussed the outcome of the bond workshop held on January 14, 2014. The Board now has opinions from both sides of the argument for and against a new bond issue. The next step is to issue a new questionnaire to residents requesting their input on the proposed bond issue and master plan. Another workshop will need to take place to discuss this before the questionnaire is sent out. The date and time for this next workshop will be Tuesday, February 11, 2014 at 7:00 p.m. at the Covington Park clubhouse.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Newsletter Printing  
Proposal**

Mr. Reidt introduced the proposal for newsletter printing services from a third party. The Board reviewed the proposal and a discussion ensued. The Board decided to table this proposal because it was not cost effective at this time (\$107.28 per month to send newsletter).

**NINTH ORDER OF BUSINESS**

**Monthly Unaudited District Financial  
Summary**

Mr. Roethke presented the financial summary to the Board. No formal Board action was taken.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Reidt presented a proposal from Chasm Communication for an enhanced CDD website (\$2,500.00 start up fee, \$75.00 annual fee). The Board tabled this proposal. Mr. Reidt also mentioned that the bleachers from the Christmas event need to be moved.

Mr. Irwin noted that a County meeting will be held on February 18, 2014 to discuss the South Shore expansion plans.

Ms. Elwell commented on a veggie bus delivering within the community.

Mr. Watts mentioned that kids in the community are breaking the landscape lights and that there may be an issue with water in the lights. He mentioned a dark area near the Regents entrance. Tony Brost will replace the broken lights and will obtain a quote to up-light the pillars in the dark area.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board adjourned the meeting at 8:50 p.m. for Covington Park Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman