

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 continued meeting of the Board of Supervisors' of Covington Park Community Development District was held on **Wednesday, July 19, 2006 at 10:22 a.m.** at the office of Fowler White, P.A., located at 501 East Kennedy Blvd., Suite 1700, Tampa, Florida 33602.

Present and constituting a quorum were:

W. Don Whyte	Board Supervisor, Chairman
Mark Cooper	Board Supervisor, Assistant Secretary
Scott Jones	Board Supervisor, Assistant Secretary

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 performed roll call.

SECOND ORDER OF BUSINESS

**Consideration of Amended Agenda for
July 19, 2006**

Ms. Wells stated the first item on the agenda was to amend today's agenda. She stated that there are two additional agenda items for consideration. Ms. Wells stated that she is adding Construction Requisition No. 61 and two Sunrise Landcare proposals.

Ms. Wells distributed a copy of each item to the Board.

<p>On a Motion by Mr. Whyte, seconded by Mr. Cooper, with all in favor, the Board approved the amended agenda for the July 19, 2006 Board of Supervisors meeting for Covington Park Community Development District.</p>

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting
held on June 14, 2006**

Ms. Wells stated the next item on the agenda is the consideration of the minutes from the Board of Supervisors' meeting held on June 14, 2006. Ms. Wells asked if there were any corrections or changes. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Mr. Cooper, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on June 14, 2006 for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Wells stated that the next item on the agenda is the consideration of Operation and Maintenance Expenditures for July 2006. She briefly reviewed the expenditures for June 1st – 30th, totaling \$106,697.44. She asked if there were any questions. 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 Operation and Maintenance Expenditures for July 2006 for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2005
Construction Requisition #26**

Ms. Wells stated that the next item on the agenda is the consideration of the Series 2005 Construction Requisition #26. Ms. Wells stated that the requisition has been approved by the Chairman and the District Engineer. She stated that the requisition is for Urban Studio Architects for \$2,841.58. Ms. Wells 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 Requisition #26 for Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Series 2004
Construction Requisition #61**

Ms. Wells stated that the next item on the agenda is the consideration of the Series 2004 Construction Requisition #61. She stated that this item is under separate cover. Ms. Wells distributed a copy of the requisition to the Board.

Ms. Wells stated that the requisition has been approved by the Chairman and the District Engineer. Ms. Wells asked Mr. Whyte to present the requisition to the Board and to update the Board on the requisition.

Mr. Whyte stated that the name on the requisition is listed as NNP-Southbend II, LLC and that it should read "NNP-Southbend, LLC" as on the invoice. He stated the invoice amount is \$2,032,956.39. Mr. Whyte stated in this case, rather than paying an outside contractor to provide fill on-site, (fill that would have been imported), he stated that a proximate location was found and that the location was used as a borrow pit to bring fill onto the site to construct the plans in accordance with the original works of the District.

Mr. Whyte stated that the District Engineer reviewed the invoice and the expected cost savings. He stated that the District Engineer saw that it would be an appropriate measure and authorized invoicing in the amount of \$2,032,956.39, which would zero out the construction account.

Ms. Wells stated that the requisition has been approved by the Chairman and District Engineer. Ms. Wells 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 2004 Construction Requisition #61 for NNP-Southbend, LLC, (as revised) for Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2006/2007
Final Operating Budget**

Ms. Wells stated the next order of business was the public hearing on the Fiscal Year 2006/2007 Final Operating Budget. She stated that this is the original form of the adopted proposed budget as presented to the Board in May 2006.

Ms. Wells stated that Scott Jones had a question on the aquatic contract breakdown with Aquatic Systems, Inc. She stated that the District budgeted \$40,000 for lake maintenance, which is an increase of \$28,000, for the new fiscal year.

Ms. Wells gave an overview of the cost breakdown. She stated that the original contract dated November 2002 lists nine (9) ponds at a cost of \$625 per month. Ms. Wells stated that in June 2003, the District added two more ponds to be maintained at a cost of \$125 per month. She stated in January 2005, Ponds #12 and #13 were added at a rate of \$180 per month. Ms. Wells stated that with those additions the new monthly cost is \$930 or \$11,160 per annum.

Ms. Wells stated that after the final budget was adopted and approved in September of 2005, two more ponds were added for an additional amount of \$218 per month. She stated that in March of 2006, ponds #16 - #37 were added at a cost of \$2,120 per month. Ms. Wells stated that with the addition of ponds #16 - #37, the new monthly cost is \$3,238 or \$39,216 per annum.

Mr. Cooper asked if any ponds within the District are being monitored for wetland replacement. Ms. Wells stated there have been no pond failures to date and that Aquatic Systems has been successful in maintaining the ponds with treatment. Ms. Wells asked Mr. Jones if any funds should be added to the contract to cover wetland replacement.

Mr. Jones asked Mr. Cooper if he was concerned about increasing the figure on the contract. Mr. Cooper stated his concern was that it could be expensive if there is a pond replacement. Mr. Jones stated that the possibility of a lake failure or death would not be covered under the current maintenance contract.

Ms. Wells stated that the next budget item for discussion is the landscaping maintenance portion. She stated that Ben Gelston of Newland Communities and herself have researched the landscape maintenance contract and found there were a few items that were not covered in the current landscape maintenance contract. She stated the three items not currently listed are mulching, and grounds maintenance for additional areas within the District and tree trimming.

Ms. Wells distributed a copy of two proposals from Sunrise Landcare to the Board. She stated that these items are under separate cover and are for discussion purposes only. She stated after closing the public hearing, she will ask for a motion to approve the two proposals.

Ms. Wells reviewed the first proposal for the addition and installation of 615 yards of pine bark mulch. She stated that the addition of mulching would be \$23,370 per annum. A brief discussion ensued. The Board agreed to add the expense of the installation of mulch to the Budget.

Ms. Wells stated the second item that was not covered under the current landscape maintenance contract is grounds maintenance services for Covington Park common areas in the Communities of Carrington, Cambridge, Guilford and Cromwell. She stated that the proposal lists the service fees at \$1,500 per month or \$18,000 per annum. A brief discussion ensued. Ms. Wells reminded the Board that the review of this proposal was to consider the total amount with respect to the budget. Mr. Cooper asked if fertilization of the bahia grass was included on this proposal. A brief discussion ensued. Ms. Wells stated she would add the fertilization wording to the proposal for approval.

Ms. Wells stated the third item that was not covered under the current landscape maintenance contract is tree trimming. She stated that tree trimming has been performed and the fees were taken out of the miscellaneous fund on the Budget. Ms. Wells asked the Board for their input on the possible addition of the tree trimming expense. It was decided to add the expense of tree trimming to the current Budget at a rate of \$4,100 per annum.

Ms. Wells stated that if the above three items were added, it would be a cost of \$45,470 per annum or a new total for Landscape Maintenance in the amount of \$365,470.

Ms. Wells stated that at the budget workshop meeting, she received two resident requests. She stated the first request was to add cellular telephones for the off-duty sheriff patrolling the District.

Mr. Whyte stated he supported the use of cellular telephones for the off-duty sheriff but that he was concerned with the usage with respect to "911" supplementing. He stated that the cellular telephone usage should be for non-emergency issues.

Ms. Wells stated that the second request was to hire an off-duty sheriff within the District to patrol on a bicycle. Ms. Wells stated that she is unaware if the Sheriffs' department offers this type of service. She stated she would review the requested item and report back to Board at a later meeting.

Ms. Wells asked for a motion to open the public hearing at 10:28 a.m.

On a Motion by Mr. Whyte, seconded by Mr. Cooper, with all in favor, the Board opened the public hearing on the Fiscal Year 2006/2007 Final Operating Budget for Covington Park Community Development District.

Ms. Wells stated that this was a public hearing on the Fiscal Year 2006/2007 Final Operating Budget. She stated that the Board has discussed the Budget total of \$743,645, which includes a few landscape maintenance items. Ms. Wells stated for the record that the Capital Project Fund totals \$2,717,687 and the Debt Service fund totals \$649,938.

Ms. Wells stated that there were no members of the audience present. She asked if there was any public comment or testimony. There was none. Ms. Wells asked for a motion to close the public hearing at 10:33 a.m.

On a Motion by Mr. Whyte, seconded by Mr. Jones, with all in favor, the Board closed the public hearing on the Fiscal Year 2006/2007 Final Operating Budget for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2006-05
Approving Fiscal Year 2006/2007 Final
Operating Budget**

Ms. Wells stated the next order of business was the consideration of Resolution 2006-05, Approving Fiscal Year 2006/2007 Final Operating Budget totaling \$743,645. She stated this figure was revised by adding the tree trimming, grounds maintenance services for common areas of the District and mulching. She reviewed the changes that the Board made to the budget and asked for a motion to approve as revised.

Ms. Wells stated that she will make copies of the revised budget for all residents and post it at the Clubhouse and on the District's website.

On a Motion by Mr. Whyte, seconded by Mr. Cooper, with all in favor, the Board approved Resolution 2006-05, Approving Fiscal Year 2006/2007 Final Operating Budget (\$743,645) (as revised) for Covington Park Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Fiscal Year 2004/2005
Audit prepared by McDirmit & Davis,
CPA**

Ms. Wells stated the next item on the agenda is the consideration of Fiscal Year 2004/2005 Audit prepared by McDirmit & Davis, CPA. She stated that all Board members should receive an original copy of the Audit. Ms. Wells distributed the original copies to the Board. She stated that there are not any recommendations listed. She stated that under Page 23 under the summarization of the Audit, there are no findings.

Ms. Wells asked if there any questions or comments. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Whyte, seconded by Mr. Cooper, with all in favor, the Board approved the Fiscal Year 2004/2005 Audit prepared by McDirmit & Davis CPA for Covington Park Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Sunrise Landcare
Grounds Maintenance Services Agreement
Proposal**

Ms. Wells stated that the next item on the agenda is the consideration of the grounds maintenance services agreement from Sunrise Landcare for the grounds maintenance in the communities of Carrington, Cambridge, Guilford and Cromwell. She stated that the total of the proposal is \$1,500 per month or \$18,000 per annum. Ms. Wells stated that the fertilization verbiage will be added to the proposal.

Ms. Wells asked if there were any questions or comments. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Mr. Cooper, with all in favor, the Board approved the Sunrise Landcare Grounds Maintenance Services Agreement for the Carrington, Cambridge, Guilford and Cromwell communities for the Covington Park Common Areas for Covington Park Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Sunrise Landcare
Proposal for the Installation of Mulch**

Ms. Wells stated that the next item on the agenda is the consideration of the proposal for the addition and installation of 615 yards of pine bark mulch from Sunrise Landcare. Ms. Wells stated that the mulch would be installed around all plant beds and tree rings throughout all common areas of the District. She stated that the cost would be \$23,370 per annum.

Ms. Wells asked if there were any questions or comments. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Cooper, seconded by Mr. Jones, with all in favor, the Board approved the Sunrise Landcare Agreement for the installation of 615 yards of Pine Bark Mulch around all plant beds and tree rigs throughout all common areas of the District for Covington Park Development District.

TWELFTH 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 stated that the next regularly scheduled Board of Supervisors meeting is scheduled for August 9, 2006.

THIRTEENTH 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.


FOURTEENTH 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 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 11:01 a.m.

Secretary / Assistant Secretary



Chairman / Vice Chairman