

**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 the Covington Park Community Development District was held on **Tuesday, June 23, 2009 at 5:00 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Bob McCarthy	<b>Board Supervisor, Chairman</b>
William (Doug) Watts	<b>Board Supervisor, Vice Chairman</b>
Victor Barbosa	<b>Board Supervisor, Assistant Secretary</b>
Carrie Elwell	<b>Board Supervisor, Assistant Secretary</b>
Elaine Norman	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Tina Wells	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Rolando Santiago	<b>District Counsel, RJS Law Group</b>
Debra Monk	<b>Resident Services Manager</b>
Grant Christie	<b>Representative, Raymow Enterprises</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 Minutes of the Board of Supervisors meeting held on May 26, 2009**

Mr. Barbosa stated that on page 4, in the Tenth Order of Business, under item A1, the sentence that states, "*Conveying Surrey Pool and Roads to the District*" should be "*Conveying Surrey Pool to the District*."

On a Motion by Ms. Norman, seconded by Mr. Barbosa, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on May 26, 2009, as amended, for Covington Park Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for June 2009**

Mr. Watts commented that the irrigation invoices continue to be high. Discussion ensued.

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2009 totaling \$49,729.49 for Covington Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Community Maps  
Workshop**

It was decided that if the revisions were made to the Community maps in time for the second Budget Workshop, this item would be discussed at that time.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved discussing the Community maps at the time of the second Budget Workshop on Thursday, May 21, 2009 at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572 for Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Community Sign  
Lighting**

The Board decided to table this item to perform further research regarding the option of connecting the sign lighting power into the current power source.

Mr. Christie addressed the Board regarding the landscaping updates. It was discussed that the Covington Stone entry proposal that was previously approved, is not ready for planting until additional rain occurs. Other possible proposals were discussed. Irrigation concerns were also addressed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

1. Update Regarding Surrey Park Pool Ownership  
(tabled from previous meeting)

Mr. Santiago reviewed past discussions and the history of challenges that Surrey Park has had with their private pool that is owned by the Surrey Park HOA. Ms. Norman reviewed the approximate monthly maintenance costs and a proposal from Brandon Lock & Safe to convert the pool access to work with the system in place for the Oak Park and Monarch Pools.

---

Mr. Santiago stated that if the District assumes ownership, it would need to do so by a Deed transfer or a Jurisdictional transfer. It was decided to table this item until the next meeting and to have the Surrey Park HOA formally make the request to transfer the Pool from the HOA to the District as well as check with Bond Counsel regarding the use of Public Funds.

B. District Engineer  
Not Present.

C. Residents Services Manager

1. Update Regarding Clubhouse Phone and Internet Connection

Ms. Elwell presented four options for the phone, Internet, and Security line connections. It was determined that there would be a savings with any of the options she presented. The Board mentioned concerns regarding lightning strikes and power surges and how that could affect the access card system.

It was decided that the Board would authorize Ms. Elwell and District Staff to move forward with dropping the phone line in the Meeting Room, remove the fax line, add the fax server, and replace access card POTS lines with an Ethernet connection. It was decided that the Ethernet connection would be provided by Brighthouse Networks or Verizon after further research.

On a Motion by Mr. McCarthy, seconded by Mr. Watts, with all in favor, the Board authorized Ms. Elwell to move forward with Clubhouse phone and Internet connection changes, as discussed, for Covington Park Community Development District.

Ms. Monk stated that she would like to add "Revised Pool Rules" to the next agenda to effectively allow for revoking access cards.

Ms. Monk also stated that currently the pool rules state that floatation devices are not allowed in the pool but that she would like Board approval to allow Noodles and Kick Boards in the pool. It was decided to allow Debra to use her discretion for now. The Board stated that they would like to consider allowing certain floatation devices and that specifications to define the floatation devices would be discussed at the next meeting.

D. District Manager

1. Ms. Wells stated that the consideration of access card agreement revisions will be on the July or August Agenda.

2. Ms. Wells discussed concerns regarding photos she had of the ponds. The Board requested that the photos be forwarded to Keith Remson.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Gallen, a resident, commented on the issues with the high cost of the irrigation repairs.

A resident commented on the Surrey Park Pool transfer.

Mr. Untracht, a resident, feels that the Surrey Park HOA should request that the residents and Cardel formally request that the District consider the transfer.

Mr. Untracht would like Covington Park to have a vision and long term plan. He stated that involving a State University to provide free consultation on irrigation and other issues may help.

Mr. Untracht commented on current issues with the ponds.

Mr. Untracht had concerns regarding lowering the Budget because of the current issues the District is dealing with regarding the ponds and the beautification of the District.

Mr. Reidt, a resident, commented on the Front Entry feature. He stated that he doesn't feel the District should spend a substantial amount of money because the Equity Inc. South Shore Commons project will be commencing soon.

Mr. Reidt stated that he likes the idea of revamping the landscaping.

Mr. Reidt commented that he is not happy with the irrigation issues.

Ms. Monk stated that she empathizes with the residents in Surrey Park because she realizes the list of issues is extensive.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board adjourned the Board of Supervisors' meeting at 8:15 p.m. for Covington Park Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman