

## 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, June 14, 2006 at 6:30 p.m.** at the Apollo Beach Golf Club, located at 801 Golf and Sea Blvd., Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Vaike O'Grady	<b>Board Supervisor, Vice Chair</b>
Mark Cooper	<b>Board Supervisor, Assistant Secretary</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>
Pete Williams	<b>Representative, Rizzetta &amp; Company, Inc.</b> <i>(joined the meeting in progress)</i>
Erin Larrinaga	<b>District Counsel, Fowler White Boggs Banker, P.A.</b>
Ben Gelston	<b>Project Manager, Newland Communities, 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 Minutes of the Board of Supervisors Meeting held on May 10, 2006

Ms. Wells stated the first item on the agenda was the consideration of the minutes from the Board of Supervisors' meeting held on May 10, 2006. Ms. Wells asked if there were any other corrections. Hearing none, she asked for a motion to approve the minutes as revised.

On a Motion by Ms. Fowke, seconded by Mr. Cooper, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on May 10, 2006 for Covington Park Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors Meeting  
held on May 17, 2006**

Ms. Wells stated the next item on the agenda was the consideration of the minutes from the continued Board of Supervisors' meeting held on May 17, 2006. Ms. Wells asked if there were any other corrections.

Mr. Jones stated that on the second paragraph of page two, the paragraph should read "Mr. Cooper asked if Mr. Whyte." He stated the two gentlemen's names should be switched. Ms. Wells asked if there were any other changes. Hearing none, she 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 minutes of the Board of Supervisors' meeting held on May 17, 2006, (as amended) for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Ms. Wells stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for June 2006. She briefly reviewed the expenditures for May 1<sup>st</sup> – 30<sup>th</sup>, totaling \$ 44,479.81. She asked if there were any questions. Hearing none, Ms. Wells asked for a motion to approve.

On a Motion by Mr. Cooper, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2006 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2005  
Construction Requisitions #20 - #25**

Ms. Wells stated that the next item on the agenda was the consideration of the Series 2005 Construction Requisitions #20 - #25. Ms. Wells stated that the requisitions have been approved by the Chairman and District Engineer. 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 #20 - #25 for Covington Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Catalano Engineering, Inc.  
Proposal for the Pool/Clubhouse  
Expansion**

Ms. Wells stated that the next item on the agenda was the presentation of the Catalano Engineering, Inc. Proposal for the Pool/Clubhouse Expansion. She stated that Ben Gelston would be presenting the information to the Board.

Mr. Gelston stated that the contract is for the 2,500 square foot clubhouse expansion. He stated that the expansion cost of \$12,960.00 is in line with current rates.

Ms. Wells asked if there were any questions. Hearing none, she 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 Catalano Engineering, Inc. Proposal for the Pool/Clubhouse Expansion for Covington Park Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Not present.

C. Project Manager  
No report.

D. District Manager  
Ms. Wells presented the information regarding the number of registered voters in the District. She stated that there are 1,067 registered voters living within the District per the Supervisor of Elections correspondence dated May 17, 2006.

Ms Wells stated that the next item for discussion is a follow up item from a recent meeting between District Management and the HOA Department that was held on May 23, 2006. She stated that there is a contract in place for the Welcome Center home. She stated that there may be a one or two month lapse for an office for the Welcome Center within the District. It was noted that the house has been sold to a private individual and that Newland Communities, Inc. has a lease for the rent with a thirty day notice. She stated that Newland Communities will work with the new buyer regarding moving in.

Mr. Jones stated that the house has been sold to a private individual and Newland Communities, Inc. has a lease to rent the home with a thirty (30) day notice. He stated that there would not be a need to have a temporary office space location because Newland Communities, Inc. has full control of all involved parties.

Ms. Wells stated that the HOA Department mentioned a concern with parking availability in the Covington Stone area. She stated that the land is County owned and maintained. The HOA Department recommended that signs be installed by the County that state "Reserved for Park Usage" for space availability and safety issues.

Mr. Williams stated that the District Engineer should be involved to see what type of signage is appropriate and asked for the Board's approval to contact the District Engineer regarding the matter.

Ms. O'Grady asked for confirmation that the parking spaces are meant for park users and not meant for on-going parking. She felt that a "No Parking" sign may not do justice. Ms. Wells stated that the signs might read "Reserved for Park Usage" versus "No Parking."

On a Motion by Mr. Jones, seconded by Ms. O'Grady, with all in favor, the Board approved the for District Management to work with the District Engineer and authorize him to work with the County to obtain appropriate signage for the Park area for Covington Park Community Development District.

Ms. Wells stated that the next regularly scheduled Board of Supervisors meeting is scheduled for July 12, 2006.

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

**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 continue the meeting.

On a Motion by Mr. Jones, seconded by Mr. Cooper, with all in favor, the Board adjourned the meeting for Covington Park Community Development District at 6:45 p.m.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman