

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 the Covington Park Community Development District was held on **Tuesday, September 8, 2009 at 5:30 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	Board Supervisor, Chairman
William (Doug) Watts	Board Supervisor, Vice Chairman
Victor Barbosa	Board Supervisor, Assistant Secretary
Carrie Elwell	Board Supervisor, Assistant Secretary
Elaine Norman	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	Director of Mgmt. Services, Rizzetta & Company, Inc.
Rolando Santiago	District Counsel, RJS Law Group <i>(joined the meeting in progress)</i>
Keith Remson	Representative, Remson Aquatics
Debra Monk	Resident Services Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Proposals from Raymow Enterprises**

Mr. Williams reviewed the five proposals submitted by Raymow Enterprises and a brief discussion ensued regarding the need for turf replacement in some of the areas included in the proposals. Ms. Monk stated that she would be filing the claim with TECO for reimbursement of the turf replacement due to downed power lines. The Board tabled consideration of proposals #2369, #2350, and #2300.

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board approved the Proposal # 2444 and #2436 from Raymow Enterprises, pending review by District Manager and Chairman as to need and reasonableness, for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

Update Regarding Pond Maintenance

Mr. Remson reviewed the current status of the various ponds in the community and responded to Board questions regarding the treatments being used and other possible options available to the District to control the growth of algae. Mr. Remson noted that part of the problem relates to the landscape maintenance company putting grass clippings in the pond and asked that they be required to stop this practice immediately. Upon Board request, Mr. Remson agreed to provide additional dye treatments and utilize other means if necessary to eradicate the algae growth.

A brief discussion ensued regarding the process and cost of stocking the ponds with Triploid Carp as soon as possible. It was noted that it takes 60 days for Florida Fish and Wildlife to complete the process. Mr. Remson was asked to provide a proposal to District Management for Board approval at the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of an Agreement with Cardel Villas at Covington Association for Maintenance of Surrey Park Pool

Mr. Williams reported on the questions raised by Ms. Elwell from an earlier email. He noted that the typos had been forwarded to Counsel. Discussion ensued regarding the terms of payment included in the contract with the following changes being requested:

1. Section 3.3 - replace quarterly with monthly or as determined by District Management and add payment by HOA within 15 days of receipt of invoice
2. Section 7.2 - change 60 day termination clause to 30 days

Mr. Williams confirmed that the District does not need approval from Bond Counsel to enter into this agreement.

Further discussion ensued regarding concerns with the swipe card system. It was noted that it may be possible to repair the existing system rather than invest funds to replace it.

(Mr. Santiago joined the meeting in progress.)

Mr. Williams provided a brief overview of the discussion on the agreement and changes being recommended by the Board. He recommended that the Board approve the form of the agreement and authorize the Chair to execute it upon final review by District Counsel.

On a Motion by Mr. McCarthy, seconded by Ms. Elwell, with four in favor and one abstaining (Elaine Norman), the Board approved the form of the agreement with the Cardel Villas at Covington Association for Maintenance of the Surrey Park Pool, as amended, and authorized the Chair to execute the agreement upon final review by District Counsel for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report

B. District Engineer
Not Present.

C. Residents Services Manager
Ms. Monk stated that she contacted TECO regarding a down light pole in Cromwell and was told that they were waiting on Sunshine to provide them with the location of underground wires so they can make the repairs. She stated that she received confirmation that all lines have been marked.

Ms. Monk reported that the panic hardware requested by the Fire Marshall has been installed at the exit door of the community room and the security camera has been installed in the foyer. She confirmed that the new pool company (Pool Time) has started.

D. District Manager
Mr. Williams led a discussion regarding obtaining a battery back-up system for the computer and gate systems, referencing an email from Bill Irwin. It was stated that the cost was under the \$500 cap placed on management signatures. Mr. Williams instructed Ms. Monk to contact Mr. Irwin and purchase the battery back-up for the District.

Mr. Williams reminded the Board that the next meeting was scheduled for Tuesday, September 22, 2009 at 5:00 p.m.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Audience comments were entertained regarding purchasing a bookcase for the lobby as part of a book exchange project and a monthly newsletter being provided by Remson Aquatics. The following Board action was taken:

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board authorized Ms. Monk to initiate a book exchange program and to purchase a bookcase for the lobby for Covington Park Community Development District.

Ms. Norman inquired about the need for weekly or bi-weekly inspections with reports being forwarded to Mr. Remson on the condition of the ponds. A brief discussion ensued.

Ms. Elwell provided a brief update on the status of her communication project. She stated that Mr. Irwin has reviewed her proposal and provided his input regarding the best options for the District. It was stated that the current analog system can be repaired and with the addition of the APC units approved earlier and the upgrade to an internet connection that would cost approximately \$700.00 more than the original proposal from Brandon, Lock and Safe, the system would meet the District's needs. Ms. Elwell recommended that the system be upgraded to an Ethernet system. A brief discussion ensued.

On a Motion by Ms. Elwell, seconded by Mr. McCarthy, with all in favor, the Board approved upgrading the communication/security system to an Ethernet system, as discussed with a not-to exceed amount of \$2,000, for Covington Park Community Development District.

Mr. McCarthy commented on the need for the District to be informed if the reason for Ms. Wells' termination had anything to do with Covington Park. Mr. Williams confirmed that the decision had absolutely nothing to do with Covington Park and was made purely on a business basis. The Board expressed their appreciation for the years of service that Ms. Wells has provided to the District.

SEVENTH ORDER OF BUSINESS

Adjournment

With no further comments being heard, Mr. Williams called for a motion to adjourn the meeting and move into the workshop to discuss the mapping project.

On a Motion by Ms. Norman, seconded by Mr. Watts, with all in favor, the Board adjourned the Board of Supervisors' meeting at 6:50 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman