

**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, December 27, 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	<b>Board Supervisor, Chairman</b>
Carrie Elwell	<b>Board Supervisor, Vice Chairman</b>
William Irwin	<b>Board Supervisor, Assistant Secretary</b>
Elaine Norman	<b>Board Supervisor, Assistant Secretary</b>
Rick Reidt	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Tim Plate	<b>District Engineer; Heidt Design, LLC</b>
Jennifer Van Haren	<b>Resident Services Manager</b>
John Toborg	<b>Operations Manager; Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held on November 29, 2011**

Mr. Cox presented the minutes of the Board meeting held on November 29, 2011 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' Meeting held on November 29, 2011 as presented for Covington Park Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Continued Board of Supervisors' Meeting Held on December 13, 2011**

Mr. Cox presented the minutes of the continued Board meeting held on December 13, 2011 to the Board for consideration.

On a Motion by Mr. Irwin, seconded by Ms. Norman, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors' Meeting held on December 13, 2011 as presented for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for November  
2011**

Mr. Cox reviewed the Operation and Maintenance Expenditures for November 2011 totaling \$66,772.16. Brief discussion ensued regarding bank fees. Mr. Cox advised of other districts changing banks from Wachovia to SunTrust and the Board was in favor; Mr. Cox will bring a resolution to the next meeting for the Board's consideration.

On a Motion by Mr. Watts, seconded by Ms. Elwell, with all in favor, the Board approved the Operation and Maintenance expenditures for November 2011 totaling \$66,772.16 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports – Part I**

**A. District Counsel**

Not present; no report given. Mr. Cox noted that District counsel had changed its firm name. Everyone present then stood and recited the Pledge of Allegiance.

**B. District Engineer**

Mr. Plate presented a drainage improvement plan for the Board members to review. He described the details of how the drainage would improve with the implementation of the drains and improved swales. Mr. Plate indicated he had contacted three contractors regarding the work and asked for the Board's permission to request proposals from them for presentation to the Board at the next meeting; the Board consented. Mr. Plate advised he will work with Mr. Cox as to rectifying any landscape disturbances that may occur with the project.

Mr. Plate also noted that he spoke with Equity about relocation of the Covington Park sign as part of the project. Equity was told by officials that because the land (with sign on it included) is owned by someone else (the District), only the landowner may apply for permitting related to it. Brief discussion ensued.

**SIXTH ORDER OF BUSINESS**

**Review of Aquatic Service Report**

Keith Remson of Remson Aquatics advised that a full report with photographs would be provided monthly beginning at the next meeting. He confirmed that everything looks good, with

the exception of an algae bloom in the small pond and in pond #42 which they will control. Mr. Remson also said they patched the storm drain and cleaned out six weirs as per a SWFWMD inspection performed by Mr. Plate, and that Heidt Designs reinspected the areas and deemed the work successful. Mr. Remson also touched on Brazilian pepper plant removal, stating he had marked and counted all the largest trees he found.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Invasive Plant Removal Proposals**

Mr. Toborg discussed proposals for removal of Brazilian pepper plants from the community, one from Finn Outdoor for \$11,500.00 and one from Remson Aquatics for \$19,562.00. Discussion ensued. The Board asked and Mr. Toborg confirmed that there are many trees extending onto homeowners' lots. The Board also asked if invasive plants can be removed from private property without owners' permission and if the District can spend funds or contract to have invasive plants removed from private property; Mr. Cox will pose these questions to District counsel and also inquire with the EPC. The Board directed Mr. Toborg to obtain an additional quote while Mr. Cox is making the inquiries, and agreed to revisit the topic at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Landscape & Irrigation Maintenance Update**

Mr. Toborg discussed mulch estimates, advising he wants to reassess what the proper amount of mulch should be for the District. He also stated that annuals will be replaced very shortly. It was discovered that several backflow prevention devices were turned off a number of times, leading Mr. Toborg and Ms. Van Haren to believe someone is vandalizing the system; chain locks will be installed.

**NINTH ORDER OF BUSINESS**

**Consideration of Fire Ant Treatment Proposals**

Proposals for fire ant treatment were not available for consideration at meeting time. The Board agreed that treatment with Top Choice is needed in the areas of the clock tower and playgrounds and in the Guilford and Bristol Park communities within the District. Mr. Cox and Mr. Toborg will present quotes at the next meeting.

**TENTH ORDER OF BUSINESS**

**Discussion of Landscape Design Priorities**

Mr. Toborg introduced the topic of Anderson Lesniak, Limited designer Allyson Utter's list of priorities for developing and installing the landscape renovations. Discussion ensued. The Board altered the list to reflect the following order of groups: Devonbridge, Cromwell, Guilford and Regents; Oxford, Carrington, Cambridge and Surrey; and Covington Stone Avenue.

Mr. Cox brought to the Board's attention the fact of homeowners placing and/or installing items beyond lot lines and encroaching on District property, and asked the Board for guidance. The

Board agreed that action was necessary. The Board directed Mr. Cox to send letters to the specific homeowners with time frames for corrective action included.

**ELEVENTH ORDER OF BUSINESS**

**Monthly HCSO Security Update**

Ms. Van Haren discussed the problem of one or two deputies not complying with the scheduled times of duty, most notably a deputy missing the Neighborhood Watch committee meeting. The Board directed staff to contact the Sheriff's Office.

Mr. Watts noted that overgrown tree branches are still blocking some security cameras, specifically by the tennis and basketball courts. Ms. Van Haren advised that the amount of trimming necessary to clear the view would kill the trees. The Board directed staff to look into whatever solution is necessary to correct the problem, including removing the trees altogether.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Termite Control Proposals**

Mr. Cox presented a termite control proposal to the Board for consideration, which arose from a letter sent by the company that did the original pre-construction termite service for the building, extending the life of the original warranty for a \$100.00 annual fee. Ms. Van Haren also heard from another company who provided a much different proposal. Discussion ensued. Mr. Cox will review and compare the information and report back to the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of District Unaudited Financial Statements**

Mr. Cox reviewed the District unaudited financial statements as of November 30, 2011.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports – Part II**

**A. Resident Services Manager**

Ms. Van Haren described a project she would like to undertake, which is reparation of the District's many cracked and lifted sidewalks. Ms. Van Haren stated she had contacted the County which advised her that while the County no longer requires the planting of oak trees in communities, the County will not assist communities plagued by broken sidewalks stemming from previously planted oak trees' root growth. Ms. Van Haren is looking to have approximately 80% of the District's sidewalks repaired and consulted Vince Kanusky (District handyman), who is fully equipped to do the job. The Board agreed the sidewalks have to be fixed but directed staff to contact the County again. The Board also suggested that they the Board members contact Sandra Murman to see if political pressure might help.

**B. District Manager**

Mr. Cox stated that the next regular meeting is scheduled for January 24, 2012.

He then presented a proposal for the purchase and installation of ADA-regulation pool chair lifts and various options to the Board for consideration.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved the proposal from Peninsular Aquatics in the amount of \$4,990.00 for the purchase and installation of two ADA-regulation pool chair lifts with covers for Covington Park Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

**Supervisor Requests**

Ms. Norman asked staff to provide a copy of the resolution for general maintenance acquisition; Mr. Cox will email it to the Board.

Ms. Elwell inquired about development of an emergency disaster plan for the District.

Mr. Reidt inquired about a light on the clock tower; another Board member confirmed that a light had been installed.


**Audience Comments**

There were no audience members present to comment.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board adjourned the meeting at 8:10 p.m. for Covington Park Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman