

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, September 23, 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:

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| 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:

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| Joseph Roethke | District Manager, Rizzetta & Co., Inc. |
| Biff Craine | District Counsel; Pettitt Worrell (<i>via phone</i>) |
| Jennifer Van Haren | Resident Services Manager |
| Keith Remson | Remson Aquatics |
| Dave Milam | Landscape Maintenance Professionals |
| Audience | Present |

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 made comments regarding the pond water quality within the District, the palm trees in the newly renovated subdivision entrances, and the potential HOA-CDD agreement for employees.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 26, 2014

Mr. Roethke presented the minutes of the Board of Supervisors' regular meeting held on August 26, 2014.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on August 26, 2014 as amended for Covington Park Community Development District.

(Ms. Berner arrived while the meeting was in progress at 6:07 p.m.)

FOURTH ORDER OF BUSINESS**Consideration of Operation &
Maintenance Expenditures for August
2014**

A discussion ensued regarding several invoices. Mr. Roethke noted that he is working with Newland to get reimbursed by RIPA for several invoices from LMP which covered irrigation repairs due to construction damage by RIPA.

On a Motion by Ms. Berner, seconded by Mr. Irwin, with all in favor, the Board approved the Operation & Maintenance expenditures for August 2014 totaling (\$49,061.16) for Covington Park Community Development District.

(Mr. Remson arrived while the meeting was in progress at 6:15 p.m.)

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Craine noted that the Surrey HOA-CDD Agreement for pool service is drafted and is ready to be signed. Mr. Roethke noted that the HOA manager requested an extension on the current agreement rather than execute a new one. Mr. Watts mentioned that there should be a 30-day termination clause, so the new agreement should be signed and can be terminated if necessary.

Mr. Craine also discussed updating an HOA-CDD Agreement for employees, but needs direction from the Board before moving forward. A workshop will be scheduled for the CDD Board and the HOA to discuss the details of this agreement.

Mr. Craine left the meeting while in progress at 6:30 p.m.)

B. District Engineer

Not present.

C. Landscape & Irrigation Update

Mr. Roethke informed the Board that John Toborg's inspection last week got rained out, and he is on vacation all of this week. A full inspection will be done prior to the next Board meeting. Mr. Milam noted that all the items from the previous inspection have been completed. He also added that an irrigation inspection has been completed, all palm trees have been trimmed, and sod removal and replacement is underway. Mr. Milam entertained questions from the Board regarding several items from the previous inspection report. It was pointed out that the sod replacement items from the previous report are in progress, but are not yet completed.

(Mr. Milam left the meeting in progress at 6:43 p.m.)

D. Pond Maintenance Update

Mr. Remson noted that the erosion repair issues from last month have been resolved. A proposal for new erosion repairs for ponds #14 and #23 was distributed to the Board.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board approved the proposal from Remson Aquatics for erosion repair at a cost of \$1,745 for Covington Park Community Development District.

A discussion ensued regarding issues with several ponds throughout the District, and Mr. Remson entertained various questions from the Board. Mr. Remson mentioned that approximately 30 trees will be replaced under warranty in areas where plantings have taken place after Brazilian Pepper removal.

(Mr. Remson and Mr. Toborg left the meeting in progress at 7:30 p.m.)

E. Resident Services Manager

Ms. Van Haren did not have anything specific to report. A discussion ensued regarding several items, including county sign replacement.

F. District Manager

Mr. Roethke noted that the next Board of Supervisors' regular meeting would be held on Tuesday, October 28th 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 with the board. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Consideration of Lighting Proposals from Tony Brost Electrical Services

Mr. Roethke presented several proposals from Tony Brost Electrical Services. Mr. Roethke is working with the insurance company to submit a claim for the proposal that covers the stolen lights. The Board would like to move forward with these proposals and will seek reimbursement from the insurance company. The first proposal for \$6,463.53 can be reimbursed for stolen lights and the second proposal for \$927.16 will not be.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board approved the proposal from Tony Brost Electrical Services at a cost of \$7,390.69 (\$6463.53 will be reimbursable by insurance) for Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Clock Tower Repair Proposal

Mr. Roethke presented a proposal for clock tower repairs to the Board of Supervisors. The total cost for repairs exceed the amount set by the Board at the last meeting.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the proposal from Ed Bachus & Associates at a total cost of \$9,330 for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Parking Policy Documents (under separate cover)

Mr. Roethke distributed a parking policy document to the Board. A discussion ensued regarding the wording of some items within the policy. The Board would like "District Board of Supervisors" replace with "District Staff" on the last item in the policy.

On a Motion by Mr. Watts seconded by Mr. Reidt, with all in favor, the Board approved the District Parking Policy as amended for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Insurance Policies

Mr. Roethke presented proposals for insurance to the Board. A discussion ensued regarding the detail of each proposal.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the proposal from Stahl (PGIT Package Policy) at a cost of \$23,551.40 for Covington Park Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Brazilian Proposals (under separate cover)

Mr. Roethke presented proposals for Brazilian Pepper areas, which include removal, maintenance and plantings in removed areas. A discussion ensued.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved the proposal from Remson Aquatics at a cost of \$13,995 for removal, \$2,750 for plantings and \$380 per event for bi-annual maintenance for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal to Repair Construction Damage

Mr. Roethke presented a proposal from LMP to repair irrigation zones due to RIPA construction damage. Mr. Roethke is in contact with Newland in order to get reimbursement for

the original invoices already paid as well as for this new proposal.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved the proposal from LMP to repair irrigation issues at a cost of \$652.20 for Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of HOA-CDD Agreement for Employees

Mr. Roethke presented the original HOA/CDD agreement for clubhouse employees to the Board. The Board would like to continue this meeting to discuss this topic further. Mr. Irwin added some comments regarding entering into a potential agreement. A Discussion ensued. No formal Board action was taken at this time.

THIRTEENTH ORDER OF BUSINESS

Monthly Unaudited District Financial Summary (under separate cover)

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

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Berner requested to see a final report from Anderson Lesniak regarding the Cambridge and Carrington entrance renovations. Mr. Roethke stated that he would email the report to the Board.

A discussion ensued regarding various other landscape issues. The Board requested that Scott Carlson be in attendance if there are any items still not completed from the August inspection report by the next meeting.

Mr. Irwin discussed reclaimed water work being done by RIPA.

Mr. Watts asked the Board members to drive by the Carrington entrance and look at the recently installed lighting.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board continued the meeting at 8:19 p.m. for Covington Park Community Development District and noted a continued business item (Discussion of HOA-CDD Agreement for Employees) would be held on Tuesday, October 7th at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.


Secretary / Assistant Secretary


Chairman / Vice Chairman

