
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, August 24, 2010 at 5:06 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
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' meeting on July 27, 2010

Mr. Cox presented the Minutes of the Board of Supervisors meeting held on July 27, 2010 for the Board to consider. Mr. Barbosa asked that in the Second Order of Business, KB be changed to Newland. Mr. McCarthy asked that "May Financials" be changed to June Financials in the Fourteenth Order of Business.

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 on July 27, 2010 as amended for Covington Park Community Development District.
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THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2010

Mr. Cox presented the Operations and Maintenance Expenditures for August 2010.

On a Motion by Mr. Barbosa, seconded by Mr. Watts, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2010 (\$78,244.54) for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Monthly Update Regarding HCSO Security

Mr. Cox reminded the Board that Sgt. Ed Shea was currently away for training. Ms. Van Haren described to the Board that the current service provided by the Hillsborough County Sheriff's Office was operating smoothly and going well. No Board action was taken.

FIFTH ORDER OF BUSINESS

Monthly Update Regarding Landscape Maintenance

Prior to the presentation from Vila and Son, Mr. Cox asked that the Board consider the request by Mr. Bruce Belcher, Regional Manager for Vila and Son, to pay a reduced amount of \$5,910 for invoice # 3525 that had previously been \$7,136. This was the invoice for sod installation at Bristol Park which had been mistakenly underestimated. Mr. Barbosa described that he had measured the Bristol Park area and his square footage totaled nearly 4,000 square feet less than the 26,650 square feet presented by Vila and Son.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved to have Mr. Cox offer to pay one half of the amount invoiced or \$2,955 to Vila and Son and should that offer be refused, then the Board would not pay the invoice for Covington Park Community Development District.

Mr. Richard Seaman of Vila and Son explained that he was taking over the landscape redesign program for the District and that the Regents and Oxford Gardens entrance landscape designs would be out this week. He explained that he was now working to get the total landscape design project back on track.

The Board considered proposal #3764 from Vila and Son to install more plantings in the Surrey Park entrance. The Board did not take action to approve that proposal and asked that Vila and Son present other options to Mr. Toborg for the Board to consider.

Mr. Seaman explained that his maintenance crews were returning to "fix some areas that were missed". He also announced that soil test results on the Surrey Park entrance would be back this week.

At the request of Ms. Norman, Mr. Seaman explained that they were continuing to replace sod in the Surrey Oak/Surrey Pines Drive area. He also explained that the sod problems in the Covington Park entrance median may be the result of irrigation zoning issues.

Ms. Elwell explained that she thought the annuals were looking "great" and that Vila and Son should consider expanding the annuals plantings at Covington Stone to have them go up the slope. Mr. Watts requested that Vila and Son provide an estimate of the requirement to have the annuals go up the slope.

Mr. Toborg provided information to the Board that he was currently very dissatisfied with the lack of response he was getting from Vila and Son when he sent them questions via email or phone calls.

SIXTH ORDER OF BUSINESS

District Engineer (Staff Report)

At this point, Mr. Cox asked Tim Plate, District Engineer, to present his report regarding the potential development of an additional parking lot at the club house with improvements to the drainage at the club house.

Mr. Plate, with Heidt Design, provided the Board members with drawings and cost break-outs for several variations of parking lot additions on the south side of the club house. He also explained that the options and pricing also included the drainage improvements to the front entrance of the club house.

Following a discussion of the various options, the Board took no action regarding any of the parking lot options but asked that Mr. Plate proceed with finalizing the plans to implement the drainage improvements. Mr. Plate was asked to include drainage improvements all around the club house to include the north side near the playground. The Board asked Mr. Plate to proceed with obtaining quotes to complete the drainage work. Mr. Plate indicated that he would need until the October 2010 CDD meeting to be able to complete the plans and obtain the quotes.

Mr. Plate completed his staff report by indicating that the work to have the Surrey Park roads transferred to Hillsborough County was proceeding but that he had no additional progress to report at this time.

SEVENTH ORDER OF BUSINESS

Consideration of LINC Service HVAC Service Agreement

Mr. Cox then addressed item H. Consideration of LINC Service HVAC Service Agreement. Mr. Cox introduced Mr. Mark Hagerman with LINC Service. Mr. Hagerman explained his company's proposal to provide heating, ventilation and air conditioning (HVAC) service for the amenity center for the pool water heater. Mr. Hagerman presented two options: one service that would provide complete service plus parts and unit replacement and a second that would provide complete service and major component replacement.

Questions arose regarding the status of the existing warranties on the units and how that might impact the service agreement. Mr. Hagerman indicated that he would research that information and bring the proposal back to the next meeting.

EIGHTH ORDER OF BUSINESS

Monthly Update of Pond Maintenance

Mr. Keith Remson of Remson Aquatics presented his pond maintenance report to the Board. He described how the recent rains and warm weather has created algae issues at various ponds but that he was treating them. He explained that he had pulled the fountain out of pond #1 for repair and found that due to some modifications to the motor, he was unable to work on it. He also noted that the lights were reported as "out" on the fountain in pond # 38. When asked about the status of putting fish in the ponds to control the vegetation, Mr. Remson explained that the Fish and Wildlife regulators were becoming more strict on the use of the fish. When asked about the cause of the dead pickerel and arrowhead plantings in pond #7, Mr. Remson had no information regarding that problem.

Mr. Cox presented the board with a proposal from Architectural Fountains, Inc. to repair the fountain pulled from pond #1. The cause of the problem was indicated to be a faulty power cable and the total repair cost would be \$746.00.

On a Motion by Mr. Barbosa, seconded by Mr. McCarthy, with all in favor, the Board approved the proposal from Architectural Fountains, Inc. to repair the fountain at pond #1 for \$746.00 for Covington Park Community Development District.

Ms. Van Haren presented the Board with a proposal from Architectural Fountains, Inc. to provide the District with one HP fountain free except for the installation cost of \$400. Ms. Van Haren further explained that because the fountain was used there would be no warranty provided.

The Board discussed options of where to place the fountain and it was determined that pond #39 at Oxford Garden would be the most appropriate location. There was also discussion about the cost to have Tony Brost electrical provide the electrical service portion of the installation and that the cost of that could be as high as \$2,000. Mr. Brost offered to provide a quote for the electrical work to Mr. Cox and Ms. Van Haren.

On a Motion by Mr. Watts, seconded by Mr. McCarthy, with all in favor, the Board approved the proposal from Architectural Fountains, Inc. to provide a free used fountain with a \$400.00 installation cost for Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Unaudited District Financials for June 2010

Mr. Cox presented a summary of the District Financials to the Board. No Board action was taken.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2010-09, Approving Fiscal Year 2010/2011 Meeting Schedule

Mr. Cox presented Resolution 2010-09, Approving Fiscal Year 2010/2011 Meeting Schedule. The Board amended the time of the meetings to be at 6:00 p.m. versus the current 5:00 p.m. The meetings were verified as all being on the fourth Tuesday of each month.

On a Motion by Mr. Watts, seconded by Ms. Norman, with all in favor, the Board approved Resolution 2010-09, Approving Fiscal Year 2010/2011 Meeting Schedule for Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Bristol Park Sod Invoice from Vila & Son

This item was considered during the Landscape Maintenance update portion of the agenda.

TWELFTH ORDER OF BUSINESS

Consideration of Aquatic Service Contract Proposals

Mr. Cox reminded the Board that the Aquatic Service Contract proposals were presented to the Board at the July meeting and that the Board asked to postpone a decision until the August meeting. Mr. Cox reviewed the results and provided a ranking of the proposals based on price.

Mr. Cox reminded the Board that the proposals offered a rate for both aquatic service and fountain service but that there was no requirement that the contracts be with the same provider.

On a Motion by Mr. McCarthy, seconded by Mr. Watts, with all in favor, the Board approved to retain the services of Remson Aquatics and to continue with the current service agreement for aquatic services for Covington Park Community Development District.

Mr. Cox explained that the number of fountains in the District had increased since the original service proposals were received and that he would obtain new proposals for the Board to consider.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Arbitrage Rebate Report

Mr. Cox presented the Arbitrage Rebate Report prepared by Deloitte Tax LLP as requested by the District. Mr. Cox explained the purpose of the report and pointed out that it stated there were no rebate liabilities for the District to the IRS.

On a Motion by Mr. Barbosa, seconded by Ms. Norman, with all in favor, the Board approved the Deloitte Tax LLP Arbitrage Rebate Report for Covington Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Santiago had no report for the Board.
- B. District Engineer
The District Engineer was asked to address the Board earlier in the meeting.
- C. Resident Services Manager
Ms. Van Haren provided the Board with a thorough status update of the projects and tasks undertaken by the District staff.
- D. District Manager
Mr. Cox noted that the next CDD meeting was scheduled for September 28, 2010 at 5:00 p.m.

Mr. Cox presented the Board with an invoice from Stewart and Associates for \$6,919 for the work accomplished to install the landscaping along the fence line of Surrey Park. Mr. Cox reminded the Board that they had previously approved a not-to-exceed amount of \$4,150 as the District contribution to this project. Mr. Cox indicated that he would invoice Surrey Park HOA for the balance.

Mr. Cox presented the Board members with a sample report that reflected the invoices to Cardel Villas at Covington Association (Surrey Park HOA) and the respective payments back to the District. He also noted that at the time of the report, there was a zero balance in the accounts receivable from the HOA.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisors:

Mr. Watts expressed that he is very dissatisfied with Vila and Sons at this point in time.

Ms. Elwell asked that the staff contact traffic control authorities to see if some signage

can be put in place at the Covington Stone entrance traffic light warning those leaving Covington Park that if they are turning left onto Big Bend Road, they must yield to on-coming traffic.

Ms. Elwell presented information regarding grants for HOA sponsored cleanups to Mr. Brost in the audience.

Mr. Barbosa requested that staff look into the possibility of using LED lighting in the fountains. Mr. Barbosa requested that staff find out the status of the dead magnolia tree at the Surrey Park entrance. Mr. Barbosa asked staff to find out why the pond banks of pond # 20 were not being properly maintained.

Audience:

Mr. Tony Brost of Tony Brost Electric indicated that he is researching putting a larger surge protector at the club house and will bring that information back to the Board.

Mr. Brost stated that over one half of the entrance lighting had been converted to LED lighting and was interested in knowing whether or not the Board desired him to go ahead and convert all the rest now or to continue to change them out as they failed. The Board expressed that he should continue as it has been and not to speed it up.

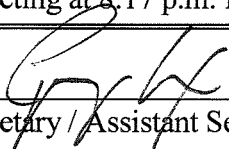
Mr. Brost provided information that 24 watt LED lights were now available from distributors and that he had obtained a sample to install as up-lighting at the palm trees at the Covington Stone entrance. He asked that Board members observe the installed LED lighting to see if they like it. Mr. Brost also indicated that there was a six month lag time between ordering the lights and receiving them and suggested the Board authorize him to order the eleven new LED lights as soon as they determine whether or not they like it.

On a Motion by Mr. Watts, seconded by Mr. Barbosa, with all in favor, the Board voted to authorize Mr. Brost to order the LED lights unless there was disapproval from the Board after observation for Covington Park Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Barbosa, seconded by Ms. Norman, with all in favor, the Board adjourned the meeting at 8:17 p.m. for Covington Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman