

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 Covington Park Community Development District was held on **Wednesday, March 8, 2006 at 10:10 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:

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

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Erin Larrinaga	District Counsel, Fowler White Boggs Banker, P.A.
Ben Gelston	Representative, Newland Communities

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting
held on February 8, 2006**

Ms. Wells stated the first item on the agenda was the consideration of the minutes from the Board of Supervisors' meeting held on February 8, 2006. She asked if there were any additions, deletions, or corrections. There were none.

On a Motion by Ms. Fowke, seconded by Mr. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on February 8, 2006 for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for February
2006**

Ms. Wells stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for February 2006. She briefly reviewed the expenditures for the Board. The expenditures for February 1st – 28th, totaled \$39,918.70. She asked if there were any questions. Seeing or hearing none, Ms. Wells 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 February 2006 (\$39,918.70) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2005 Construction
Requisitions #9 - #12 & #14 - #15**

Ms. Wells stated that the next item on the agenda was the consideration of the Series 2005 Construction Requisitions #9 - #12 and #14 - #15. Ms. Wells stated that these requisitions were submitted to the Board at the February 2006 meeting. There was a question as to Requisition #13 being labeled as “pending”. She explained that the invoice has not been paid as yet; therefore, the Board is not reviewing for approval at this time.

Ms. Wells asked if there were any other questions. Seeing or hearing none, Ms. Wells 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 Series 2005 Construction Requisitions #9 - #12 & #14 - #15 for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Change Order #1 (CRS
Building Corp.)**

Ms. Wells stated the next item on the agenda was the consideration of change order #1 from CRS Building Corp. for clearing overgrown vegetation along Covington Stone Drive and into the Village Entries (prior to landscaping, as requested). Ms. Wells asked for any questions or comments. A brief discussion ensued. Mr. Jones provided further clarification as to the work not being included in the Sunrise Landscape contract or when Larkin Contracting Inc. does the work (which is more of a rough grading). Mr. Jones explained that finished grading was not included in the Sunrise Landscape contract and CRS Building Corp. came in with a quicker turnaround and a better price.

On a Motion by Ms. Fowke, seconded by Ms. O'Grady, with all in favor, the Board approved Change Order #1 from CRS Building Corporation to clear overgrown vegetation along Covington Stone Drive and into the Village Entries for Covington Park Community Development District.

(Mr. Cooper joined the meeting in progress.)

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2006-03,
Confirming the Secretary &
Re-Designating the Assistant Secretary**

Ms. Wells stated the next item on the agenda was the consideration of Resolution 2006-03 Confirming the Secretary & Re-Designating the Assistant Secretary. She stated that currently, Karen Hartman is designated as the Assistant Secretary and it is recommended to confirm Pete Williams as Secretary and Tina Wells and Sue Ellen Gehrke of Rizzetta & Company, Inc. as Assistant Secretaries for signatory purposes only.

On a Motion by Mr. Cooper, seconded by Mr. Jones, with all in favor, the Board approved Resolution 2006-03 Confirming Pete Williams as Secretary and Re-Designating Tina Wells and Sue Ellen Gehrke as Assistant Secretaries for Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
Ms. Wells stated that the next Board of Supervisors' Meeting is scheduled for Wednesday, April 12, 2006 at 10:00 a.m.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Wells stated that the next item on the agenda 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. Wells asked if there were any Supervisor requests.

Ms. Fowke requested updates regarding off-duty hours for monitoring unauthorized parking areas. Ms. Wells responded that she spoke to Ms. McGhee, last week regarding the updates on the parking situation at the entrances of Devonbridge Garden and Covington Stone. Ms. McGhee informed Ms. Wells that she has had fewer complaints regarding this issue.

Ms. Wells informed the Board that she is working with Ms. McGhee regarding changing the pool passes from 12 years of age to 16 years of age. Anyone who currently has passes will be automatically grandfathered in. Ms. Wells stated there have been disciplinary issues.

Mr. Jones requested any resident issues regarding pool passes be reported back to the Board. He requested any emails or phone calls be shared with the Board so that they will be aware of any resident issues concerning pool passes.

Ms. Fowke requested information on increasing the off-duty police hours to monitor the pool. Ms. Wells responded that behavioral issues have calmed down at this point; however, they will continue to monitor these areas. Ms. O'Grady added that usually during Spring Break, there is an outbreak of vandalism. She requested to increase the monitoring hours during these times. The Board agreed.

Mr. Cooper requested Ben Gelston, of Newland Communities, provide a new park design for the Board. Ben will bring floor plans of the clubhouse expansion to the next meeting. Ms. Wells asked for the timing of the new clubhouse. Mr. Gelston stated that the new clubhouse is anticipated to be opened by September. He stated that completion of the pool will remain open during construction, as a construction barrier will be provided.

Ms. O'Grady requested Mr. Gelston, Ms. McGhee, and Ms. Wells to provide updated information regarding the clubhouse expansion and the pool for an upcoming newsletter and website posting. She asked Ms. Wells to contact Betsy McGhee to include the information in the resident newsletter, as well as posting the information on the website. It was further suggested that the information be presented to the Board for approval prior to any formal communication.

Ms. Larrinaga inquired about heating the pool. Mr. Gelston stated he would provide real cost estimates on the building to verify if funds are left to install a heated pool system. The cost estimates would be completed by Monday or Tuesday. Further discussion was provided on different heating options and sources; Board members agreed to discuss and/or review additional cost assessments.

NINTH 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. Jones, seconded by Ms. Fowke, with all in favor, the Board adjourned the meeting for Covington Park Community Development District at 10:25 a.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman


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