

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, February 23, 2010 at 5:07 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.
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.

Mr. Cox introduced Sgt. Ed Shea from the Hillsborough County Sheriff's office stating he will be organizing and supervising the off-duty Deputy Sheriffs who will begin performing security patrols beginning March 1, 2010.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Meeting on January 26, 2010**

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on January 26, 2010 as amended for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Barbosa, seconded by Ms. Norman, with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2010 (\$55,127.39) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Series 2005
Requisition #92**

On a Motion by Mr. Barbosa, seconded by Mr. McCarthy, with all in favor, the Board ratified the Series 2005 Requisition #92 for Covington Park Community Development District.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board authorized District Staff to pay Tony Brost one half of the remaining balance of the Oak Park lighting project funds upon receipt of evidence that all required permits have been obtained and that Tony Brost is on-site performing work; also, the remaining funds for the project would not be paid until the project is complete and all inspections have been satisfactorily completed for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Monthly Update Regarding Landscape
Maintenance**

The Board recognized that Scapes, the new District landscape and irrigation contractor, was not present at the meeting and requested that Mr. Toborg contact them for an explanation. Mr. Toborg learned that Scapes had the wrong date for the meeting and apologized for the oversight. Mr. Toborg then presented a detailed landscape and irrigation report he had assembled for the District.

Mr. McCarthy expressed his concern that the oak trees that currently line the roadways of the community will grow larger and will one day begin to damage the sidewalks. Mr. Watts asked Mr. Cox and Mr. Toborg to explore the possibility of having someone other than Scapes perform fertilization of the community since it was listed separately in the new contract. After further discussion, the Board determined that using other contractors for fertilization would not be prudent. Mr. Watts also asked that staff research the status of reclaimed water as it currently exists and for the future in the community.

SIXTH ORDER OF BUSINESS

**Monthly Update Regarding Pond
Maintenance**

Mr. Cox presented the pond maintenance reports for the month. The Board requested that Remson provide the report earlier than the day of the meeting to allow staff to adequately review it prior to the meeting.

SEVENTH ORDER OF BUSINESS

**Presentation of Summary of District
Financials, January 2010**

Mr. Cox reviewed the January 2010 financial statement for the Board. No action was taken.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding District Policy for
Key Card Suspension for Unpaid CDD
Assessments**

Ms. Norman led a discussion regarding the initiation of a CDD policy to suspend key cards issued to residents if they had not paid their HOA assessments. District Counsel indicated he would prepare the agreement and have it prepared for the Board at the next meeting.

On a Motion by Ms. Norman, seconded by Mr. Watts, with all in favor, the Board approved to cooperate with the Covington Park HOA and to prepare an agreement with the HOA to suspend key cards issued to residents who have not paid their HOA assessments for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Discussion on HCSO Security Plan

Mr. Cox explained the security plan that was being prepared for the Hillsborough County Sheriff's Office. The Board agreed to move forward with four five hour shifts weekly for March and that Mr. Cox and Sgt. Shea would continue to develop the schedule as the program progressed.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Drinking
Fountain Repairs**

On a Motion by Mr. Barbosa, seconded by Mr. McCarthy, with all in favor, the Board approved the proposal from Johnny Doan Plumbing Co., Inc. in the amount of \$550 for the drinking fountain repairs pending the verification of property insurance coverage and occupational licenses for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Clock
Tower Door Repairs**

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board approved a proposal from A-Fabco, Inc. in the amount of \$739.37 for the purchase of a new metal door for the clock tower, installation of the door and installation of a metal security grill to be mounted on the door for Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Update on District Lighting Upgrades

A discussion ensued regarding the placement of LED lights at the south wall at the Surrey Park entrance. The Board briefly discussed their opinions regarding the LED lighting on the monuments. The summary of the discussion was that the Board agreed that two LED lights was the desired lighting at the monuments with the exception of the one wall at Devon where one LED light was sufficient. The Board's continued guidance was to replace the metal halide lights with LED lights when the metal halide lights become inoperative. If one metal halide light on a two-light wall became inoperative then both lights would be replaced with LED lights. The Board also concluded that they desire white lights at the clock tower versus the orange tinted one. Finally, the Board wanted to delay any further installation of LED lights at the Covington Stone palms until they could further review the one LED light that had been installed. Mr. Watts requested that the staff begin looking at the lighting requirements at the main entrance at Big Bend Road now that the drainage repairs had been completed. No motions were needed.

THIRTEENTH ORDER OF BUSINESS

**Discussion on District Employee Cell
Phone Plans**

On a Motion by Ms. Norman, seconded by Mr. Watts, with all in favor, the Board approved the Metro PCS plan for \$40 per month per phone and the acquisition of three phones; and authorized a cell phone for any Board Supervisor to conduct CDD business 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 introduced the newly hired Resident Services Manager. He stated that Mrs. Jennifer Van Haren was selected following several interviews and is projected to start March 1, 2010.

Mr. Cox explained that an agreement was being prepared between Waterset CDD and Covington Park CDD to provide Waterset with access to the landscape area located at the Covington Park entrance from Waterset. The Waterset landscape contractor will have responsibility to maintain the landscaping at that entrance per the agreement.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board authorized the Chairman to approve the agreement pending final review by District Counsel for Covington Park Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Norman requested that staff acquire a trash can for the Gilford playground area.

Ms. Norman requested a workshop during March for a detailed explanation by Rizzetta regarding bonds. The Board asked staff to check if legal notice was required for these workshops.

Ms. Elwell requested Board approval to allow her to proceed with an agreement with the HOA to allow the child care center with which she works to use the Community pool.

On a Motion by Mr. McCarthy, seconded by Ms. Norman, with all in favor, the Board authorized an agreement with the HOA for the child care center to use the community pool for Covington Park Community Development District.

Mr. Barbosa asked why the tennis court lights were on continually. It was stated that it was the only security lighting at the rear of the building; and once the Oak Park lighting project was completed, the tennis court lights would be reset to turn off at the appropriate time.

Mr. Watts requested that a workshop be scheduled for April to discuss the improvements to the landscaping in the community that the Board had discussed several months earlier.

Audience comments were entertained; however no Board action was taken.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board adjourned the meeting at 7:12 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman