

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, June 23, 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:

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

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Tim Plate	District Engineer, Heidt Design, LLC
Biff Craine	District Counsel, Pettitt Worrell (via phone)
Jennifer Van Haren	Resident Services Manager
John Toborg	Operations Manager, Rizzetta Amenity Services
Keith Remson	Remson Aquatics
Dave Milam	Landscape Maintenance Professionals
Josh Axmacher	Landscape Maintenance Professionals
Robbie Cox	MBS Capital Markets
Scott Brizendine	Assoc. Dir. of Financial Svcs, Rizzetta & Co., Inc.
Brooke DeVito	Financial Analyst, Rizzetta & Co., Inc.
Bradley Hickory	Titanium Security Consulting
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.

(Ms. Berner arrived while the meeting was in progress at 6:06 p.m.)

SECOND ORDER OF BUSINESS

Audience Comments

An audience member asked about status of amenity improvements and potential monument upgrades on water set border.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Special Budget Workshop Meeting held May 12, 2015 & Regular Meeting held May 26, 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' Special Budget Workshop Meeting held on May 12, 2015 & Regular Meeting held May 26, 2015.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2015

On a Motion by Ms. Berner, seconded by Mr. Irwin, with all in favor, the Board ratified the Operation & Maintenance expenditures for May 2015 totaling (\$72,036.14) for Covington Park Community Development District.

(Mr. Plate & Mr. Remson arrived while the meeting was in progress at 6:14 p.m.)

FIFTH ORDER OF BUSINESS

Presentation of Bond Refinancing Documents

Mr. Cox updated the Board on the status of the Bond restructuring and Mr. Roethke distributed a term sheet from Hancock Bank to the Board. A discussion ensued regarding the details of the term sheet.

On a Motion by Ms. Berner, seconded by Mr. Untracht, with all in favor, the Board approved the term sheet between Covington Park CDD and Hancock Bank, pending final signoff in substantial form by Board Chair.

Mr. Plate distributed the Engineer's Report and reviewed it with the Board. A discussion ensued and Mr. Plate entertained various questions from the Board. The Board discussed which items will need to be included in the menu of items within the report.

On a Motion by Mr. Watts, seconded by Ms. Berner, with all in favor, the Board approved the Engineer's Report in substantial form, pending final signoff by Board Chair which will include Phases I, II, and IV from the Master Plan Architect's Estimates.

Ms. DeVito presented the Preliminary Supplemental Special Assessment Allocation Report to the Board.

On a Motion by Mr. Untracht, seconded by Ms. Berner, with all in favor, the Board approved the Preliminary Supplemental Special Assessment Allocation Report in substantial form, pending final signoff by Board Chair.

Mr. Roethke presented Resolution 2015-07 to the Board, which will declare assessments for the 2015 Bond Restructuring. Mr. Craine added comments regarding the details of this resolution.

On a Motion by Mr. Untrancht, seconded by Mr. Reidt, with all in favor, the Board approved to adopt Resolution 2015-07, subject to final review by District Staff.

Mr. Roethke presented Resolution 2015-08 to the Board, which will set a date, time, and location for a public hearing on assessments for the 2015 Bond Restructuring. The meeting will take place on Tuesday, August 4, 2015 at 6:00 p.m.

On a Motion by Mr. Reidt, seconded by Mr. Urwin, with all in favor, the Board approved to adopt Resolution 2015-08.

(Mr. Brizendine, Ms. DeVito, Mr. Cox, Mr. Plate and Mr. Craine left while meeting was in progress at 7:29 p.m.)

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Landscape & Irrigation Update

Mr. Roethke distributed the field inspection report to the Board for their review. Mr. Toborg reviewed the report with the Board and Mr. Milam added comments to any issues presented in the report. A discussion ensued regarding several landscape issues.

Mr. Roethke presented a proposal from LMP for the summer annual flower rotation. A discussion ensued regarding the flower choice. The Board decided to use Coleus.

On a Motion by Ms. Berner, seconded by Mr. Reidt, with all in favor, the Board approved the proposal from LMP for annual installation at a cost of \$4, 050.00.

Mr. Axmacher discussed irrigation issues with the Board. A proposal will be provided to the Board at the next meeting for irrigation controller upgrades.

(Mr. Axmacher & Mr. Milam left while meeting was in progress at 8:10 p.m.)

D. Discussion Regarding Lighting Issues

Mr. Reidt asked Mr. Toborg to check with Tony Brost on the best options for Vandal-proof lighting fixtures. This will be discussed further at a future meeting.

(Mr. Toborg left while meeting was in progress at 8:18 p.m.)

E. Pond Maintenance Update

Mr. Remson reviewed the status of the ponds with the Board, including issues with the fountains that are being fixed. Mr. Remson also discussed the primrose and will provide a proposal to have those treated.

(Mr. Remson left while the meeting was in progress at 8:26 p.m.)

F. Consideration of Security Proposals

Mr. Roethke presented several security proposals to the Board for their review. Mr. Hickory reviewed each of these proposals with the Board. The Board discussed the details of the proposals, but did not take any action on any of these proposals at this time.

(Mr. Hickory left while the meeting was in progress at 8:56 p.m.)

G. Resident Services Manager

Ms. Van Haren reviewed her action item report with the Board and a discussion ensued regarding several items. Ms. Van Haren detailed options for replacing the water cooler in the clubhouse.

On a Motion by Mr. Reidt, seconded by Mr. Irwin, with all in favor, the Board approved a not-to-exceed amount of \$600.00 for the installation of a purified water system in the clubhouse meeting room.

H. District Manager

Mr. Roethke noted that the next Board of Supervisors' regular meeting (Final Budget) would be held on Tuesday, July 28, 2015 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

I. Review of Action Items List

Mr. Roethke reviewed the Action Items List with the Board. No formal Board action was taken.

SEVENTH ORDER OF BUSINESS

Consideration of District Management Services Contract

Mr. Roethke presented an amended District Management Services contract to the Board. A discussion ensued regarding the details of this contract.

On a Motion by Mr. Watts, seconded by Mr. Untracht, with all in favor, the Board approved Amended District Management contract with Rizzetta & Company.

EIGHTH ORDER OF BUSINESS

Presentation of Contract for Amenity Management Services

Mr. Roethke presented a contract for amenity services between CDD and Access Residential Management to the Board. A discussion ensued regarding the details of this agreement. The Board requested to remove all the references to the "HOA Management Representative" and replace them with "Recreation Operator".

On a Motion by Mr. Reidt, seconded by Mr. Untracht, with all in favor, the Board approved the Amenity Management Services Agreement between Covington Park CDD and access Residential Management, with a start date to be determined by the vendor and District Staff.

NINTH ORDER OF BUSINESS

Consideration of CDD Policy Agreement for Technology Use by Employees

Mr. Roethke presented a CDD Policy agreement for technology use by employees for the Board's review. Several instances of Rivercrest in the document need to be changed to Covington Park. A discussion ensued regarding various items within the policy.

On a Motion by Mr. Untracht, seconded by Ms. Berner, with all in favor, the Board approved the CDD Policy Agreement for Technology Use by Employees as amended.

TENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the Registered Voter Count to the Board, which was 2,078, as of April 15, 2015.

ELEVENTH ORDER OF BUSINESS

Monthly Unaudited District Financial Summary

Mr. Roethke distributed the unaudited financial summary to the Board. No formal Board action was taken.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Berner would like to wait on replacing plant material until after the Board can determine how well the current plants are performing.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Berner, seconded by Mr. Irwin, with all in favor, the Board adjourned the meeting at 9:38 p.m. for Covington Park Community Development District.



 Secretary / Assistant Secretary



 Chairman / Vice Chairman

