
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 **Monday, March 24, 2015 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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| Rick Reidt | Board Supervisor, Chairperson |
| Doug Watts | Board Supervisor, Vice Chairperson |
| Bill Irwin | Board Supervisor, Assistant Secretary |
| Alan Untracht | 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 |
| John Toborg | Operations Manager, Rizzetta Amenity Services |
| Keith Remson | Remson Aquatics |
| Dave Milam | Landscape Maintenance Professionals |
| Scott Brizendine | Associate Director of Financial Services, Rizzetta & Co., Inc. |
| Brooke DeVito | Financial Analyst, Rizzetta & Co., Inc. |
| Robbie Cox | MBS Capital Markets |

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

A resident commented that Josh, an employee, saved a turtle from the cul-de-sac.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 24, 2015

On a Motion by Mr. Irwin, seconded by Mr. Reidt, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on February 24, 2015 for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2015

On a Motion by Mr. Reidt, seconded by Mr. Untracht, with all in favor, the Board ratified the Operation & Maintenance expenditures for February 2015 totaling (\$42,142.96) for Covington Park Community Development District.

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Craine added some comments regarding Resolution 2009-03 that will be up for the discussion later in the meeting. A discussion ensued and Mr. Craine entertained several questions from the Board regarding CDD and HOA employment issues.

(Mr. Remson arrived while the meeting was in progress at 6:22 p.m.)

(Mr. Craine left while the meeting was in progress at 6:41 p.m.)

B. District Engineer

Not present.

C. Landscape & Irrigation Update

Mr. Toborg reviewed the field inspection report with the Board and Mr. Roethke distributed LMP's response regarding the items on the report to the Board. Mr. Toborg reviewed several proposals from LMP for the Board's consideration that were provided as a result of items in the landscape report. The Board did not take any action on these proposals at this time. Mr. Milam added some comments regarding some items on the report.

D. Pond Maintenance Update

Mr. Remson reviewed the status of the ponds with the Board. Mr. Watts reminded Mr. Remson to remove the yellow primrose on pond 11. A discussion ensued regarding several other maintenance items.

(Mr. Toborg and Mr. Remson left while the meeting was in progress at 7:15 p.m.)

E. Resident Services Manager

Ms. Van Haren reviewed her action item list with the Board. A discussion ensued regarding the chime schedule for the clock tower. The Board would like to set the schedule at 7:00 am – 11:00 pm to coincide with the fountain schedule. Mr. Watts requested updates for several items from Ms. Van Haren on her report.

Ms. Van Haren presented a proposal from Girl Scout Troop 3308 to request permission to plant a small 7' x 5' flower garden somewhere on CDD property. The Board will allow Ms. Van Haren to coordinate with the landscaper and electrician.

F. District Manager

Mr. Roethke noted that the next Board of Supervisors' regular meeting would be held on Tuesday, April 28, 2015 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. Several items on the list will be updated for the next meeting.

SIXTH ORDER OF BUSINESS

**Presentation of Bond Refinancing by
MBS Capital**

Mr. Cox presented options to the Board for possible refinancing of their current Bonds. Mr. Cox entertained various questions from the Board regarding the possible refunding. A discussion ensued regarding the details of the presentation. The Board requested additional information from Mr. Cox to be discussed at a continued meeting, namely more details on a way to raise capital for the District's Master Plan.

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board directed MBS Capital Markets to research refinancing options with the bank and then bring them back to present at the continued meeting for Covington Park Community Development District.

(Mr. Cox left the meeting while in progress at 8:11pm)

SEVENTH ORDER OF BUSINESS

**Review of Results of the Poll on the
Master Plan Survey**

Mr. Roethke presented a review of the Master Plan Survey results to the Board. This will be discussed further at the continued meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal to Refurbish Monuments

Mr. Roethke presented several proposals for monument refurbishing to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved the proposal from T&R Painting for monument refurbishment at a cost of (\$3,600.00) for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented several landscape enhancement proposals to the Board, including plantings at the Devon and Bristol entrances, sod installation, and other plant replacement. Mr. Toborg added some comments regarding the details of each proposal.

On a Motion by Mr. Watts, seconded by Mr. Untracht, with all in favor, the Board approved the proposals from LMP for plant replacement at the Bristol and Devon entrances at a total cost of (\$6,033.00) for Covington Park Community Development District.

TENTH ORDER OF BUSINESS

Reconsideration of CDD Resolution 2009-03

Mr. Roethke presented Resolution 2009-03 to the Board for discussion. A brief discussion ensued, however, no action was taken by the Board at this time.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals to Re-strap Solar Panels

Mr. Roethke presented several proposals to the Board for re-strapping the solar panels. Ms. Van Haren added comments regarding the details of each proposal and suggested having an unbiased expert inspect both the straps and the inside of the attic to determine the actual need and to provide a recommendation regarding the materials to be used. No formal action was taken by the Board at this time.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Automatic Hand Dryers and Other Electrical Repairs

Mr. Roethke presented several proposals for automatic hand dryers at the Monarch Pool, Oak Park Pool, and the Clubhouse and motion sensors for the bathroom lights at Monarch Pool. The Board did not take any action on the automatic hand dryer proposals at this time.

On a Motion by Mr. Watts, seconded by Mr. Irwin, with all in favor, the Board approved the proposal from Tony Brost Electrical Services for the installation of motion switches at the Monarch Pool bathroom at a cost of (\$164.40) for Covington Park Community Development District.

Mr. Roethke presented additional proposals from Tony Brost Electrical Services to the Board. The Board reviewed the proposals and a discussion ensued.

On a Motion by Mr. Untracht, seconded by Mr. Watts, with all in favor, the Board approved the proposals for additional pool lighting from Tony Brost Electrical Services at Monarch and Oak Park pools at a total cost of (\$4,448.82) for Covington Park Community Development District.

On a Motion by Mr. Reidt, seconded by Mr. Untracht, with all in favor, the Board approved the proposals for electrical repairs to the LED lights at the Devon and Guilford entrances at a total cost of (\$1,081.35) for Covington Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Security System Upgrade

Mr. Roethke presented several proposals for security system upgrades to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Untracht, seconded by Mr. Watts, with all in favor, the Board approved the proposal from MHD Communications for access card upgrades at a cost of (\$20,575.00) with the option to remove (\$2,240.00) if Surrey requests to not move forward with this proposal for Covington Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Parking Lot Re-surface and Re-stripe

Mr. Roethke presented several proposals for parking lot re-surfacing and re-striping.

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board approved the proposal from All Asphalt for parking lot sealing and striping at a cost of (\$1,650.00) for Covington Park Community Development District.

FIFTEENTH ORDER OF BUSINESS

Monthly Unaudited District Financial Summary

Mr. Roethke presented the monthly unaudited District Financial Summary to the Board. No formal Board action was taken.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Irwin stated Surrey Park HOA is working on installing reclaimed water.

Mr. Reidt recommended that the Board consider setting Ms. Van Haren's salary at \$42,500.00 per year. A discussion ensued.

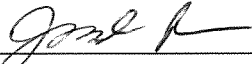
On a Motion by Mr. Untracht, seconded by Mr. Irwin, with 3 in favor and Mr. Watts opposed, the Board approved the salary of (\$42,500.00) per year for Ms. Van Haren for Covington Park Community Development District.

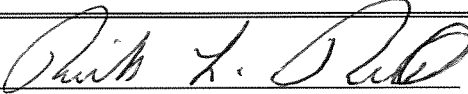
Mr. Reidt discussed some other items related to the Resident Services Manager position, including hours of operation and staffing issues.

SEVENTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Untracht, seconded by Mr. Irwin, with all in favor, the Board continued the meeting at 10:53 p.m. to April 16, 2015 at 6:00 p.m. to discuss more Bond refinancing options and to review the results of the poll on the Master Plan Survey for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman