

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, May 9, 2007 at 4:40 p.m.** at the Doby Elementary School, located at 6720 Covington Garden Drive, Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Scott Jones	Board Supervisor, Chairman <i>(via speakerphone)</i>
Ben Gelston	Board Supervisor, Vice Chairman
Mark Cooper	Board Supervisor, Assistant Secretary
Bob McCarthy	Board Supervisor, Assistant Secretary
Fred Hudson	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Erin Larrinaga	District Counsel, Fowler White Boggs & Banker, P.A.
Sharon Yates	Homeowner's Association Manager/Coordinator
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Board Supervisor Resignation (Ben Gelston)

Mr. Gelston expressed his concern in regards to holding the position of a Project manager and also a Board Supervisor. He stated that per Florida Statutes, he is not able to communicate regularly to the rest of the Board as needed being the Project Manager. Therefore; Mr. Gelston stated that he will be resigning his position as Board Supervisor effective the adjournment of today's meeting. Mr. Jones recommended Chris Coughlin fill the position as Board Supervisor. Further discussion ensued.

Ms. Wells asked for a motion to accept the resignation from Ben Gelston, and to appoint Chris Coughlin as the Board Supervisor replacement.

On a Motion by Mr. Jones, seconded by Mr. Cooper, with all in favor, the Board accepted the resignation from Board Supervisor Ben Gelston and appointed Chris Coughlin as the Board Supervisor replacement effective after the adjournment of the meeting for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting held on April 11,
2007**

Ms. Wells stated that the next item on the agenda was the consideration of minutes of the Audit Committee meeting held on April 11, 2007. She asked if there were any questions. Hearing none, Ms. Wells asked for a motion to approve.

On a Motion by Mr. Gelston, seconded by Mr. McCarthy, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on April 11, 2007 for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
April 11, 2007**

Ms. Well stated that the next item on the agenda is the consideration of the minutes of the Board of Supervisors' meeting held on April 11, 2007. Ms. Wells asked if there were any questions. It was noted that on page one it should state "pool" rather than "pole". It was also stated that one of the company names that were listed on page two was spelled incorrectly. Ms. Wells stated that the corrections will be made and asked for a motion to approve as amended.

On a Motion by Mr. Cooper, seconded by Mr. Hudson, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on April 11, 2007 (as amended) for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for
May 2007**

Ms. Wells stated that the next item on the agenda is the consideration of the Operation and Maintenance Expenditures for May 2007. She asked if there were any questions. A brief discussion ensued in regards to reducing the cost of the monthly bills.

Ms. Wells asked for a motion to approve.

On a Motion by Mr. Gelston, seconded by Mr. Cooper, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2007 for Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Series 2005 Construction Requisitions #36-#43

Ms. Wells stated that the next item on the agenda is the consideration of the Series 2005 Construction Requisitions #36 through #43. She asked if there were any questions. A brief discussion ensued. Ms. Wells asked for a motion to approve.

~~On a Motion by Mr. Cooper, seconded by Mr. McCarthy, with all in favor, the Board approved the Series 2005 Construction Requisitions #36 through #43 for Covington Park Community Development District.~~

Ms. Wells requested to speak with Mr. Hudson and Mr. McCarthy on separate occasions regarding the budget line items. A brief discussion ensued.

It was stated that the requisitions are being signed by Don Whyte and that he is listed as the CDD Chairman. It was stated that the District website needs to be updated also. Ms. Wells stated that she will update the records accordingly.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Project Manager
A brief discussion ensued in regards to the actual budgeted amount in refinance and the Developer contributions for various improvements. Mr. Gelston gave an update on the clubhouse budget. Further discussion ensued in regards to resident access to the facilities within the District.

A resident expressed concern in regards to the appointment of a Board Supervisor replacement. There was a resident question in regards to identifying the Landowners within the District.

A discussion ensued in regards to the proposals received for the pool heater. Mr. Gelston reviewed the bids for the Board stating that the lowest qualifying bid was from Fafco in the amount of \$13,079. It was stated that the HOA covenants restrict solar panels from facing towards the streets. Further discussion ensued. Ms. Wells recommended continuing the meeting to discuss the issue further to May 21, 2007 at 2:00 p.m. at the Resident Services Office, located at 6803 Regents Village Way, Apollo Beach, Florida 33572.

D. District Manager

Ms. Wells stated that there are various concerns in regards to the current fountain work by Vertex. The Board requested that all the fountain work be stopped until further notice. Ms. Wells asked for a motion to approve.

On a Motion by Mr. McCarthy, seconded by Mr. Hudson, with all in favor, the Board authorized District Staff to discontinue the current fountain work with Vertex until further notice for Covington Park Community Development District.

A brief discussion ensued in regards to the fountain improvements.


EIGHTH ORDER OF BUSINESS

Continuation

Ms. Wells stated that there was no other business to come before the Board and asked for a motion to continue the meeting until May 21, 2007 at 2:00 p.m..

On a Motion by Mr. Cooper, seconded by Mr. McCarthy, with all in favor, the Board continued the meeting to May 21, 2007 at 2:00 p.m. at the Resident Services Office located at 6803 Regents Village Way, Apollo Beach, Florida 33572 for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman