

**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**

A regular meeting of the Board of Supervisors of Covington Park Community Development District was held on **Wednesday, December 14, 2005 at 10:05 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:

Don Whyte	<b>Board Supervisor, Chairman</b>
Vaike O'Grady	<b>Board Supervisor, Vice Chairman</b>
Kathryn Fowke	<b>Board Supervisor, Assistant Secretary</b>
Scott Jones	<b>Board Supervisor, Assistant Secretary</b>
Mark Cooper	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Pete Williams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tina Wells	<b>Representative, Rizzetta &amp; Company, Inc.</b>
Bill Bahlke	<b>District Engineer, Heidt &amp; Associates, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2006-02,  
Canvassing and Certifying Election  
Results**

Ms. Wells stated the first item on the agenda was the consideration of Resolution 2006-02, canvassing and certifying election results. Mark Cooper received ten (10) votes and will receive a three year term.

On a Motion by Mr. Whyte, seconded by Ms. O'Grady, with all in favor, the Board approved Resolution 2006-02, Canvassing and Certifying Election Results for Covington Park Community Development District.
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**THIRD ORDER OF BUSINESS**

**Presentation of Minutes of the Landowners Meeting on November 30, 2005**

Ms. Wells stated the next item on the agenda was the presentation of the Minutes from the Landowners meeting held on November 30, 2005.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting on November 9, 2005**

Ms. Wells stated that the next item on the agenda was the consideration of the Minutes of the Board of Supervisors' meeting on November 9, 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 Mr. Whyte, seconded by Ms. Fowke, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting on November 9, 2005 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Ms. Wells stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for December. She briefly reviewed the expenditures for the Board. Ms. Wells stated that the total expenditures for November 1 – 30, 2005 totaled \$37,882.65. She asked if there were any questions. Seeing or hearing none, Ms. Wells asked for a motion to approve.

On a Motion by Ms. Fowke, seconded by Ms. O'Grady, with all in favor, the Board approved the Operation and Maintenance Expenditures for December (\$37,882.65) for Covington Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2005 Construction Requisitions #1 - #3**

Ms. Wells stated that the next item on the agenda was the consideration of Series 2005 Construction Requisitions #1 - #3. She asked if there were any questions. Seeing or hearing none, Ms. Wells asked for a motion to approve.

On a Motion by Mr. Whyte, seconded by Mr. Jones, with all in favor, the Board approved the Series 2005 Construction Requisitions #1 - #3 for Covington Park Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Grounds Maintenance  
and Turf & Ornamental Services  
Agreement**

Ms. Wells stated the next item on the agenda was the consideration of Grounds Maintenance and Turf & Ornamental Services Agreement with Sunrise Landcare. The area being considered is the Covington Stone Avenue extension and the Carrington Cromwell entries. Ms. Wells presented the annual cost breakdown: Landscape and Maintenance totaling \$20,796, Turf and Ornamental Services totaling \$4,320, for a grand total of \$25,116. Mr. Williams stated that these items were previously estimated and are within the budget for landscaping that was adopted by the Board.

On a Motion by Mr. Jones, seconded by Mr. Whyte, with all in favor, the Board approved the Sunrise Landcare Maintenance Agreement for the Covington Stone Avenue extension and the Carrington Cromwell entries as discussed, (totaling \$25,116) for Covington Park Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Not present.
- B. District Engineer  
No report.
- C. District Manager

Mr. Williams stated the Landowners meeting was held on November 30, 2005. Mr. Williams stated that the Board approved the election of Mark Cooper who received ten votes. Mr. Williams stated that Mr. Cooper's term should be shortened to three years rather than a four year term. Mr. Williams stated that the purpose behind shortening the seat term is to even up the term limits to coincide with the general election process. There will now be an even year process or in 2006, two people will take positions on the Board by the general election process. They will receive a two year term, thereby, not holding a general election for one seat, which could be costly.

*(Mr. Cooper joined the meeting in progress.)*

At this time, Ms. Wells administered the oath of office to Mark Cooper. Mr. Cooper raised his right hand and swore and affirmed to the oath.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Wells stated the next item on the agenda was Supervisor Requests and Audience Comments. Ms. Wells stated there were no audience members present.

Mr. Whyte stated that there is a group of lots, (20 in total) within the District that are still owned by the developer. These lots consist of medians, ponds and landscaping within Phases I – IV. Mr. Whyte presented a map of the parcels to the Board members. Mr. Whyte stated that the developer is in the process of deeding the lots over to the district. Mr. Whyte asked that the Board make a motion to accept those deeds once they are processed. Mr. Williams stated that it should be processed before February 15, 2006 due to tax purposes.

On a Motion by Mr. Jones, seconded by Mr. Whyte, with all in favor, the Board approved and accepted the twenty parcel deeds in Phases 1 – IV and any parcel deeds located in Phase V to the district once processed for Covington Park Community Development District.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Whyte, seconded by Mr. Cooper, with all in favor, the Board adjourned the meeting for Covington Park Community Development District at 10:15 a.m.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman