

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 special meeting of the Board of Supervisors of the Covington Park Community Development District was held on **Thursday, May 12, 2011 at 6:37 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Bob McCarthy	Board Supervisor, Chairman
Doug Watts	Board Supervisor, Vice Chairman
William Irwin	Board Supervisor, Assistant Secretary
Elaine Norman	Board Supervisor, Assistant Secretary (via speakerphone)
Carrie Elwell	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Jennifer Van Haren	Resident Services Manager
Rolando Santiago	District Counsel, Cameron & Santiago

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Discussion of Vila & Son Landscape and
Irrigation Contract**

Mr. Cox introduced the Chairman, Bob McCarthy and invited him to start the discussion regarding the Vila & Son landscape and irrigation contract. Mr. McCarthy explained that the Board is meeting to discuss the landscape contract and actions the Board is considering to replace the current contractor. Mr. McCarthy asked Mr. Toborg to review his last inspection report for the Board. Mr. Toborg stated that he e-mailed the Board his report a few days earlier and explained that it was a recap of the previous report that goes back to February 22, 2011. He reviewed the report with the Board and stated that many of the deficiencies were not noted as completed because he failed to get reports from Vila & Son. He also stated that some of the

basic maintenance items that should be ongoing and not “seasonal” are not being attended to.

Mr. Watts stated that he feels there is a lack of pro-activeness and he feels that the pictures reinforce it.

Ms. Norman provided her input and agreed that some of the issues from several months ago still have not been addressed. She stated that some of it is general maintenance that shouldn't be an issue. She feels that Vila & Son has not kept up to their contract and that Vila & Son never addressed that they had any problems.

Ms. Elwell stated that she agrees with the other Board members and feels that they have given Vila & Son ample opportunity to make things better. She stated that she feels the Board is not doing their job if they do not take action and address the issue.

Mr. Irwin stated that he thinks the community is in better shape than when Vila & Son took over but is still not what it should be. He said he believes that some things are getting done that they have not been advised of and he had spoken directly with Richard Seaman about that. Mr. Irwin stated that he thinks that there have been problems since the beginning and stated that that he is on the fence.

Mr. McCarthy reminded the Board about the Bristol Park expenditures and how terrible it looks now. Mr. McCarthy asked Mr. Cox to read the contract aloud to the Board. Mr. Cox read the terms in the contract and the termination language to the Board which includes a 30 day written notice.

Mr. Watts stated that he spoke with Richard many times and that he took care of things quickly but they have replaced a lot of sod in the community that is already going downhill. Mr. Watts asked Vila & Son if there is a reason that they can't keep up or is it something in the community that is causing the problem.

Mr. Penny with Vila & Son spoke about how things have been since he has come on board. He stated that he knows there are issues that need to be corrected and he feels that Vila & Son can correct the problems in a reasonable amount of time.

Mr. Watts provided additional comments on the appearance of the sod and Ms. Elwell commented about the fact that we have spent a lot of money to fix irrigation problems at the beginning of the contract.

Mr. Santiago stated that according to the contract the CDD has the ability with or without cause to terminate with a 30 day notice. He advised that the Board get commentary from each Board member and the affected party and then make a determination. Mr. Santiago stated for the record that proper notice was given for this meeting and the Board is fully empowered to make a decision.

Mr. Watts expressed that he is ready to change.

Mr. Irwin stated that he thinks that what the Board has been expecting is a more proactive approach to beautifying the community and Ms. Norman agreed.

Mr. McCarthy stated that they owe it to the community to get the best for the community.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved terminating the contract with Scapes, a Vila & Son company, and authorized staff to send a 30 day termination notice for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

STAFF REPORTS – PART I

A. District Counsel
No additional report.

B. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held on May 24, 2011 at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisor Requests:

Ms. Norman requested that the board look over the two entrances and work on common areas before starting another entrance.

Mr. Cox added that he has the proposal from Reeders for the lighting portion in the amount of \$7,182.63 bringing the total contract amount to \$40,994. Mr. Santiago stated that he had reviewed the contract and everything is acceptable.

Audience Comments:

An audience member commented that he applauds the Board for their direction and he feels a proactive approach on the landscaping needs will be good.

An audience member commented that maybe the grass was being mowed too short.

An audience member asked District Counsel if he advised Rizzetta or members of the Board with regards to the status of Vila's corporation in this decision.

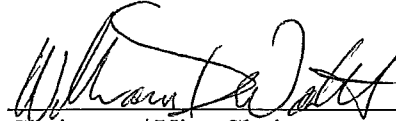
FIFTH ORDER OF BUSINESS

Adjournment / Continuance

On a Motion by Mr. Watts, seconded by Mr. McCarthy, with all in favor, the Board adjourned the meeting at 7:25 p.m. for Covington Park Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman