

## 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, January 9, 2008 at 4:35 p.m.** at the Covington Park Clubhouse, located at 6808 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Scott Jones	<b>Board Supervisor, Chairman</b>
Bob McCarthy	<b>Board Supervisor, Vice Chairman</b>
Mark Cooper	<b>Board Supervisor, Assistant Secretary</b>
Fred Hudson	<b>Board Supervisor, Assistant Secretary</b> <i>(joined meeting in progress)</i>
Chris Coughlin	<b>Board Supervisor, Assistant Secretary</b> <i>(joined meeting in progress)</i>

Also present were:

Tina Wells	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Ben Gelston	<b>Representative, Newland Communities, Inc.</b>
Audience	

#### FIRST ORDER OF BUSINESS

#### Call to Order

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

#### SECOND ORDER OF BUSINESS

#### Consideration of the Operation and Maintenance Expenditures for December 2007

Ms. Wells stated that the next item on the agenda is the consideration of the Operation and Maintenance Expenditures for December 2007. She stated that the expenditures are for the time period of November 1-30 and total \$80,018.87. Ms. Wells asked if there were any questions or concerns and a brief discussion ensued.

*Mr. Coughlin and Mr. Hudson joined the meeting in progress.*

On a Motion by Mr. McCarthy, seconded by Mr. Cooper, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2007 (\$80,018.87), for the Covington Park Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of the Capital  
Improvement Revenue Bonds,  
Series 2005, Requisitions #68 & #69**

Ms. Wells stated that the next item on the agenda was the consideration of the Capital Improvement Revenue Bonds, Series 2005, Requisitions #68 & #69. She asked if there were any questions or concerns. There were none.

On a Motion by Mr. Jones, seconded by Mr. Hudson, with all in favor, the Board approved Capital Improvement Revenue Bond, Series 2005, Requisitions #68 & #69, for the Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2008-01,  
Reducing Dollar Amount of Spending  
Without Prior Board Approval**

Ms. Wells stated that the next item on the agenda is the consideration Resolution 2008-01, Reducing Dollar Amount of Spending without Prior Board Approval. A discussion ensued and the Board determined that no change to the set limit was necessary at this time.

The Board requested that Revenue be shown as a separate line item in the future.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Proposal for  
Monarch Playground**

Ms. Wells stated that the next item on the agenda was the discussion regarding the proposal for a Monarch playground. Mr. Jones stated that District Counsel had indicated being comfortable with changing the bond refinance projects.

Mr. McCarthy stated that the construction of a playground at the Monarch location should be considered, if the funds are available. Mr. Hudson expressed concern due to there being no parking available in the area and indicated that he feared the track would have to be eliminated to provide for parking should a playground be constructed at the location. A discussion ensued regarding the playground, with no Board action being taken at this time.

A discussion ensued regarding the window treatments for the Clubhouse.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. Project Manager

Mr. Gelston stated that the treadmill has been ordered and should arrive within the next four weeks.

Mr. Gelston stated that the last water meter was installed today.

Mr. Gelston stated that the tables and chairs were ordered and received, and that the round tables were ordered incorrectly. A discussion ensued. Mr. Gelston stated that he will be checking into the situation further and upon obtaining additional information will come back to the Board for further direction.

Ms. Wells asked about the status of the ceiling fans for the fitness room. Mr. Gelston stated that he is still researching the ceiling fans.

B. District Manager

Ms. Wells stated that she had obtained two proposals on pool maintenance. A discussion ensued regarding the pool maintenance proposals.

On a Motion by Mr. Jones, seconded by Mr. Coughlin, with all in favor, the Board authorized Staff to issue a 30 day notice of termination of services of Sunshine Pools and enter into an agreement with Positive Pools, for the Covington Park Community Development District.

Ms. Wells stated that she had been contacted by Verizon regarding their holding a FIOS marketing event. A discussion ensued and it was stated that there was currently a marketing agreement between Brighthouse and the HOA, and that any marketing event discussion should be forwarded to the HOA.

C. Resident Services Manager

No report.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Wells stated that the next item on the agenda was Supervisor Requests and Audience Comments. Ms. Wells asked if there were any audience comments.

Audience comments were entertained, with no Board action being taken.

Ms. Wells asked if there were any Supervisor Requests.

Mr. Hudson asked if the area in the back of the District was a conservation area and if it was permissible to trim the area. A discussion ensued and Ms. Wells stated that she will review the situation with BRA to determine what, if any, maintenance of the area can be completed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

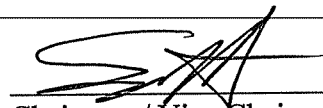
Ms. Wells stated that there were no other agenda items to come before the Board. She asked for a motion to adjourn.

On a Motion by Mr. Jones, seconded by Mr. Coughlin, with all in favor, the Board adjourned the Board of Supervisors' meeting at 6:17 p.m., for the Covington Park Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman