

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, January 26, 2010 at 5:08 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
Elaine Norman	Board Supervisor, Assistant Secretary
Carrie Elwell	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Samantha Carlson	Representative, Rizzetta & Company, Inc.
Rolando Santiago	District Counsel, Cameron & Santiago
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Meetings on December 22,
2009 and January 7, 2010**

On a Motion by Mr. Barbosa, seconded by Ms. Norman, with all in favor, the Board approved the Minutes of the Board of Supervisors Meetings held on December 22, 2009 and January 7, 2010 as amended for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
January 2010**

On a Motion by Ms. Norman, seconded by Mr. Barbosa, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2010 (\$63,370.06) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Series 2005
Requisition #91**

On a Motion by Mr. Watts, seconded by Mr. McCarthy, with all in favor, the Board ratified the Series 2005 Requisition #91 for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Monthly Update Regarding Landscape
Maintenance**

Mr. Cox stated that he received a landscape maintenance update from Grant Christie, a representative from Raymow. He informed the Board that the annuals were installed and that a mowing had not been done in a while due to the grass being dead. Mr. Cox stated that Raymow would be installing mulch throughout the community to make up for a mulch credit that was owed to the CDD. Mr. Watts requested that Mr. Cox inquire on whether or not Raymow still owed a mowing credit because they planted annuals instead of mowing. No Board action was taken.

Various representatives from Scapes were present at the meeting and gave an overview of their plans for the landscape maintenance of the community.

Mr. Toborg presented various options for frost protection cloths. No Board action was taken.

SIXTH ORDER OF BUSINESS

**Monthly Update Regarding Pond
Maintenance**

Mr. Cox presented the pond maintenance reports for the month. The Board requested that Mr. Cox follow up on the one time free cut around the ponds as promised by Remson Aquatics. It was stated that the drain is clogged in pond #41 and is being monitored.

Mr. Cox informed the Board that the current pond maintenance contract with Architectural Fountains has expired. He stated that he was quoted a price of \$450 per month from Architectural Fountains and \$425 per month from Remson Aquatics for fountain maintenance. The Board authorized Mr. Cox to send a termination letter to Architectural Fountains and to enter into an agreement with Remson Aquatics for fountain maintenance services.

SEVENTH ORDER OF BUSINESS

**Presentation of Summary of District
Financials, December 2009**

Mr. Cox stated that the December 2009 financial statements were not available at this time; however, he presented the most current financial summary update. The Board requested that the Financial Summary Update Reports be posted on the website quarterly.

EIGHTH ORDER OF BUSINESS

**Discussion on Correspondence Regarding
TECO Energy**

On a Motion by Ms. Norman, seconded by Mr. Watts, with all in favor, the Board authorized the District Manager to participate in the Energy Planner for Business Program offered by TECO at no cost to the District for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

**Discussion on Current Security Services
Agreement**

It was stated that the security services agreement had been discussed at various meetings and it was the Board's intention to cancel service with US Security Associates, Inc. and to begin service with the Hillsborough County Sheriff's Office ("HCSO"). Mr. McCarthy stated that he and others had met with the HCSO to discuss the details of the agreement. The Board agreed to request that the HCSO attend all of the meetings that are regularly held in the community; and to set the shifts for at least a six hour minimum.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board authorized the District Manager to terminate the services with US Security Associates, Inc. and to formulate a cost schedule with the Hillsborough County Sheriff's Office for Security Services for Covington Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Amended Pool Service
Agreement**

Mr. Cox presented the amended pool service agreement from Pool Time of Tampa, Inc. The Board requested that the termination clause be amended to thirty days rather than sixty days. It was stated that this agreement would not cause a cost increase because the HOA would be invoiced for the cost of servicing the Surrey Park pool and the weekly service would be reduced to twice a week for the months of December, January and February.

On a Motion by Mr. Barbosa, seconded by Mr. McCarthy, with all in favor, the Board approved the Amended Pool Services Agreement from Pool Time of Tampa, Inc. as discussed for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion on LED Lighting Upgrades

Mr. Brost presented various updates for the Board regarding the LED lighting throughout the community. After a lengthy discussion, the Board took the following actions:

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board authorized Tony Brost Electrical Services to install an additional LED light at the monument located at Surrey Park on the south wall as discussed for Covington Park Community Development District.

On a Motion by Mr. Watts, seconded by Ms. Elwell, with all in favor, the Board authorized Tony Brost Electrical Services to install one LED light fixture at the Devon monument at the existing location of the current fixture as discussed for Covington Park Community Development District.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board authorized Tony Brost Electrical Services to replace the current 175 watt light fixture at Covington Stone with an LED light fixture as discussed for Covington Park Community Development District.

The Board agreed to review the LED light fixtures within three days of installation and would provide feedback to the District Manager via email.

On a Motion by Mr. McCarthy, seconded by Mr. Barbosa, with all in favor, the Board authorized the District Manager to begin to replace the current light fixtures with LED lighting as necessary once the District Manager had received affirmative feedback from the Board Supervisors for Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Update on Oak Park Lighting Project

Mr. Brost gave a brief update on the Oak Park lighting project. He indicated that he should be able to deliver plans to the school board in a few days and that the project would begin soon. He recommended that while the trench was open, to have irrigation lines to the baseball field installed. The Board requested that Mr. Brost speak with a representative from Scapes to obtain a cost estimate for the installation of an irrigation line if Mr. Brost is responsible for the trenching work.

THIRTEENTH ORDER OF BUSINESS

Public Hearing on Rules and Rates for Amenity Facilities

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board opened the Public Hearing on the Rules and Rates for Amenity Facilities for Covington Park Community Development District.

Mr. Cox opened the floor to public comment and testimony.

A resident asked if the rates had changed. The Board stated that no, they did not.

A resident asked if the hours of the workout room had changed. It was clarified that the hours were still the same.

A discussion ensued regarding the guest allowances.

A question arose regarding the necessary process for possible changes in the future.

On a Motion by Ms. Norman, seconded by Mr. Barbosa, with all in favor, the Board closed the Public Hearing on the Rules and Rates for Amenity Facilities for Covington Park Community Development District.

The following amendments were made to the rules:

- page 14, *Pond Fishing and Swimming Rules*
 - removed last bullet stating: "Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge."
- page 12, (4) *Guest Policy*
 - change definition to state: "Refer to Guest Policy on Page 5."

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved Resolution 2010-05, Adopting Revised Rules and Rates for Amenity Facilities for Covington Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Resident Services Manager
Not present.
- D. District Manager
Mr. Cox discussed the issue of the stipend for District employees as listed in the Employee Handbook. A lengthy discussion ensued. The Board agreed to authorize a \$50 per month stipend towards health insurance for private policies for full time District employees.

On a Motion by Mr. McCarthy, seconded by Mr. Watts, with all in favor, the Board authorized a \$50 stipend be provided to full time District employees as defined in the Districts Employee Handbook; and for those employees who have obtained private health insurance, the stipend would be retroactive to February 2009 as discussed for Covington Park Community Development District.

On a Motion by Ms. Norman, seconded by Mr. McCarthy, with all in favor, the Board approved to continue with the current expense reimbursement practice currently in place by District employees except for the reimbursement of \$50 per personal cell phone for Covington Park Community Development District.

The Board agreed to provide a cell phone for District employees upon request for business use only. Mr. Cox stated that he would get cost estimates and bring back to the Board for consideration.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Barbosa requested that Mr. Cox determine the credit owed to the District by Raymow and follow up with the Board.

Mr. Watts asked if Mr. Cox had submitted a letter to Sylvania Lighting requesting reimbursement of funds. Mr. Cox stated that he was still waiting for a report of deficiencies from Mr. Brost. Mr. Brost stated that he was not able to pin point who exactly had created the deficiencies because of the invoices he had examined were from Amtech Lighting. Mr. Watts then requested that Mr. Cox send the letter to Sylvania anyway.

The following resident comments were discussed:

- Parking issue will have to be resolved through the HOA rather than Hillsborough County
- Landscape uplighting that was removed would be addressed during LED lighting installation
- Various maintenance issues throughout community were discussed; photos were presented
- Various discussions on Clubhouse Manager and communications with Board

The Board requested that Mr. Cox proceed with the hiring process for a Clubhouse Manager as Ms. Monk had submitted her resignation letter.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Norman, seconded by Mr. Watts, with all in favor, the Board adjourned the meeting at 7:55 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman