

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, November 29, 2011 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:

Doug Watts	Board Supervisor, Chairman
Carrie Elwell	Board Supervisor, Vice Chairman
William Irwin	Board Supervisor, Assistant Secretary
Elaine Norman	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Tim Plate	District Engineer; Heidt Design, LLC
Rolando Santiago	District Counsel; RJS Law Group
Jennifer Van Haren	Resident Services Manager
John Toborg	Operations Manager; Rizzetta & Company, Inc.

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call. Everyone then recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on October 25, 2011

Mr. Cox presented the minutes of the Board meeting held on October 25, 2011 to the Board for consideration.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 25, 2011 as presented for Covington Park Community Development District.

THIRD ORDER OF BUSINESS**Consideration of Operation and Maintenance Expenditures for October 2011**

Mr. Cox reviewed the Operation and Maintenance Expenditures for October 2011 totaling \$60,722.45. He discussed how an agreement was reached with Cornerstone to reduce their contract amount because of their proclaimed inability to assume responsibility for the irrigation system in total at this time. Cornerstone had indicated that the irrigation system was in such a state of disrepair that they would need until January 1, 2012 to assume responsibility for it. The Board asked Mr. Cox to bring all documentation and details related to this issue to the next Board meeting.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved the Operation and Maintenance expenditures for October 2011 totaling \$60,722.45 for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS**Staff Reports – Part I****A. District Counsel**

Mr. Cox introduced the topic of a request to hold a flag football tournament on the property behind the clubhouse. Mr. Santiago discussed the various issues which might have to be addressed before consideration of such a request. He also recommended that since the majority of the property belongs to the Hillsborough County School Board, the requestor should first obtain approval from the school board and then the District could consider the matter.

Mr. Cox then introduced discussion regarding Mr. Watts' request to consider an agreement between the District and the Covington Park Homeowners Association, Inc. ("HOA") to have the HOA manage certain services that are currently conducted on District property. The intent of the agreement is for the District to compensate the HOA for providing those services for the District. Mr. Santiago suggested that before a detailed discussion is held by the Board, Mr. Cox and Mr. Watts should finalize the agreement's details for presentation to the Board.

B. District Engineer

Mr. Plate updated the Board regarding the project of the County assuming ownership of the Surrey Park roads, indicating that the developer and the County are currently negotiating the amount of ADA improvements actually needed and the costs. He stated that this should be the last hurdle to completing the handover.

Mr. Plate provided a review of previously discussed plans to install a drainage system around the clubhouse area and adjacent playground. At the conclusion of the discussion the Board asked Mr. Plate to bring proposals for completing the drainage project to the next meeting.

Mr. Plate discussed the issue regarding repair of a storm water pipe which was identified as damaged during a SWFWMD inspection conducted by Mr. Plate's staff. Two types of repair options were discussed; one being a total removal and reconstruction, and the other described as being a concrete patch. Keith Remson of Remson Aquatics, who holds the agreement to make the repairs, indicated he could perform the patchwork repair but that an additional \$455.00 would be required for draining down the water level.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved the additional cost of \$455.00 to the SWFWMD required repairs proposal from Remson Aquatics for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Entrance Construction Plans

Mr. Cox introduced Phil Kirkpatrick, who was present to discuss plans by Equity to develop a new entrance for the District as a result of road construction planned for a future date. A detailed discussion was held regarding the potential movement of a well; development of crosswalks; and the use of the District's landscape design consultant to help design the style of the new Covington Park entrance. Mr. Kirkpatrick informed the Board that due to the current economic state, construction probably would not begin for at least a year from now. Mr. Plate suggested that if not already done, Equity should include the Covington Park entrance sign in its overall signage plan.

SIXTH ORDER OF BUSINESS

Monthly Update Regarding Landscape and Irrigation Maintenance

Chris Lee of Cornerstone provided an update of the work that has been done recently. He explained that soil samples taken at the front entrance median have been analyzed and that the area should be able to handle St. Augustine sod.

On a Motion by Mr. Watts, seconded by Ms. Elwell, with all in favor, the Board approved the proposal from Cornerstone in the amount of \$1,375.00 for re-sodding the front entrance using St. Augustine sod for Covington Park Community Development District.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved the proposal from Cornerstone in the amount of \$1,250.00 for re-sodding areas of Surrey Park using Bahia sod for Covington Park Community Development District.

Discussion was held regarding fire ants and what Cornerstone could do to eliminate this problem. Cornerstone advised that the contract calls for them to treat fire ant mounds, and to treat the problem more broadly would require the use of a product called "Top Choice" which is expensive. The Board asked Cornerstone to provide a proposal for consideration.

SEVENTH ORDER OF BUSINESS

Monthly Pond Maintenance Update

Keith Remson of Remson Aquatics provided a brief update of the status of the ponds. Lengthy discussion was held regarding the need to have Brazilian pepper plants removed from throughout the community. The Board directed staff to obtain proposals for consideration.

EIGHTH ORDER OF BUSINESS

Discussion to Amend December Meeting Date

Mr. Cox introduced a proposal to amend the December meeting date from December 27th to December 20th. The Board expressed no interest in changing the date and no action was taken.

NINTH ORDER OF BUSINESS

Monthly HCSO Security Update

Ms. Van Haren stated there was nothing of significance to report for HCSO Security.

TENTH ORDER OF BUSINESS

Presentation of District Unaudited Financial Statements

Mr. Cox reviewed the District unaudited financial statements as of October 31, 2011.

ELEVENTH ORDER OF BUSINESS

Staff Reports – Part II

A. Operations Manager

Mr. Toborg updated the Board regarding the installation of annuals that was done. He also presented a proposal from Anderson Lesniak, Limited, Inc. to produce a Photoshop picture of the Covington Stone Clock Tower Circle landscape design. The Board briefly discussed the priority of work to be done by the landscape designers and decided to approve the proposal but not to place a rush on the work.

On a Motion by Mr. Reidt, seconded by Ms. Elwell, with all in favor, the Board approved the proposal from Anderson Lesniak Limited, Inc. in the amount of \$2,000.00 for the production of a Photoshop picture of the Clock Tower Circle landscape design for Covington Park Community Development District.

B. Resident Services Manager

Ms. Van Haren provided a brief update. Mr. Watts advised that he is interested in having the District purchase a Christmas tree for the clubhouse and better monument lights for next year's use since the current tree is borrowed and the lights are failing.

On a Motion by Mr. Reidt, seconded by Ms. Norman, with all in favor, the Board approved the authorization for staff to purchase a Christmas tree, lighting, and other needed decorations for the clubhouse and entrance monuments in an amount not to exceed \$1,000.00 for Covington Park Community Development District.

Ms. Van Haren informed the Board of a problem she was experiencing with access to the Surrey Park pool and difficulties updating resident data. Discussion ensued regarding possible causes of the problem and potential solutions.

C. District Manager

Mr. Cox presented a proposal (Exhibit A) from Peninsular Aquatics for the installation of ADA-required pool chair lifts at the Oak Park pool and the Monarch pool, along with options for additional features and services. Discussion ensued. The Board asked Mr. Cox to obtain additional proposals in order to compare prices.

Mr. Cox announced that the next regularly scheduled meeting is to be held on December 27, 2011 at 6:00 p.m. at the clubhouse.

Mr. Cox presented proposals for the installation of a floodlight system on the south side of the clubhouse. The proposals include options for standard 150-watt lighting and for LED lighting. Discussion ensued.

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board approved the proposal from Tony Brost Electric in the amount of \$293.20 for the installation of a standard 150-watt two-headed floodlight for Covington Park Community Development District.

Mr. Cox also presented proposals for repairing the broken front entrance light. Discussion ensued.

On a Motion by Mr. Reidt, seconded by Ms. Elwell, with all in favor, the Board approved the proposal from Tony Brost Electric in the amount of \$297.48 to repair the front entrance light for Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisor Requests

Ms. Norman commented that she feels maintenance items falling within the authority of approval by the District Manager, per Board resolution, should be handled that way instead of having to gain Board approval each time. Mr. Reidt requested that Mr. Cox provide the Board with a copy of the referenced resolution at the next meeting.


Audience Comments

At the meeting's conclusion, there were no audience members present to comment.

THIRTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, at 9:10 p.m. the Board approved to continue the meeting on Tuesday, December 13, 2011 at 6:00 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

Exhibit A

Peninsular Aquatics

4901 1st Avenue North
St. Petersburg, Fl 33710
Ph: 727-328-SWIM (7946) Fax: 727-551-9101
CPC 1457007 / CGC 1505066

Proposal: Covington Park

General Scope of work:

Supply and install ADA Handicap Chairs for commercial swimming pools of all sizes and shapes.

- Supply and install SR Smiths Splash series ADA aquatic chair lift with extended reach – \$4,990.00 (includes bonding) Oak Park pool- roll out gutter
- Supply and install SR Smith AXS series ADA aquatic chair lift for skimmer stlye swimming pool- \$4399.00 includes bonding)- Monarch pool

Please Note: There are many specifics for many different style pools. A majority of commercial swimming pools in the state of Florida are constructed with a "roll out gutter" or also known as a "scum gutter". This adds an additional reach to the chair and its application. Prior to installation of the handicap chairs we will visit the pool and discuss best position and location of installation with on site staff.

There are many different substrates of decking around pools; therefore the installation methods will be different on each pool.

If there is a concrete deck around the pool we propose to cut an approximately 12" by 12" square section from decking. We will re-secure bonding to chair from existing pool. We will excavate area to approximately 12" deep and install rebar at bottom as well as dowel rebar into existing deck. Pour high-strength concrete with chair support centered to opening. Re-finish concrete to match existing pool deck as close as possible.

If there is paver decking around pool we propose to strategically remove pavers in the immediate area. We will secure bonding in area affected to chair. We will excavate area to approximately 12" deep and install rebar at bottom. Pour high-strength concrete with chair support centered to opening. Re-install pavers over concrete area, re-sand pavers and paver joints.

Optional Items:

- Additional battery for any of the aquatic chairs listed above - \$234.50
- Cover for the Splash and AXS series aquatic chairs - \$ 316.50
- Splash and AXS caddy / dolly for removing and placing of aquatic chair - \$443.50
- Armrests for Splash And AXS Series ADA aquatic lifts- \$356.00 per pair

Warranty:

- Peninsular Aquatics shall provide a 1 year workmanship warranty on the installation of the chair.
- A 3 year limited manufactures warranty shall prevail on the chair and parts thereof. The chair must be installed by a certified SR Smith installer, all warranty information must be signed by installer and sent via certified mail to manufacture post installation of chair.

Peninsular Aquatics is a full service pool contractor. We construct new commercial swimming pools as well as perform any remodel / modifications to existing swimming pools. Please call us for a free estimate, we are ready to provide you with the service you deserve!

Please feel free to contact me with any questions regarding this proposal.

Thank You,
Sean Connerty
Peninsular Aquatics
727-271-1395

Penninsular Aquatics Pool Chair Lift Maintenance Proposal

1. DEFINITIONS

For the purpose of this Proposal the following terms shall be defined as follows:

- a. The Company - Penninsular Aquatics being the first party to this Proposal being registered and licensed to conduct business by the Department of State and the Division of Corporations within the State of Florida.
- b. The Customer - being the second party to this proposal.
- c. Certifications- the company will only employ factory authorized personnel to repair or maintain equipment at you facility.

2. TERMS

The parties hereto agree that the term of this proposal is (12) twelve months.

3. SERVICE

The Company will provide service to the Customer at their facility in respect to the following:

- a. routine maintenance to be performed every three months
- b. check chair(s) for proper lubrication, oxidation, deterioration
- c. verify chair(s) are still properly mounted to deck or footing
- d. inspect bonding wire for connectivity
- e. performance check for proper working order
- f. check battery terminals, connections and battery life
- g. inspect chair(s) parts for excessive wear, and advise
- h. repairs are additional (parts and labor paid by customer excluding warranty)

4. AMOUNT

- a. The Proposed amount of \$ 135.00 per quarter per chair
\$540.00 annually per chair

5. REFERENCES

1. **The Innisbrook Resort and Golf Club**
Jim Busch, Resort Manager (727) 942-2000
2. **Lake Shore Ranch**
Lorie Costa, Director (813) 388-6839
3. **The Champions Club**
Frank Oliveto, Club Director (727) 375-8480
4. **Rizzetta Amenity Services**
Kelly Evans, Director of Operations (813) 933-5571

Thank You,
Sean Connerty
Peninsular Aquatics
727-271-1395