

**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, April 12, 2006 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:

W. Don Whyte	<b>Board Supervisor, Chairman</b>
Scott Jones	<b>Board Supervisor, Assistant Secretary</b>
Kathryn Fowke	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Tina Wells	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Erin Larrinaga	<b>District Counsel, Fowler White Boggs Banker, P.A.</b>
Ben Gelston	<b>Representative, Newland Communities</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 Minutes of the  
Board of Supervisors Meeting  
held on March 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 March 8, 2006. Ms. Wells stated that there were two corrections to be made on page four. She stated that paragraph one and paragraph four should read "Ms. Fowke" rather than "Ms. O'Grady". She asked if there were any other corrections. Hearing none, she asked for a motion to approve the minutes as revised.

On a Motion by Mr. Whyte, seconded by Mr. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 8, 2006, (as revised) for Covington Park Community Development District.

**THIRD ORDER OF BUSINESS**

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

Ms. Wells stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for April 2006. She briefly reviewed the expenditures for the Board. The expenditures for March 1<sup>st</sup> – 31<sup>st</sup>, totaled \$67,981.00. 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 Ms. Fowke, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2006 (\$67,981.00) for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2005 Construction  
Requisitions #16 - #19**

Ms. Wells stated that the next item on the agenda was the consideration of the Series 2005 Construction Requisitions #16 - #19. 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. Fowke, with all in favor, the Board approved the Series 2005 Construction Requisitions #16 - #19 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. Project Manager  
Mr. Gelston provided an estimated timeline and costs for the capital improvement plan. Mr. Gelston stated that he received pricing for the clubhouse expansion from various contractors. He asked for clarification whether the project should be sent out for bid.

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Ms. Larrinaga stated that if a project is over \$200,000, per Florida Statutes, the construction project must go through a formal competitive bidding process. Mr. Gelston presented the bidding and design process to the Board. Mr. Whyte stated that a time guideline should be presented for the residents' information. Mr. Gelston stated that the process would take approximately four (4) weeks to send out invitations to bid. A brief discussion ensued regarding construction during the summer months and the use of the pool. Mr. Gelston stated that he spoke with two contractors who agreed that while the project is being completed, the pool would still be accessible with the working area being fenced off.

Mr. Whyte asked if the land that the site is being built on is owned by Genstar or the District. Ms. Larrinaga stated that the County refused to accept the deed on the original parcel that was intended for the pool site. This site was going to be a part of the park facility. Ms. Larrinaga stated that the County deeded it back to the District for operation and maintenance. She stated that this process was completed. Mr. Whyte stated that the parking lot site and the park surrounding the area are deeded to the District. He stated that the additional land was for a future parking site when the expansion was to take place. Mr. Whyte stated he feels that a portion of the land is owned by Genstar. He requested a title search be completed.

Mr. Whyte stated that the clubhouse expansion has construction funds in the amount of \$550,000.00. Mr. Whyte stated that the total construction fund for the clubhouse expansion is \$700,000 and includes interest. Ms. Wells stated that there is a developer contribution included in this figure. Ms. Wells stated that she was unsure if interest was included but that she would research this and update the Board at the next meeting. Ms. Wells stated that she has an alternate listing of priorities for Board, as requested by the residents of the District. She stated that the order of priorities is as follows: the clubhouse expansion, trail improvements, shaded areas, additional fountains, heating of the pool and facility equipment.

Mr. Whyte asked Mr. Gelston if there were drawings to present to the residents for the clubhouse expansion. Mr. Gelston stated that he did not have the drawings at this time. Mr. Whyte asked that he post the drawings for the residents' review at his earliest convenience.

Ms. Wells recapped the discussed items needing action. She stated that she and Scott Jones will confirm the title search regarding the pool and parking lot sites. She stated that she will confirm the exact dollar amount of the bond issue and whether it includes interest. She stated she will begin working immediately on the ad for the bid process.

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Ms. Larrinaga asked if the five requested elements, and their projected costs, are inclusive on the bid for the clubhouse expansion. Ms. Wells stated that the elements with the projected costs would be included on the bid. Mr. Whyte preferred not to wait until the next Board meeting to finalize the bid. He suggested that the Board approve the bid process at today's meeting to not further delay the construction process. A brief discussion ensued.

On a Motion by Mr. Whyte, seconded by Ms. Fowke, with all in favor, the Board approved the bid process and authorized the District Chairman, along with the District Manager, to begin the bid process for the clubhouse expansion, select and award the bid to the lowest qualified, responsive and responsible bidder for the RFP for Covington Park Community Development District.

D. District Manager

Ms. Wells asked if Mr. Gelston if he had an update on the cost of heating the pool. Mr. Gelston stated that the installation cost would be approximately \$56,000 and he stated that the operational cost would be approximately \$4,000 per year for the size of the pool. He stated that to install a gas heater would be approximately \$5,000. Mr. Whyte asked if he would research the costs and update the Board at the next meeting. Ms. Wells stated with the equipment installation, there may be an issue with having two wells. She stated that the wells should be approximately 500 feet apart. She asked Mr. Gelston to research.

Mr. Whyte asked for a status on the current budget. Ms. Wells stated that the capital improvements will dictate next year's budget. She distributed the financials to the Board members. She stated that there were some fees slightly over budget but the final number appears to be in line. She stated that the time line for the budgets would be in May. She stated that she will have a resident workshop in June and then finalize the budget in July. Ms. Fowke asked if there will be an increase in the Operation and Maintenance fees. She asked Ms. Wells to research this figure and see what the increase may be. Mr. Whyte stated that the recreation facility will be completed near the end of this fiscal year. He stated that the developer may be inclined to issue a loan if the project is short term and it is economical.

Ms. Wells stated that changing the age for a pool pass from 12 to 16 years of age has been favorable. She stated that during Spring Break there were some children that jumped the fence and were caught on camera vandalizing the pool furniture.

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Ms. Wells stated that since the children were caught on tape. Betsy McGee, along with the Hillsborough County Sheriffs Department, was able to identify and contact their parents. Warnings were issued to the children involved in the incident. She stated that, to date, one parent offered to pay for the furniture damage. Ms. Wells stated that the parent offered that his son make restitution by picking up trash around and on the CDD property.

Ms. Wells stated that the second incident of vandalism involved damage to the fencing around the basketball court. Ms. Wells stated that the repairs have been made to the fencing.

Ms. Wells stated that the budget season is forth coming. Ms. Wells suggested the following guidelines for the Board. She recommended presenting the proposed Fiscal Year 2006/2007 budget at the May meeting. She recommended that a workshop for the residents and the Board members be held in June. Ms. Wells stated that at the July meeting, the final budget will be presented. She also stated that the Board will have the month of August to make any corrections, revisions or deletions to the Budget, if needed.

Ms. Wells updated the Board regarding landscaping issues. She stated that there are residents in the villas at Surrey Chase who are complaining that they have no privacy because there is no landscaping behind their back yards. Ms. Wells stated that irrigation systems will be installed in early May and then landscape buffering will be installed. She stated that a resident asked if they could issue a petition for installing a fence the area. Ms. Wells recommended that the resident wait until the landscaping matures before making a decision to petition and research the petition process cost. Mr. Whyte stated that the District can not spend funds to install fencing for benefiting private individuals.

He stated that there is a misapprehension that there are District funds available for upgrades. Ms. Larrinaga stated that she will draft a letter to the resident explaining the petition process and the fees involved and that the District is not monetarily responsible.

Ms. Wells stated that the next Board of Supervisors' Meeting is scheduled for Wednesday, May 10, 2006 at 10:00 a.m. Ms. Fowke mentioned she will be out of town on that day and will be unable to attend the meeting.

**SIXTH 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 present. Ms. Wells asked if there were any Supervisor requests. There were none.

**SEVENTH 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. Jones, with all in favor, the Board adjourned the meeting for Covington Park Community Development District at 10:45 a.m.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman