
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 27, 2014 at 6:07 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:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Biff Craine	District Counsel; Petitt Worrell (via phone)
Jennifer Van Haren	Resident Services Manager
Keith Remson	Remson Aquatics
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

An audience member requested information regarding income generated by the clubhouse. The Board directed the audience member to submit an official records request to the District office.

Several audience members asked questions that need to be directed to the Covington Park HOA.

An audience member asked about the results of the Master Plan Survey. There is an agenda item to discuss this later in the meeting.

(Ms. Elwell arrived while meeting was in progress at 6:08pm)

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 15 and April 22, 2014

Mr. Roethke presented the minutes of the Board of Supervisors' regular meeting held on April 15 and April 22, 2014 to the Board for their consideration. Some minor changes were made 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 April 15 and April 22, 2014 as amended for Covington Park Community Development District.

(Mr. Remson arrived while meeting was in progress at 6:26pm)

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2014

Mr. Roethke presented the expenditures to the Board.

On a Motion by Mr. Reidt, seconded by Ms. Berner, with all in favor, the Board ratified the Operation & Maintenance expenditures for April 2014 totaling (\$39,571.77) for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No reports.

B. District Engineer
Not present.

C. Landscape & Irrigation Update
Mr. Roethke presented landscape and irrigation reports for April and May.

Mr. Reidt mentioned that he is seeing some issues with the landscaping over the past couple months. The Board agreed and some discussion ensued regarding fertilization and irrigation problems that have been noticed recently.

Mr. Roethke distributed a report from John Toborg regarding possible replacements to the entrance renovation for the Cambridge and Carrington Subdivision. A discussion ensued regarding potential replacements for some of the plants. The Board will not make any changes to the plans at this time.

D. Pond Maintenance Update

Mr. Remson reviewed a Brazilian Pepper inspection report with the Board. He also presented two proposals for quarterly maintenance of Brazilian Pepper areas where trees have already been removed, as well as, the removal of additional trees in areas that have not had any removal done yet. A discussion ensued.

The Board discussed issues with pond #7 regarding pickerel weed and algae issues. The Board requested Mr. Remson to pay special attention to this pond and remove any unnecessary algae. The pickerel weed should stay as is. The Board directed Mr. Roethke to respond to a resident complaint regarding the appearance of this pond, stating that Mr. Remson has been directed to treat this pond aggressively for algae and plans to leave any natural vegetation untouched as per SWFWMD standards.

E. Resident Services Manager

Ms. Van Haren would like to revisit the alarm in the clubhouse and fixing it so that it can alert emergency services. A discussion ensued. This item will be discussed further during future budget discussions.

Ms. Van Haren would like to request an increase for Robert Pildis from \$10.00 to \$10.50 per hour.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the increase for Mr. Pildis from \$10.00 to \$10.50 per hour as suggested by Ms. Van Haren for Covington Park Community Development District.

F. District Manager

Mr. Roethke noted that the next Board of Supervisors' meeting would be held on Tuesday, June 24, 2014 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Mr. Roethke distributed a flyer for a free Pond Workshop that Rizzetta and Company will be sponsoring with SWFWMD. The Workshop will be on June 25 from 1:00pm to 4:00pm at Rizzetta's Ashlyn Park Training Center. To RSVP, please contact Shannon Shelton at 813-933-5571 or email her at sshelton@rizzetta.com.

G. Review of Action Items List

Mr. Roethke reviewed the Action Items List with the Board. A discussion took place regarding several items. Mr. Watts mentioned some potential permit issues with fixing the storage room. A discussion ensued. Ms. Van Haren will explore some possibilities of finding a general contractor to pull the necessary permits.

SIXTH ORDER OF BUSINESS

**Discussion Regarding CDD/HOA
Agreement for Surrey Park Pool**

Mr. Roethke reviewed the current CDD/HOA agreement for maintenance of the Surrey Park pool. Mr. Craine added some comments regarding the existing contract. He feels that unless the Board would like to change the duties detailed in the agreement, the agreement would not need to be amended when it is up for renewal later this year. The Board asked questions regarding what is considered “routine maintenance” and what is not, and Mr. Craine confirmed that an amendment can be added that specifies these boundaries. Ms. Van Haren will work with the pool maintenance vendor to come up with a list of routine maintenance items, and Mr. Craine will use this to draft an addendum to the current agreement when it is renewed later this year.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Original
HOA/CDD Employee Contract**

Mr. Roethke reviewed the original HOA/CDD employee contract with the Board. The main point of this agreement is that there will be a “recreation operator” and other personnel that are employees of the HOA and are contracted for their services with the CDD. The contract also states that the District owns, operates, and maintains all of the recreation facilities, and will hold all contracts with any vendors for maintenance and repair of said recreation facilities. The recreation operator will only act under the guidance of the District Manager or Board of Supervisors with regards to the duties set forth in the agreement. All expenditures by the recreation operator or other employees for the purposes of the recreation facilities will be paid by the District. Mr. Craine noted that this agreement was terminated years ago and a new agreement was not put in place at any point. Mr. Craine also gave some options for potential new agreements that can be considered. A discussion ensued. Mr. Reidt expressed concerns over having HOA employees contracted to the CDD while there is a current litigation in process. Mr. Craine validated these concerns, but does not know the details of the litigation. Mr. Craine suggested targeting October 1, 2014 as a date to come up with a new agreement for the employees at Covington Park.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding HOA Involvement
in CDD Rental Facilities**

Mr. Roethke introduced the topic of HOA involvement in CDD rental facilities to the Board. A discussion ensued. This topic will be worked into the potential agreement for having HOA employees contracted to the CDD and will be discussed further under that item at a future meeting.

(Mr. Craine left the meeting at 7:00pm)

NINTH ORDER OF BUSINESS

Consideration of Proposals for Clock Tower Repairs

Mr. Roethke presented proposals for clock tower repairs to the Board. Ms. Van Haren added some additional details regarding these proposals. A discussion ensued. This item will be tabled until the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Remson Aquatics Proposal for Planting in Brazilian Pepper Areas

Mr. Roethke presented a proposal from Remson Aquatics for plantings in areas where Brazilian Pepper was removed. There was also another proposal considered for quarterly maintenance of the areas where Brazilian Pepper has already been removed.

On a Motion by Mr. Irwin, seconded by Mr. Reidt, with all in favor, the Board approved the proposal from Remson Aquatics for new plantings at (\$2,525.00) and quarterly maintenance of Brazilian Pepper areas for \$380.00 per quarter for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2014/2015 1. Consideration of Resolution 2014-01, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented the proposed budget for fiscal year 2014/2015 to the Board. It was noted for the record that assessments at Covington Park CDD have not increased since the 2006/2007 fiscal year. The tax roll assessment level actually decreased from \$722,400 to \$707,400 at the start of the 2010/2011 fiscal year and had also decreased from \$743,645 to \$722,400 in the 2008/2009 fiscal year. Current Operation and Maintenance assessment levels fro Covington Park range from \$518 to \$860 per lot (\$802 to \$1,474 total including debt service). These totals are significantly lower than other Apollo Beach CDDs. A discussion ensued. The Board decided to set a maximum assessment amount to be submitted to the county for the proposed budget. This number is \$792,288, which is based on a 12% increase from the previous tax roll amount of \$707,400. The details on the individual line items will be discussed during a Budget Workshop on June 10, 2014 at 6:00pm at the Covington Park Clubhouse.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board adopted Resolution 2014-01, approving the proposed budget and setting a date, time, and location for the final budget hearing as of August 26, 2014 at 6:00pm at Covington Park Clubhouse for Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Synthetic Turf (under separate cover)

The Board took no action on this proposal at this time.

THIRTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the Registered Voter Count to the Board, which is 1,885 as of April 15, 2014 for Covington Park. There will be a general election in November 2014, and seats 1, 2, and 3 will be up for election. These seats are currently occupied by Carrie Elwell, Lynn Ann Berner and Bill Irwin, respectively. The qualifying period to enter your name on the ballot is from noon on June 16, 2014 through noon on June 20, 2014. For more information, please contact the Hillsborough County Supervisor of Elections at www.votehillsborough.org or by phone at 1-888-297-4362.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Master Plan

Mr. Irwin discussed some of the numbers received from the questionnaire regarding the Master Plan. A discussion ensued. No formal Board action was taken.

FIFTEENTH ORDER OF BUSINESS

Monthly Unaudited District Financial Summary (under separate cover)

Mr. Roethke presented the monthly unaudited district financial summary for the Board. No formal Board action was taken.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Berner made a comment regarding property lines behind her home.

Ms. Elwell mentioned that the security line item in the budget is very important and should be a focus for next year's budget.

Mr. Watts notified the Board that Ms. Van Haren will be taking her CAM license class on June 7-8, 2014.

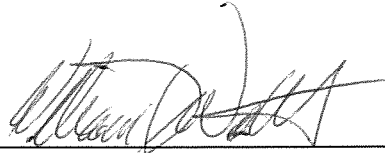
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Elwell, seconded by Mr. Irwin, with all in favor, the Board adjourned the meeting at 9:13 p.m. for Covington Park Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman