

**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, April 28, 2015 at 6:02 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Rick Reidt	<b>Board Supervisor, Chairperson</b>
Doug Watts	<b>Board Supervisor, Vice Chairperson</b>
Bill Irwin	<b>Board Supervisor, Assistant Secretary</b>
Lynn Ann Berner	<b>Board Supervisor, Assistant Secretary</b>
Alan Untracht	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tim Plate	<b>District Engineer, Heidt Design</b> <i>(via phone)</i>
Biff Craine	<b>District Counsel, Pettitt Worrell</b> <i>(via phone)</i>
Jennifer Van Haren	<b>Resident Services Manager</b>
John Toborg	<b>Operations Manager, Rizzetta Amenity Services</b> <i>(via phone)</i>
Keith Remson	<b>Remson Aquatics</b>
Dave Milam	<b>Landscape Maintenance Professionals</b>
Robbie Cox	<b>MBS Capital Markets</b>
Bradley Hickory	<b>Seven Point Security</b>

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.

*(Mr. Plate arrived while the meeting was in progress at 6:03p.m.)*

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member requested to shorten the meetings.

*(Mr. Craine and Mr. Watts arrived while the meeting was in progress at 6:08p.m.)*

**THIRD ORDER OF BUSINESS**

**Discussion Regarding the Bond Issue**

Mr. Cox discussed potential new money bond issue options with the Board. Mr. Plate added comments regarding the engineering portion of this project, and Mr. Craine added comments, as well. The Board discussed the details and asked various questions of Mr. Cox, Mr. Plate, and Mr. Craine.

*(Mr. Remson arrived while the meeting was in progress at 6:18p.m.)*

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board directed MBS Capital Markets to begin the process for refunding the current bonds, including an Engineer's Report by the District Engineer for Covington Park Community Development District.

*(Mr. Cox left while the meeting was in progress at 6:35p.m.)*

**FOURTH ORDER OF BUSINESS**

**Presentation of Public Facilities Report**

Mr. Roethke presented the first draft of the Public Facilities Report to the Board. Mr. Plate added some comments regarding the details of this report.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved in substantial form, that final approval be given by Board Chair upon completion of final draft for Covington Park Community Development District.

*(Mr. Plate left while the meeting was in progress at 6:38p.m.)*

**FIFTH ORDER OF BUSINESS**

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

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for March 2015**

On a Motion by Mr. Irwin, seconded by Mr. Watts, with all in favor, the Board ratified the Operation & Maintenance expenditures for March 2015 totaling (\$55,850.00) for Covington Park Community Development District.

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

Mr. Untracht asked Mr. Craine for his opinion regarding any CDD equipment that is still in place at the Surrey Park pool. Mr. Craine noted that any CDD equipment still in place should be removed due to the fact that the cost-sharing agreement between the CDD and the Surrey Park HOA.

On a Motion by Mr. Untracht, seconded by Mr. Watts, with all in favor, the Board directed district staff to issue notice to the Surrey Park HOA that any CDD equipment will be removed as soon as possible from the Surrey Park pool area for Covington Park Community Development District.

*(Mr. Craine left while the meeting was in progress at 6:45p.m.)*

**B. District Engineer**

No report.

**C. Landscape & Irrigation Update**

Mr. Toborg reviewed the landscape inspection report with the Board. Mr. Milam reviewed the landscaper's response on items that were noted in the report and discussed those with the Board.

Mr. Milam presented several sod and plant replacement proposals to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Watts, seconded by Mr. Reidt, with all in favor, the Board approved proposals from LMP for sod and plant replacement at a total cost of (\$4,454.75) for Covington Park Community Development District.

*(Mr. Toborg and Mr. Milam left while the meeting was in progress at 7:10 p.m.)*

**D. Pond Maintenance Update**

Mr. Remson reviewed any pond maintenance issues with the Board and also presented a proposal for aquatic plantings on ponds 15 and 17.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board approved the aquatic planting proposal from Remson Aquatics at a total cost of (\$985.00) for Covington Park Community Development District.

Mr. Watts asked if Mr. Remson fixed the timers on the fountains. Mr. Remson confirmed this was completed.

*(Mr. Remson left while the meeting was in progress at 7:19 p.m.)*

**E. Resident Services Manager**

Ms. Van Haren reviewed her management report with the Board. The major item for last month and next month has been working on issuing cards for the new access card system. A discussion ensued regarding several other items related to the report.

**F. District Manager**

Mr. Roethke noted that the next Board of Supervisors' a Budget Workshop meeting would be held on Tuesday, May 12, 2015 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Mr. Roethke noted that the next Board of Supervisors' regular and proposed budget meeting would be held on Tuesday, May 26, 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 that were completed will be removed from the list going forward.

**EIGHTH ORDER OF BUSINESS**

**Consideration of HOA-CDD Employee Agreement**

Mr. Roethke presented a draft of a possible agreement between the CDD and HOA for employees. A discussion ensued regarding the details of the agreement. The Board took no action on this agreement at this time.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Amenity Management**

Mr. Roethke presented a proposal from Rizzetta Amenity Services for Amenity Management of the clubhouse staff. A discussion ensued regarding the details of this proposal. The Board would like to use Exhibit B from the HOA/CDD draft employee agreement as the scope of services that a third-party management company can bid on.

Mr. Roethke will use this to request proposals to be presented at the next meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Security Proposal from Seven Point Security**

Mr. Roethke presented a proposal to the Board for security services from Seven Point Security. Mr. Hickory from Seven Point Security discussed the details of this proposal with the Board, and entertained various questions from the Board members.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the proposal from Seven Point Security to obtain security services proposals for the Board to review at a future meeting for Covington Park Community Development District.

*(Mr. Hickory left while the meeting was in progress at 7:32 p.m.)*

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Audit for Fiscal Year  
Ending 2014**

Mr. Roethke presented the audit report for fiscal year 2013-2014 to the Board. Mr. Roethke noted that the auditor's opinion was unqualified for this District and there were no instances or adverse findings reported.

On a Motion by Mr. Reidt, seconded by Mr. Watts, with all in favor, the Board accepted the audit for Fiscal Year 2013-2014 for Covington Park Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Monthly Unaudited District Financial  
Summary**

Mr. Roethke reviewed the Monthly Financial summary with the Board. No formal Board action was taken.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Reidt discussed the necessary attendance of vendors at each CDD meeting. The Board would still like to have all necessary vendors attend each meeting.

Ms. Berner asked a question about submitting the Form 1.

**FOURTEENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Ms. Berner, seconded by Mr. Irwin, with all in favor, the Board adjourned the meeting at 9:18 p.m. for Covington Park Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

