
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 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**

A regular meeting of the Board of Supervisors of Covington Park Community Development District was held on **Thursday, September 14, 2005 at 10:15 a.m.** at the office of Fowler White, P.A., located at 501 East Kennedy Boulevard, Suite 1700, Tampa, Florida, 33602.

Present and constituting a quorum were:

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| Vaike O'Grady | Board Supervisor, Vice Chairman |
| Kathryn Fowke | Board Supervisor, Assistant Secretary |
| Scott Jones | Board Supervisor, Assistant Secretary |
| Mark Cooper | Board Supervisor, Assistant Secretary <i>(joined meeting in progress)</i> |

Also present were:

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| Debby Bayne | District Manager, Rizzetta & Company, Inc. |
| Pete Williams | Representative, Rizzetta & Company, Inc. |
| Tina Wells | Representative, Rizzetta & Company, Inc. |
| Erin Larrinaga | District Counsel, Fowler White, P.A. |
| Bill Bahlke | District Engineer, Heidt & Associates, Inc. |
| Herb Boatner | Bond Counsel, Fowler White Boggs & Banker, P.A. |
| Justin Rowan | Investment Banker, Prager Sealy & Co., LLC |
| Betsy McGhee | Clubhouse Manager |

FIRST ORDER OF BUSINESS

Call to Order

Ms. Bayne called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meetings on July 13, 2005 and
July 27, 2005**

Ms. Bayne stated that the next item on the agenda was consideration of the minutes of the Board of Supervisors' meetings on July 13, 2005 and July 27, 2005. She asked if there were any additions, deletions, or corrections. Seeing or hearing none, she asked for a motion to approve.

On a MOTION by Ms. Fowke, seconded by Mr. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' meetings on July 13, 2005 and July 27, 2005 for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August**

Ms. Bayne stated that the next item on the agenda was consideration of Operation and Maintenance Expenditures for August. She briefly reviewed the expenditures for the Board. Ms. Bayne stated that the total expenditures from July 1-31, 2005 totaled \$41,782.94. She asked if there were any questions. Seeing or hearing none, Ms. Bayne asked for a motion to approve.

On a MOTION by Ms. O'Grady, seconded by Ms. Fowke, with all in favor, the Board approved the Operation and Maintenance Expenditures for August (\$41,782.94) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for September**

Ms. Bayne stated that the next item on the agenda was consideration of Operation and Maintenance Expenditures for September. She briefly reviewed the expenditures for the Board. Ms. Bayne stated that the total expenditures from August 1-31, 2005 totaled \$52,268.41. She asked if there were any questions. Seeing or hearing none, Ms. Bayne asked for a motion to approve.

On a MOTION by Mr. Jones, seconded by Ms. O'Grady, with all in favor, the Board approved the Operation and Maintenance Expenditures for September (\$52,268.41) for Covington Park Community Development District.

Mr. Cooper joined the meeting in progress.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2004 Construction
Requisitions #46-#50, #52**

Ms. Bayne stated that the next item on the agenda was Consideration of the Series 2004 Construction Requisitions #46-#50, #52. She stated that these requisitions were reviewed and approved by the District Engineer and Chairman. Ms. Bayne asked if there were any questions. Ms. Fowke made a motion to approve.

On a MOTION by Ms. Fowke, seconded by Mr. Jones, with all in favor, the Board approved Series 2004 Construction Requisitions #46-#50, #52 for Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Revised Engineer's Report

Ms. Bayne stated that the next item on the agenda was the presentation of the Revised Engineer's Report. Mr. Bahlke briefly reviewed the report for the Board. He stated that the report listed the improvements that could be made with the additional funds that would be available through the refinancing of the 1999 bonds. Ms. McGee stated that a survey was sent to all residents requesting suggestions for improvements within the community. She stated that they had received 220 surveys out of the approximately 1,000 surveys sent out. Mr. Jones stated that the letter noted that finding a location for a new pool facility would be difficult and possibly not feasible.

Mr. Williams briefly reviewed some of the suggestions that the residents made. A discussion ensued. Mr. Williams recommended that the Board focus on three main options, the remodel of the clubhouse, building a fitness center and the expansion of the pool deck. Mr. Williams briefly explained an error that occurred when sending out the notices to the landowners in regards to the public hearing on special assessments that was originally scheduled for October 12th. He stated that because of the error he recommended that the Board have District Counsel revise the resolution and set the public hearing to reflect a date of October 19th as the new date. The Board decided to have the District Engineer and Mr. Jones review the estimated cost of the construction and availability of permits to determine the feasibility of each option and bring their findings before the Board at the October 12th meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2005-07,
Designating Fiscal Year 2005/2006
Meeting Dates, Time and Location**

Ms. Bayne stated that the next item on the agenda was the consideration of Resolution 2005-07, Designating Fiscal Year 2005/2006 Meeting Dates, Time and Location. She stated that the Board currently meets the 2nd Wednesday of each month at 10:00 a.m. at the office of Fowler White, P.A., located at 501 East Kennedy Boulevard, Suite 1700, Tampa, Florida, 33602. The Board decided to keep the meeting the same as the previous year with the addition of the October 19th meeting to the schedule.

On a MOTION by Ms. Fowke, seconded by Mr. Jones, with all in favor, the Board approved Resolution 2005-07, Designating Fiscal Year 2005/2006 Meeting Dates, Time and Location with the addition of the October 19th meeting for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2005-09,
Delegated Bond Award**

Ms. Bayne stated that the next item on the agenda was the consideration of Resolution 2005-09, Delegated Bond Award. Mr. Boatner reviewed the resolution for the Board. He asked if there were any questions. General questions ensued. Ms. Bayne asked for a motion to approve.

On a MOTION by Mr. Cooper, seconded by Ms. O'Grady, with all in favor, the Board approved Resolution 2005-09, Delegated Bond Award (with a not to exceed amount of \$6,000,000) for Covington Park Community Development District.

(Mr. Bahlke left the meeting in progress).

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Larrinaga stated that because the Board decided to move the date of the public hearing on special assessments from October 12th to October 19th, she will need to supplement the resolutions that were approved at the previous meeting with a new resolution that amends the date of the public hearing. She asked the Board to approve Resolution 2005-10, Revising the Date of the Public Hearing to October 19, 2005 at 6:00 p.m. at the Apollo Beach Golf Club, 801 Gulf and Sea Boulevard, Apollo Beach, FL 33572.

On a MOTION by Mr. Jones, seconded by Ms. O'Grady, with all in favor, the Board approved Resolution 2005-10, Revising the Date of the Public Hearing on Special Assessments to October 19, 2005 at 6:00 p.m. at the Apollo Beach Golf Club, 801 Gulf and Sea Boulevard, Apollo Beach, FL 33572 for Covington Park Community Development District.

Ms. Larrinaga stated that the Developer utilized one of the lots within the District for the construction of a pool. She stated that the property has not been conveyed from the Developer to the District. Ms. Larrinaga asked the Board to approve the transfer and acceptance of the deed conveying the land from the Developer to the District subject to review by District Staff. Ms. Bayne asked for a motion to approve.

On a MOTION by Ms. O'Grady, seconded by Mr. Cooper, with all in favor, the Board approved the transfer and acceptance of the deed conveying the land from the Developer to the District (subject to review by District Staff) for Covington Park Community Development District.

Ms. Larrinaga stated that the District was created in 1999, and under the old Florida Statutes, six years after the District is created the first election is held by qualified electors to elect two Board members to the District. She stated that, last year, the legislature recognized the fact that the qualified elector elections run by the Supervisor of Elections should be moved to coincide with the general elections cycle. Ms. Larrinaga stated that this change authorized the Board to extend the term of office for the Board members that are currently are on the Board so that the first qualified elector election coincides with the general election.

Ms. Larrinaga stated that currently there are two Board members whose terms would expire in 2005 and their seats would be filled by qualified electors. Ms. Larrinaga stated that there is a third seat that expires in 2005 that would be elected by a Landowners election. She stated that Mr. Whyte, Mr. Cooper, and Ms. O'Grady's terms would expire in November. Ms. Larrinaga recommended extending the term of two of the Supervisors so that their terms would expire in November of 2006 and holding a Landowners' election in November of 2005 to elect a third Supervisor. The Board decided to extend the terms of Mr. Whyte and Ms. O'Grady until November 2006.

On a MOTION by Ms. Fowke, seconded by Mr. Jones, with all in favor, the Board extended the terms for Mr. Whyte and Ms. O'Grady until November 2006 for Covington Park Community Development District.

- B. District Engineer
Not present.
- C. District Manager
No Report.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Bayne stated that the next agenda item was Supervisor requests and audience comments. She stated that there were no audience members in attendance besides those listed at the onset of the meeting. Ms. Bayne asked if there were any Supervisor requests. General discussion ensued regarding sharing the results of the resident survey.


ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Bayne stated that there was no other business to come before the Board, and asked for a motion to adjourn.

On a MOTION by Ms. O'Grady, seconded by Mr. Cooper, with all in favor, the Board adjourned the meeting for Covington Park Community Development District at 11:20 a.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman