

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, July 27, 2010 at 5:05 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.
Jennifer Van Haren	Resident Services Manager
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' meeting on June 22, 2010

The minutes were amended to reflect the language "at no cost to the District" in item #8 and adding the language "of the main entrance" after the word picture and changing "Newland Homes" to "Newland Communities" in item # 16.

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, as amended, on June 22, 2010 for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2010

The Board requested that staff find a way of reporting how and when the Surrey Park HOA reimbursement of expenses are made to the District. The Board also requested information as to why the bill for Republic Services for waste disposal went up.

On a Motion by Mr. McCarthy, seconded by Mr. Barbosa, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2010 (\$52,470.27) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Monthly Update Regarding HCSO Security

Mr. Cox provided an update and explained that a meeting was scheduled between Sgt. Ed Shea, Mr. McCarthy and Ms. Van Haren on July 28, 2010. The purpose of this meeting is to discuss the current off-duty security service, evaluate how the service is currently performing and what adjustments need to be made. Mr. Cox explained that Sgt. Shea was departing for a special assignment for 3 months and he would designate a deputy to temporarily replace him.

FIFTH ORDER OF BUSINESS

Monthly Update Regarding Landscape Maintenance

Richard Seaman with Vila and Son provided an update to the Board and explained that they were in the process of bringing additional personnel into the area and that irrigation clocks have been adjusted so that they work properly. He explained that annuals recently were receiving too much water and now they are at a stage where they now need more. Mr. Watts expressed his concern that Vila and Son had not taken action to remove "bad looking" annuals. Ms. Elwell expressed her desire to work towards "getting rid of the annuals at some point". The Board asked that Vila and Son prepare a proposal to install "drip" irrigation in the entrances to be re-landscaped.

The board held a discussion regarding the newly installed landscaping at the Surrey Park entrance. Skip Griffin, with Vila and Son, expressed his concern that "something is not right" with the area. He described that the plants are not blooming as expected and the colors are not as they should be. He expressed his concern that the soil may be "bad" and needs to be tested. Mr. McCarthy expressed that the Board cannot continue with approving additional projects until this particular one is right and Mr. Griffin stated that he "will work with the District" to replace plants and put additional ones in. Mr. Toborg asked whether or not Vila and Son knew whether or not there might be an irrigation problem there and the response was no. In summary, Vila and Son indicated they were going to re-assess the area; forward an email with pricing for additional plants; test the soil and have the location ready for Board members to review before the August 24, 2010 meeting.

The Board then asked Vila and Son to explain the over-charge for the under-estimation in sod square footage for the Bristol Park re-sodding project. Skip Griffin indicated that he simply made a mistake in his estimate of the square footage needed. He stated that "their costs for sod stripping and removal was \$.15 per square foot and that their cost for the sod was \$.49 per square foot". After some further discussion, the board decided to postpone any decision on the payment for additional charges until staff could assess the project further and evaluate what might be a fair payment for the project considering the mistake in estimating by Vila and Son.

There was a brief discussion regarding observations that irrigation systems were often seen operating during the daytime hours and Vila and Son representatives stated they would check the irrigation clocks.

SIXTH ORDER OF BUSINESS

Monthly Update of Pond Maintenance

Mr. Keith Remson of Remson Aquatics presented an update with the current pond status and what work was currently underway to resolve algae and undesirable plant issues in the District ponds.

Following Mr. Remson's presentation, Mr. Cox presented quotes he had received from four aquatic service providers to perform the aquatic service for the District. Mr. Cox presented a summary of the quotes and the rankings based on the rates presented. He also explained that the service provided quotes for the quarterly fountain service currently performed by Remson Aquatics. The quotes were received from Aquatic Services, Inc., Entrix, Aquagenix and Lake Masters. After a discussion, the Board decided to postpone a decision on the aquatic service contract until the next meeting.

SEVENTH ORDER OF BUSINESS

Monthly Update Regarding Pool Service

Lance Wood with Pool Time presented a pool update to the board. He explained a number of issues and proposed solutions with cost estimates. He addressed current problems with sinking pavers around the Oak Park pool; missing grout and water leakage at the Oak Park pool; the need for an automated chemical feeder at the Oak Park pool; the need to work on Saturdays during the peak months at both the Oak Park and Monarch pools in order to clean filters; and the need to replace 18 filter discs at the Monarch pool. The Board decided to proceed with the proposals but asked that the staff and Pool Time coordinate to ensure that as much of the work as possible be accomplished on the same day or days to minimize the down time for the pool and residents. The Board also asked staff to coordinate with Pool Time to spread the projects out so as to minimize the amount of expense for a particular month.

On a Motion by Mr. Barbosa, seconded by Ms. Norman, with all in favor, the Board approved \$2,900 to repair the pavers; \$1,850.24 to install an automated chemical feeder; and \$491 to re-grout tiles at the Oak Park pool for Covington Park Community Development District.

On a Motion by Ms. Norman, seconded by Mr. Elwell, with all in favor, the Board approved an amendment to the Pool Time contract for next fiscal year to pay an additional \$200 per month for the June through September timeframe to provide Saturday service to the Oak Park and Monarch pools at the Oak Park pool for Covington Park Community Development District.

On a Motion by Mr. Watts, seconded by Mr. McCarthy, with all in favor, the Board approved \$454.32 for the replacement of 18 filter discs at the Monarch pool for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

Update on Parking Lot Project

Mr. Cox explained that the District Engineer was scheduled to lead this discussion but was not present. The Board asked that Mr. Cox email them and update after conferring with the District Engineer.

NINTH ORDER OF BUSINESS

Update of Surrey Park Roads

Mr. Cox explained that the District Engineer was scheduled to lead this discussion but was not present. The Board asked that Mr. Cox email them and update after conferring with the District Engineer.

TENTH ORDER OF BUSINESS

Consideration of Installation of Fountain at Surrey Park

Ms. Norman provided the Board with an update regarding the installation of two fountains in pond #12 in the Surrey Park area. She presented quotes from Aqua-Turf for \$5,930 (2 fountains and lighting) and from Architectural Fountains for \$5,600 (two fountains and lighting). She also presented a quote from Tony Brost Electrical Services, Inc. for \$1,875 to complete the electrical work for the fountain installation.

On a Motion by Mr. Barbosa, seconded by Mr. McCarthy, with all in favor, the Board approved the purchase of two fountains from Architectural Fountains for \$5,600 and \$1,875 for the electrical installation by Tony Brost Electrical Services, Inc. for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Invoice from Miracle Recreation Equipment Company

Mr. Cox presented a revised quote from Miracle Recreation Equipment Company for the purchase and installation of playground equipment replacement components for the Oak Park playground for \$2,749.96. Mr. Cox explained that following a phone call by Mr. McCarthy, the company agreed to reduce the installation costs by \$359.00. Mr. Cox explained that the repair work had been previously approved and that no action was required by the Board.

TWELFTH ORDER OF BUSINESS

Consideration of Invoice from Vila and Son for Extra Bristol Park Sod

This item was previously addressed during the landscape update.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal from USA Services

Mr. Cox presented a quote from USA Services for street sweeping for Covington Park. He explained that the cost would \$542.34 per event but that the company required a minimum of 4 events which would total \$2,169. 36. Following a discussion among the Board members, the Board decided that staff should communicate to USA Service that one street sweeping event was desired to determine what effect it had before proceeding with the additional sweepings

On a Motion by Mr. McCarthy, seconded by Mr. Watts, with all in favor, the Board approved one sweeping by USA Services to be conducted during the Fall season for Covington Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Presentation of District Financials for June 2010

Mr. Cox presented a summary of the Financials for June 2010.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Final Budget for Fiscal Year 2010/2011

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board opened the Public Hearing on Final Budget for Fiscal Year 2010/2011 for Covington Park Community Development District.

Mr. Cox presented the proposed budget to the Board and members of the audience. There were several comments from the audience that supported the budget as proposed.

On a Motion by Ms. Norman, seconded by Mr. Barbosa, with all in favor, the Board closed the Public Hearing on Final Budget for Fiscal Year 2010/2011 for Covington Park Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2010-07, Adopting FY 2010/2011 Final Budget

Mr. Cox presented Resolution 2010-07 to Board Members and the Board held a brief discussion of the contents of the budget but, no changes were proposed.

On a Motion by Mr. Barbosa and a second from Ms. Norman, the Board approved Resolution 2010-07, Adopting FY2010/11 Final Budget for Covington Park Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2010-08,
Imposing Special Assessment and
Certifying Assessment Roll**

Mr. Cox presented Resolution 2010-08, Imposing Special Assessment and Certifying the Assessment Roll.

On a Motion by Mr. Barbosa and a second from Ms. Norman, the Board approved Resolution 2010-08, Imposing Special Assessment and Certifying Assessment Roll for Covington Park Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not Present
- B. District Engineer
Not Present
- C. Resident Services Manager

Ms. Van Haren announced to the Board that the new fence has been constructed around the dumpster behind the Club House. She also explained to the Board that due to an apparent power surge (lightening strike), they have been experiencing significant problems with the Bright House system that controls the access cards.

Ms. Van Haren requested guidance from the Board regarding the continued use of the decorative street sign poles in the District and what the intent is to replace them when damaged. The options are to replace with new decorative poles or use the standard county poles. The Board expressed the intent to continue to use the decorative poles on the main roads through the District but standard poles within the individual neighborhoods.

- D. District Manager

Mr. Cox announced the next meeting date as August 24, 2010. He announced that there are 1,641 registered voters within the District as of April 15, 2010 and reminded the Board that Seats 1, 2 and 3 were up for election on November 2, 2010. He informed the Board that he would be bringing a Resolution to the next meeting to set the meeting date schedule for FY 2011.

NINETEENTH ORDER OF BUSINESS**Supervisor Requests and Audience
Comments****Supervisors:**

Mr. Watts requested the status of the cutting around all of the ponds by Vila and Son as they had promised in their contract. Mr. Toborg reported that there are still a few more ponds to go but that Vila and Son has them scheduled.

Mr. Watts reported that according to Tony Brost, the District is saving a lot of money due to the change out of lighting to LED and that the District should consider speeding up the remaining change outs.

Mr. Barbosa reminded the Board that in all probability, the Covington Park CDD would have to take ownership of the Surrey Park roads before they can be transferred to Hillsborough County. He suggested that the Board give the Chairman authorization to approve such a transfer should it happen before the next meeting.

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board approved giving the Chairman authorization to approve ownership transfer of the Surrey Park roads to the District with the intent that this would then lead to transfer of ownership to the County for Covington Park Community Development District.

Mr. McCarthy suggested that the Board keep the same schedule as the 4th Tuesday of each month but, consider moving the start time to 6:00 p.m. versus the current 5:00 p.m.

Mr. McCarthy expressed his growing concern about the performance of Vila and Son as the District landscape contractor.

Mr. Barbosa requested an update about the status of the sod work at the Cromwell entrance and Mr. Toborg explained that the work was scheduled to start on Wednesday, August 4th.

Ms. Norman suggested that the Board consider the removal of more Brazilian Pepper trees and for staff to speak to Mr. Remson about the status of putting carp fish in the ponds as previously planned.

Ms. Norman informed the Board that Stewart & Associates had been selected to install the landscaping along the fence outside of Surrey Park along Covington Garden Drive. The Board determined that the billing for the project would come through the District and Surrey Park would reimburse the District for its cost share.

Audience:

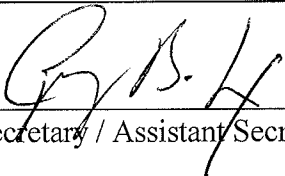
There was concern expressed by a resident that common areas with Bahia grass were not being treated by the current landscape contractor for weeds and insect pests and that this was causing problems at his residence. The Board asked staff to research this information and report back.


A resident reminded the Board that there were stumps from previously cut trees that were still not removed and the Board asked staff to look into getting the stumps removed.

A resident suggested considering replacing fountain metal halide lamps with LED lamps to save energy. This prompted Ms. Elwell to suggest that the Board look into the possibility of getting government grants for the District's energy saving efforts.

TWENTIETH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Elwell, seconded by Mr. Watts, with all in favor, the Board adjourned the meeting at 7:54 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman