

Board of Supervisors' Meeting January 25, 2021

District Office: 9428 Camden Field Parkway Riverview, FL 33578

www.covingtonparkcdd.org

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

Covington Park Clubhouse, 6806 Covington Garden Drive, Apollo Beach, FL 33572

Board of Supervisors Stephen Brown Chairman

Scott Harrison Vice Chairman
Tarlese Allen Assistant Secretary
Rick Reidt Assistant Secretary
Dr. Ronald Blue Assistant Secretary

District Manager Taylor Nielsen Rizzetta & Company, Inc.

District Counsel Biff Craine Brooks, Sheppard & Rocha

District Engineer Richard Ellis Dewberry Engineers

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48)hours before meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578

www.covingtonparkcdd.org

January 18, 2021

Board of Supervisors
Covington Park Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday**, **January 25**, **2020 at 6:00 p.m.** in person at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. The following is the advanced agenda for this meeting:

2.	AUDIEN	O ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE CE COMMENTS
ა.	STAFF R	
	A .	Community Coordinator Report
	B.	Field Manager Report and Landscaper's Responses Tab 2
		i. Consideration of LMP ProposalsTab 3
		ii. Mulch MapTab 4
	C.	Presentation of Aquatics ReportTab 5
		i. Consideration of Remson Aquatics Proposal Tab 6
		ii. Consideration of Pond Electric Installation Proposals Tab 7
	D.	District Counsel
	E.	District Engineer
	F.	District Manager
		i. Presentation of Current Financial StatementsTab 8
4	BUSINES	SS ADMINISTRATION
••	Α.	Consideration of Minutes of Board of Supervisors'
	Α.	Meeting held on December 28, 2020
	В.	Consideration of Operation & Maintenance
	В.	
_	DUCINE	Expenditures for December 2020Tab 10
5.		SS ITEMS
	A .	Consideration of District Counsel Proposals Tab 11
	В.	Consideration of HOA Lease Amendment
	C.	Discussion on Encroachments
	D.	Consideration of Memorandum of Interpretation Tab 13
6.	SUPERV	ISOR REQUESTS
7		RNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 933-5571.

Respectfully,

7aylor Nielsen District Manager

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 **Monday, December 28, 2020 at 6:04 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Scott Harrison	Board Supervisor, Vice Chairman
Tarlese Allen	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary
Dr. Ronald Blue	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Biff Craine	District Counsel, Brooks, Sheppard & Rocha
Bryan Schaub	Field Services Manager, Rizzetta & Co., Inc.
Cathy Sobrito	Community Coordinator
Paula Means	Representative, LMP
Keith Remson	Representative, Remson Aquatics
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted roll call confirming a quorum for the meeting. Mr. Nielsen led those present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Audience Comments were entertained regarding the landscaping around fences, and dead trees at the conservation area behind a home on Surrey Pines Dr.

THIRD ORDER OF BUSINESS

Staff Reports

A. Community Coordinator Report

Ms. Sobrito presented her report. No comments were made by the Board.

B. Field Manager Report and Landscaper's Responses

Mr. Schaub presented and reviewed the Field Inspection Report and Landscape Responses.

The Board requested Mr. Schaub conduct a neighborhood walk through with Mr. Reidt to evaluate landscape maintenance.

i. Consideration of LMP Landscape Proposals

Mr. Nielsen presented several proposals from LMP for landscape enhancements.

The Board requested going forward, that LMP line trim all fences along CDD property per the maintenance contract and requested the Mulching Map of Covington to be obtained.

On a Motion by Mr. Reidt, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved LMP proposal #69191 for improvements to the cul-de-sac at Monarch Hill for a total of (\$622.00) for Covington Park Community Development District.

On a Motion by Mr. Harrison, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved LMP proposal #69222 for the dead sabal palm at Surrey Park for a total of (\$706.75) for Covington Park Community Development District.

C. Aquatics Report

Mr. Remson presented the Aquatics Report. There were no comments from the Board.

i. Consideration of Remson Aquatics Proposals

Mr. Nielsen presented several proposals from Remson Aquatics' for aquatic enhancements.

The Board requested an updated Owen's Electric installation without a deposit, and in two parts consisting of the permit approval prior to anything else and set material costs.

On a Motion by Mr. Harrison, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved Remson proposal #1432 to remove the Brazilian peppers from Pond 40 for a total of (\$2,950.00) for Covington Park Community Development District.

ii. Consideration of Pond Electric Installation Proposals

Mr. Nielsen presented the proposals for the Pond Electric Installation.

The Board requested additional proposals from Harrison Electric and Advanced Energy Solutions.

D. District Counsel

Mr. Craine presented his report.

The Board requested Mr. Craine do a memorandum or interpretation for the Remson contract to clarify what is included vs. as needed.

The Board asked Mr. Craine to include a liquidated damage clause and bond requirements in the GC bid solicitation.

The Board requested a follow up with Mr. Craine regarding the auditor solicitation.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT December 28, 2020 - Minutes of Meeting Page 4

		Page 4
E.	District Engineer	
	Mr. Ellis was not present at the i	meeting.
	The Board requested Mr. Ellis hat the January meeting.	ave the bid package ready for approval in
F.	District Manager	
	Mr. Nielsen noted that the next E held on January 25, 2021 at 6:00	Board of Supervisors' regular meeting will be p.m.
	Mr. Nielsen informed the Board o	f the Current Financial Statements.
	The Board approved to send o Nielsen provided.	ut the proposed encroachment letters Mr.
	• •	brito to remove one of the cell phones from a landline from our monthly service at the
	clubhouse.	
Superviso	tion by Mr. Reidt, seconded by N	
Superviso	tion by Mr. Reidt, seconded by Nors approved to send out the en	Is. Allen, with all in favor, the Board of croachment letters, for Covington Park
Superviso Communi	tion by Mr. Reidt, seconded by Nors approved to send out the en	
Supervisc Communi	tion by Mr. Reidt, seconded by Nors approved to send out the entry Development District. ORDER OF BUSINESS	Consideration of Minutes of Board of Supervisors' Meeting

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT December 28, 2020 - Minutes of Meeting Page 5

FIFTH ORDER OF BUSINESS	Consideration of Operations & Maintenance Expenditures for November 2020
Mr. Nielsen presented the November Expenditures.	2020 Operation and Maintenance
On a Motion by Mr. Harrison, seconded by Ms. Supervisors approved the Operations & Maintena for the amount of (\$79,312.38) for the Coving District.	nce Expenditures for November 2020
SIXTH ORDER OF BUSIINESS	Consideration of Resolution 2021-02; Appointing District Counsel
Mr. Nielsen presented Resolution 2021-02; Ap The Board took no action on this Resolution.	ppointing District Counsel to the Board.
SEVENTH ORDER OF BUSINESS	Consideration of Resolution 2021-03; Amending 20-21 Budget
Mr. Nielsen presented Resolution 2021-03; Ar	mending 20-21 Budget to the Board.
On a Motion by Mr. Reidt, seconded by Mr. Har Supervisors adopted Resolution 2021-03; Am Covington Park Community Development District	ending the 20-21 Budget, for the
EIGHTH ORDER OF BUSINESS	Discussion on Additional Insurance Considerations
Mr. Nielsen presented the additional insuranc action at this time.	e considerations. The Board took no
NINTH ORDER OF BUSINESS	Discussion regarding Website Improvements
Mr. Nielsen opened the discussion regarding th	ne Website Improvements.
The Board approved for Mr. Nielsen and M improvements together outside of the meeting.	r. Harrison to work on the website

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COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT December 28, 2020 - Minutes of Meeting Page 6

Supervisor Requests

reque	Mr. Nielsen asked if there were any Supervisor requests. The Board members ests are as follows:
1.	The Board approved not to exceed the amount of \$500.00 for Mr. Nielsen to have a frame made for the Irwin family, showcasing the dedication of the park to Bill Irwin.
to no	Motion by Mr. Harrison, seconded by Dr. Blue, the Board of Supervisors approved ot exceed the amount of \$500.00 for the Irwin Park dedication frame, for the ngton Park Community Development District.
2.	The Board requested Mr. Nielsen write up a summary of the dedication to provide to the HOA, and request publication to the community.
3.	The Board requested Mr. Nielsen confirm with Mr. Craine and EGIS, that we should still require a waiver for HOA use of the clubhouse.
ELEV	ZENTH ORDER OF BUSINESS Adjournment
:han a	Mr. Nielsen stated that if there was no further business to come before the Board a motion to adjourn would be in order.
Supe	a Motion by Ms. Allen, seconded by Mr. Harrison, with all in favor, the Board of ervisors adjourned the meeting at 9:16 p.m. for the Covington Park Community elopment District.
Assist	tant Secretary Chair / Vice Chair

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TENTH ORDER OF BUSINESS

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

\$100,763.53

Approval o	f Expenditures:	
Cha	airperson	
Vice	e Chairperson	
Ass	istant Secretary	

The total items being presented:

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
A Bales Security Agency, Inc.	002599	37630	Security Patrol 11/08/20-11/21/20	\$	825.00
A Bales Security Agency, Inc.	002626	37647	Security Patrol 11/22/20-12/05/20	\$	825.00
ABM Building Services, LLC	002620	15653556	Maintenance Agreement 11/20	\$	367.00
Access Residential Management LLC	002627	CPCDD-2020-12F	Management Fee 12/20	\$	1,400.00
Access Residential Management LLC	002627	CPCDD-2020-12P	Payroll 12/20	\$	14,079.87
Affordable Backflow Testing	002614	16795	Backflow Prevention Tests 11/20	\$	280.00
Affordable Backflow Testing	002614	16796	Backflow Prevention Tests 11/20	\$	400.00
Beyond Fitness Equipment	002640	121020	Repair/Maintenance 12/20	\$	199.00
Repair BOCC	002601	3434800000 11/20	7036 Monarch Park Drive 11/20	\$	43.57
BOCC	002652	3434800000 12/20	7036 Monarch Park Drive 12/20	\$	34.67
BOCC	002601	8825800000 11/20	7734 Covington Stone Avenue 11/20	\$	14.45
BOCC	002652	8825800000 12/20	7734 Covington Stone Avenue 12/20	\$	14.45
BOCC	002628	Water Summary 11/20	BOCC Water Bill Summary - 11/20	\$	303.15

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Brooks, Sheppard & Rocha, PLLC	002629	2015	Legal Services 11/20	\$	2,205.00
Dewberry Engineers Inc	002630	1906221	Engineer Services 11/20	\$	2,390.00
Dog Waste Depot	002641	380263	Dog Waste Roll Bags	\$	610.86
Dog Waste Depot	002641	380586	Dog Waste Roll Bags	\$	630.47
Frontier Florida LLC	002642	112515-5 12/20	Fios Internet 12/20 Fios	\$	155.46
Frontier Florida LLC	002653	121515-5 - 1/21	Internet 1/21	\$	317.95
Frontier Florida LLC	002604	121515-5 - 12/20	Fios Internet 12/20	\$	287.15
Home Depot Credit Services	002631	50883224 11/20	Supplies 11/20	\$	114.38
Hydro Harvest Farms	002643	120220	Poinsettias 12/20	\$	83.00
Landscape Maintenance Professionals, Inc.	002606	156213	Irrigation Repairs 11/20	\$	150.00
Landscape Maintenance Professionals, Inc.	002606	156246	Replace Plants 11/20	\$	120.45
Landscape Maintenance	002606	156247	Replace Plants 11/20	\$	92.25
Professionals, Inc. Landscape Maintenance Professionals, Inc.	002606	156248	Replace Plants 11/20	\$	109.35

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Landscape Maintenance Professionals, Inc.	002606	156249	Replace Plants 11/20	\$	81.85
Landscape Maintenance Professionals, Inc.	002606	156270	Annual Plant Beds 11/20	\$	3,022.00
Landscape Maintenance Professionals, Inc.	002644	156434	Landscape Maintenance 12/20	\$	12,389.50
Landscape Maintenance Professionals, Inc.	002606	156635	Winter Annuals 11/20	\$	2,240.00
Landscape Maintenance	002618	156670	Tree Removal 11/20	\$	900.00
Professionals, Inc. Landscape Maintenance	002618	156742	Fertilizer 11/20	\$	3,843.50
Professionals, Inc. Landscape Maintenance	002632	156788	Tree Removal 12/20	\$	179.00
Professionals, Inc. Landscape Maintenance	002644	156823	Landscape Maintenance 12/20	\$	129.00
Professionals, Inc. Landscape Maintenance Professionals, Inc.	002644	156850	Irrigation Repairs 12/20	\$	209.46
Landscape Maintenance	002644	156878	Landscape Maintenance 12/20	\$	756.25
Professionals, Inc. Landscape Maintenance	002644	156879	Landscape Maintenance 12/20	\$	550.00
Professionals, Inc. Lenox Millennial Cleaning, LL	C 002619	10110	Clubhouse Cleaning 12/20	\$	425.00
LLS Tax Solutions Inc.	002607	002118	Arbitrage Rebate Calculation S2015	\$	500.00

Paid Operation & Maintenance Expenditures

Vendor Name Check N		Invoice Number	Invoice Description	Inv	oice Amount
Michael T. Ambriati	002615	2050	Monument Signs 12/20	\$	1,170.00
Mobile Helpdesk, Inc. dba	002633	21695	Service Call 10/20	\$	33.75
MHD Communications Mobile Helpdesk, Inc. dba MHD Communications	002608	21865	Service Call 11/20	\$	823.00
Mobile Helpdesk, Inc. dba MHD Communications	002621	21899	Access Cards	\$	515.00
Mobile Helpdesk, Inc. dba MHD Communications	002621	21912	Service Call 11/20	\$	303.75
Mobile Helpdesk, Inc. dba MHD Communications	002621	21943	Quarterly Off Site Backup 01/21	\$	75.00
Mobile Helpdesk, Inc. dba MHD Communications	002621	21965	Service Call 12/20	\$	67.50
Mobile Helpdesk, Inc. dba MHD Communications	002633	21980	Service Call 12/20	\$	33.75
Office Depot Credit Plan RB Owens Electric, Inc.	002645 002622	139068135001 11/20 20203290	Clubhouse Office/Janitor Supplies 11/20 Electirc Repairs 11/20	\$ \$	92.01 1,734.00
RB Owens Electric, Inc.	002646	20203290	Electirc Repairs 11/20 Electirc Repairs 12/20	\$ \$	704.00
Redwire, LLC	002624	256371	Surveliance System Intall 50%	\$	5,873.86
Redwire, LLC	002647	256372	Surveliance System Intall 17684-1 50%	\$	1,801.29

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Remson Aquatics, LLC	002625	113117	Fountain Installation 11/20	\$	5,903.00
Remson Aquatics, LLC	002611	113166	Plant Removal 11/20	\$	4,200.00
Remson Aquatics, LLC	002611	113178	Plant Removal 11/20	\$	895.00
Remson Aquatics, LLC	002648	113212	Lake Maintenance 12/20	\$	2,105.00
Remson Aquatics, LLC	002634	113223	Plant Removal 12/20	\$	2,295.00
Remson Aquatics, LLC	002634	113224	Plant Removal 12/20	\$	1,595.00
Remson Aquatics, LLC	002634	113225	Pond Dredging 12/20	\$	4,921.00
Republic Services # 696	002654	0696-000920956	6806 Covington Garden Dr 1/21	\$	416.68
Rick L. Reidt	002610	RR112320	Board of Supervisors 11/23/20	\$	200.00
Rizzetta & Company, Inc.	002623	INV0000054935	District Management Fees 12/20	\$	5,650.00
Rizzetta Technology Services,	002612	INV000006624	Email/Website Hosting Services 12/20	\$	190.00
LLC. Ronald W Blue	002602	RB112320	Board of Supervisors 11/23/20	\$	200.00
Scott Harrison	002605	SH112320	Board of Supervisors 11/23/20	\$	200.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Sprint	002649	536265800-130	Board Member and Staff Cell Phones 11/20	\$	161.53
Stephen J Brown	002603	SB112320	Board of Supervisors 11/23/20	\$	200.00
Tarlese Allen	002600	TA112320	Board of Supervisors 11/23/20	\$	200.00
TECO	002635	211015064275 - 11/20	7411 Surrey Pines Dr 11/20	\$	169.87
TECO	002635	211015064382 - 11/20	7574 Oxford Garden 11/20	\$	47.11
TECO	002650	311000010158 11/20	Summary Bill 11/20	\$	4,214.00
Terminix	002636	402790879	Pest Control Services 11/20	\$	204.00
Zebra Cleaning Team, Inc.	002613	4200	Pool Cleaning 11/20	\$	834.00
Zebra Cleaning Team, Inc.	002651	4215	Pool Repairs 12/20	\$	330.16
Zebra Cleaning Team, Inc.	002651	4216	Pool Repairs 11/20	\$	427.23
Zebra Cleaning Team, Inc.	002651	4225	Pool Cleaning 12/20	\$	700.00
Report Total				\$	100,763.53

Hopping Green & Sams

Attorneys and Counselors

PROPOSAL FOR DISTRICT COUNSEL SERVICES

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA



Why HGS?	1
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Experience with Special Districts	2
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HGS CDD Client List	7
Proposed Agreement	10

Why HGS?

On behalf of Hopping Green & Sams PA ("HGS"), we appreciate the opportunity to submit this proposal to provide legal representation to the Covington Park Community Development District ("District"). HGS is a professional association with its practice focused in the areas of special districts, administrative and governmental law, appellate practice, utility law, elections law, governmental affairs, public contract law, and commercial trial practice. Additionally, many of our lawyers are devoted to an extensive environmental, land use, and real estate practice.

HGS has decades of experience at every level of government and in virtually every part of our home state of Florida. We routinely navigate the labyrinths of governmental law, from permitting electric power plants to financing infrastructure via special districts to guiding complex real estate transactions to drafting and passing legislation that governs your procedural rights before Florida regulatory agencies.

The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our firm's many awards demonstrate our "bench strength," including our many highly credentialed younger attorneys. Several publications have further recognized HGS for the service and value we bring to clients:

- Eleven of our firm's attorneys were ranked in the 2020 edition of the Florida Super Lawyers publication.
- HGS lawyers were selected to the 2020 Florida Legal Elite list, published by Florida Trend.
- More than half of our firm's shareholders are recognized by peer ratings in the Martindale-Hubbell directory.
- Ten HGS attorneys were listed in the 2020 edition of the Best Lawyers in America© publication by Woodward/White Inc., including several who have held this rank for more than ten years. This includes attorneys in the fields of: environmental law, energy law, land use and zoning law, real estate law, tax law, and water law.
- Chambers USA 2020 recognized HGS for outstanding Florida practice groups in the areas of Environmental law (Band 1) and Real Estate: Zoning and Land Use (Band 2). Five HGS attorneys were also selected as notable practitioners within these practice groups.
- Our firm is ranked in the 2020 "Best Law Firms" rankings from U.S. News Best Lawyers
 The Land Use and Zoning practice is ranked in the National Tier 3. Hopping Green & Sams also received 2020 "Best Law Firms" rankings for "Metropolitan Tier 1 Tallahassee" in the following practice areas: Environmental law, Land Use & Zoning law, Litigation-Environmental, Litigation-Land Use & Zoning, and Water law, as well as "Metropolitan Tier 2" in Energy law, and Real Estate law.

When you hire HGS, you hire a legal team with decades of experience at every level of government and in virtually every part of our state.

Personnel and Other Resources

HGS is committed to an approach of a client-centric practice of law. Our attorneys accrue distinct subject matter competencies, and then based on a client's needs, the most appropriate attorney – or team of attorneys – will help that client achieve his or her objectives. This unique approach offers clients the greatest legal experience at the most efficient cost. The firm's lawyers are not monetarily incentivized to hoard work or learn new areas of law at client expense.

HGS has sixteen attorneys who personally spend 100% of their legal practice in the area of special districts. These include Jonathan Johnson, Michael Eckert, Wesley Haber, Jere Earlywine, Roy Van Wyk, Katie Buchanan, Tucker Mackie, Jennifer Kilinski, Lindsay Whelan and Sarah Sandy, and six associates (Sarah Warren, Alyssa Willson, Michelle Rigoni, Lauren Gentry, Emma Gregory and Deborah Sier), as well as other lawyers who often assist on issue-specific matters. Our knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate lawyer or paralegal as appropriate. At present, we have six paralegals in our firm who work primarily in this area. Additional information about us can be found at www.hgslaw.com and the attorney profiles of Lindsay Whelan and Jonathan Johnson, the attorneys most likely to handle your district's legal needs, are included herein.



Experience with Special Districts

Providing clients with advice regarding the operation of community development districts since 1985, lawyers from our firm presently serve as general counsel to approximately two hundred fifty special districts throughout Florida and have established a number of others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues.

We currently represent several districts in Central Florida including Hillsborough, Manatee, Sarasota, Pasco, Orange, Sumter, Lake, Osceola and Polk Counties. Further, notable clients include some of the largest and most complex special districts in Florida, such as the Ave Maria Stewardship Community District, which encompasses over 10,800 acres in Collier County; Lakewood Ranch Stewardship District, which encompasses over 23,250 acres in Sarasota and Manatee Counties; Tolomato Community Development District, which encompasses over 11,000 acres in St. Johns and Duval Counties; the Boggy Creek Improvement District, home to the new "medical city" in Orlando; Viera Stewardship District, an environmental stewardship district of over 13,000 acres in Brevard County; and the Babcock Ranch Independent Special District, a

special district located in Charlotte County that validated \$10.5 billion in revenue bonds. Several of our clients own and operate multiple amenities and are home to thousands of residents.



Understanding the Scope of Work

In our work as general counsel to districts, we provide necessary legal services for districts. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our attendance at Board meetings, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm also navigates the ever-changing laws and regulations affecting the District. When changes occur, we promptly advise the Board of these changes and work with District staff to update or adopt new policies when applicable. Recent examples include the ADA website implementation and fraud/waste/abuse policies. Our firm was able to monitor the legislation, research the issues, and draft the policies for all of our clients spreading out the cost accordingly. This quick response not only saves the District money when crafting new policies but also prevents the expense and liability stemming from legal noncompliance.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive ligation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided. Our firm has several full-time litigation attorneys to protect the District's interests if litigation arises.



Conclusion

As mentioned previously, we represent community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at www.hgslaw.com. We would be happy to talk with you about our qualifications and experience and can be reached at 850-222-7500. We look forward to hearing from you.

Attorney Profiles



Lindsay C. Whelan

Hopping Green & Sams, PA 119 S. Monroe Street, Suite 300 Tallahassee, Florida 32301 (850) 222-7500 lwhelan@hgslaw.com

Experience

- Represents special districts and other related parties in matters relating to government contracting, real property, public procurement and construction, open government and ethics, public finance, and land development.
- Represents landowners and developers relative too special district establishment and governance, as well as performs due diligence activities for entities relative to their acquisition of property interests within special districts.

Publications & Presentations

 American Planning Association Florida Annual Conference, The ABC's of CDDs and HOAs (September 2019) (Panelist)

Education

- Florida State University, J.D., 2012, cum laude
- Florida State University, M.B.A., 2012
- University of North Carolina Wilmington, B.S., 2009, Business Administration, cum laude

Bar & Court Admissions; Certifications

• Florida



Jonathan T. Johnson

Hopping Green & Sams, PA 119 S. Monroe Street, Suite 300 Tallahassee, Florida 32301 (850) 222-7500 jonathanj@hgslaw.com

Experience

- Counsels landowners, developers, bondholders and other parties regarding financing and managing of infrastructure requirements for new and developing communities, including the establishment of special taxing districts.
- Serves as general counsel to a number of stewardship districts, special districts, and community development districts.
- Advises clients on bond issuance, lease-purchase financing, contracts, bid processes and protests, construction matters, and other land development, local government and financial matters.

Publications & Presentations

- Orange County Bar Association *Navigating a Brave New World: Buyers, Sellers, CDDs & the Economic Recovery* (April 2017) (Presenter)
- Urban Land Institute's 5th Annual Florida Summit Community Development Districts and other Land Secured Financing Districts (June 2016) (Panelist)
- Urban Land Institute's Florida Summit Capital Markets Today: Trend in Private and Institutional Financing and Opportunities in Special Bond Financing (June 2014) (Panelist)
- Urban Land Institute's Tampa Bay, Signs of Recovery: The New Market and Trends in Housing. (June 2010) (Panelist)

Education

- Texas Tech University, J.D., with honors
- Florida State University, M.S.
- Florida State University, B.S.

Bar & Court Admissions

- Florida
- Colorado (inactive)



Hopping Green & Sams, PA Current Special District Clients – as of December 2020

District Name	County
Parker Road	Alachua
Finley Woods	Alachua
Pier Park	Bay
Hillcrest	Broward
Deering Park Stewardship	Brevard/Volusia
Heritage Isle at Viera	Brevard
Viera Stewardship	Brevard
Willow Creek	Brevard
Babcock Ranch	Charlotte/Lee
Wyld Palms	Citrus
Armstrong	Clay
Cross Creek North	Clay
Double Branch	Clay
Fleming Island Plantation	Clay
Magnolia West	Clay
Middle Village	Clay
Pine Ridge Plantation	Clay
Ridgewood Trails	Clay
Rolling Hills	Clay
Sandridge	Clay
South Village	Clay
Two Creeks	Clay
Wilford Preserve	Clay
West Port	Charlotte
Ave Maria Stewardship	Collier
Big Cypress Stewardship	Collier
Enbrook	Collier
Fronterra	Collier
Mediterra	Collier/Lee
Quarry	Collier
Talis Park	Collier
Orange Blossom Groves	Collier
Orange Blossom Ranch	Collier
Winding Cypress	Collier
Tamarindo	Collier
Alta Lakes	Duval
Bainebridge	Duval
Bartram Park	Duval
Bartram Springs	Duval

District Name	County
Boggy Branch	Duval
Beach	Duval
Cedar Pointe	Duval
Cypress Bluff	Duval
District	Duval
ОТС	Duval
Ryals Creek	Duval
Trails	Duval
Villages of Westport	Duval
Wynnfield Lakes	Duval
Deer Run	Flagler
Tomoka	Flagler
Southern Hills Plantation I	Hernando
Southern Hills Plantation	Hernando
111	
Belmont	Hillsborough
Belmont II	Hillsborough
Boyette Park	Hillsborough
Channing Park	Hillsborough
Encore	Hillsborough
Harbor Bay	Hillsborough
Magnolia Park	Hillsborough
MTERC	Hillsborough
Rhodine Road North	Hillsborough
South Shore Corporate	Hillsborough
Park Industrial	
Spring Lake	Hillsborough
Stonebrier	Hillsborough
Triple Creek	Hillsborough
Varrea South	Hillsborough
Villages of Bloomingdale	Hillsborough
Water Street Tampa	Hillsborough
Wynnmere West	Hillsborough
Arlington Ridge	Lake
Avalon Groves	Lake
Cascades at Groveland	Lake
Estates at Cherry Lake	Lake
Founders Ridge	Lake
Olympus	Lake

District NameCountyArborwoodLeeBabcock RanchLee/CharlotteBella VidaLeeBlue LakeLeeCatalina at WinklerLeePreserveLeeCFMLeeEast Bonita Beach RoadLeeEsplanade Lake ClubLeeLucayaLeeMediterraLee/CollierMoody River EstatesLeePorticoLeeVillagewalk of BonitaLeeSpringsVerandah EastLeeVillageWalk of BonitaLeeSpringsWildBlueLeeCanopyLeonCapital RegionLeonArtisan LakesManatee	Arborwood Babcock Ranch Bella Vida Blue Lake Catalina at Winkler Preserve CFM East Bonita Beach Road Esplanade Lake Club Lucaya Mediterra Moody River Estates Portico Villagewalk of Bonita Springs Verandah East	Lee
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Aviary at Rutland Ranch Manatee		
Brookstone Manatee	•	
DW BayView Manatee		
Eagle Pointe Manatee	<u>.</u>	
Evergreen Manatee		
Harrison Ranch Manatee		
Heritage Harbour Market Manatee		1 1111
Place	Place	Widilatee
Lakewood Ranch Manatee/	Lakewood Ranch	Manatee/
Stewardship Sarasota	Stewardship	Sarasota
Palma Sola Trace Manatee	Palma Sola Trace	Manatee
Sanctuary Cove Manatee	Sanctuary Cove	Manatee
Summer Woods Manatee	Summer Woods	Manatee
Trevesta Manatee	Trevesta	Manatee
Willow Hammock Manatee	Willow Hammock	Manatee
Willow Walk Manatee	Willow Walk	Manatee
Willows Manatee	Willows	Manatee
Indiantown Martin	Indiantown	Martin
Coconut Cay Miami-Dade	Coconut Cay	Miami-Dade
Coronado Miami-Dade	Coronado	Miami-Dade
Oleta River Miami-Dade	Oleta River	Miami-Dade
Amelia Concourse Nassau	Amelia Concourse	Nassau
Amelia National Nassau	Amelia National	Nassau
Amelia Walk Nassau	Amelia Walk	Nassau
East Nassau Stewardship Nassau		Massau

51.1.1	
District Name	County
Heron Isles	Nassau
River Glen	Nassau
Boggy Creek	Orange
East Park	Orange
Falcon Trace	Orange
FRERC	Orange
Grove Resort	Orange
Greeneway	Orange
Myrtle Creek	Orange
Narcoossee	Orange
Poitras East	Orange
Urban Orlando	Orange
Westwood/OCC	Orange
Winter Garden Village at	Orange
Fowler Grove	
Brighton Lakes	Osceola
Edgewater East	Osceola
Enterprise	Osceola
Everest GMR	Osceola
Gramercy Farms	Osceola
Hanover Lakes	Osceola
Live Oak Estates	Osceola
Live Oak Lake	Osceola
Osceola Chain of Lakes	Osceola
Sunbridge Stewardship	Osceola
Tapestry	Osceola
Town of Kindred	Osceola
Town of Kindred II	Osceola
Windsor at Westside	Osceola
Heritage Plantation	Okaloosa
Hamal	Palm Beach
Gulfstream Polo	Palm Beach
Asturia	Pasco
Avalon Park West	Pasco
Bexley	Pasco
Bridgewater at Wesley	Pasco
Chapel	1 0300
Connerton West	Pasco
Del Webb Bexley	Pasco
•	
Estancia at Wiregrass Hidden Creek North	Pasco
	Pasco
Lakeside	Pasco
Long Lake Ranch	Pasco
Oak Creek	Pasco
Parkview at Long Lake	Pasco
Ranch	Danas
River Landing	Pasco
Riverwood Estates	Pasco
Silverado	Pasco

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District Name	County
Summerstone	Pasco
Talavera	Pasco
TSR	Pasco
Wiregrass	Pasco
Wiregrass II	Pasco
Astonia	Polk
Bridgewater	Polk
Charles Cove	Polk
Cypress Park Estates	Polk
Davenport Road South	Polk
East 547	Polk
Eden Hills	Polk
Forest Lake	Polk
Hammock Reserve	Polk
Hawthorne Mille North	Polk
Highland Meadows	Polk
Highland Meadows West	Polk
Highland Meadows II	Polk
Holly Hill Road East	Polk
Lake Emma	Polk
Lakeside Landings	Polk
Lakeside Preserve	Polk
Lucerne Park	Polk
North Boulevard	Polk
North Powerline Road	Polk
Sandmine Road	Polk
Saddle Creek Preserve of	Polk
Polk County	- G.II.
Scenic Highway	Polk
Solterra Resort	Polk
Towne Park	Polk
Villamar	Polk
Central Parc	Sarasota
Lakeside Plantation	Sarasota
Lakewood Ranch	Sarasota/
Stewardship	Manatee
LT Ranch	Sarasota
Sarasota National	Sarasota
Myakka Ranch	Sarasota
West Villages	Sarasota
Improvement	Jarasota
Dovera	Seminole
Aberdeen	St. Johns
Bannon Lakes	
	St. Johns
Brandy Creek	St. Johns
Durbin Crossing	St. Johns
DP1	St. Johns
Entrada	St. Johns
Glen St. Johns	St. Johns

District Name	County
Grand Oaks	St. Johns
Heritage Landing	St. Johns
Heritage Park	St. Johns
Isles of Bartram Park	St. Johns
Julington Creek	St. Johns
Madeira	St. Johns
Marshall Creek	St. Johns
Meadow View at Twin Creeks	St. Johns
Parkland Preserve	St. Johns
Premium Pointe	St. Johns
Rivers Edge	St. Johns
Rivers Edge II	St. Johns
Rivers Edge III	St. Johns
Sandy Creek	St. Johns
Sampson Creek	St. Johns
Six Mile Creek	St. Johns
Stillwater	St. Johns
St. Johns Forest	St. Johns
Southaven	St. Johns
Sweetwater Creek	St. Johns
Tolomato	St. Johns
Trout Creek	St. Johns
Turnbull Creek	St. Johns
World Commerce	St. Johns
Veranda	St. Lucie
Veranda CDD II	St. Lucie
Beaumont	Sumter
Wildwood Springs	Sumter
Indigo	Volusia
Pioneer	Volusia
Hammock Bay	Walton
Magnolia Creek	Walton
NatureWalk	Walton
Somerset	Walton
Sunny Hills 12-15	Washington
Dependent District	

Proposed Agreement

HOPPING GREEN & SAMS PA FEE AGREEMENT

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

A. Covington Park Community Development District ("Client")
 c/o Rizzetta & Company, Inc.
 9428 Camden Field Parkway
 Riverview, Florida 33578

and

B. Hopping Green & Sams PA ("HGS")
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain HGS as its legal representative in connection with the day-to-day operations of the District.
- B. HGS accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by HGS will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by HGS for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that HGS may confidentially destroy or shred the Client File, unless HGS is provided a written request from the Client requesting return of the Client File, to which HGS will return the Client File at Client's expense.

IV. FEES

- A. The Client agrees to compensate HGS for services rendered in connection with any matters covered by this Agreement according to the standard hourly billing rates for individual HGS lawyers plus actual expenses incurred by HGS in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Certain work related to issuance of bonds may be performed under a flat fee to be separately approved.
- B. To the extent practicable and consistent with the requirements of sound legal representation, HGS will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. The standard hourly rates of Lindsay Whelan and Jonathan Johnson, the attorneys who are initially expected to handle the bulk of Client's work, are \$295.00 and \$385.00, respectively; the hourly rate of associate attorneys who are most likely to assist in this work is \$265.00; paralegals who are most likely to assist in this work are billed at a standard hourly rate of \$165.00. HGS' standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to HGS' annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.
- D. HGS will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay HGS monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from HGS. HGS shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for HGS to immediately withdraw from the representation without regard to remaining actions necessitating attention by HGS as part of the representation.

VI. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the substantially prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the substantially prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert

witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that HGS represents a number of special districts, trustees (including U.S. Bank National Association ("U.S. Bank"), Regions Bank, and Wells Fargo National Association), bondholders, developers, and other entities throughout Florida relating to community development districts and other special districts. HGS understands that Client may enter into an agreement with U.S. Bank or other trustee in connection with the issuance of bonds, and that Client may request that HGS simultaneously represent Client in connection with the issuance of bonds, while HGS is also representing U.S. Bank or other trustee on unrelated matters. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) HGS will be able to provide competent and diligent representation of Client, regardless of HGS' other representations, and (3) there is not a substantial risk that HGS' representation of Client would be materially limited by HGS' responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with HGS' representation of various special districts, trustees, bondholders, developers, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by HGS and the Client. The contract formed between HGS and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

HOPPING GREEN & SAMS PA

By:	By:	
Date:	Its:	
	Date:	
ATTEST:		
Secretary/Assistant Secretary		

HOPPING GREEN & SAMS PA CDD EXPENSE REIMBURSEMENT POLICY

The following is Hopping Green & Sams' standard expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Teleconference Calls. All telephone charges are billed at an amount approximating actual cost.

<u>Photocopying and Printing</u>. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

<u>Facsimile</u>. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

<u>Local Messenger Service</u>. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate.

<u>Computerized Legal Research</u>. Charges for computerized legal research are billed at an amount approximating actual cost.

<u>Travel</u>. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees and business-related telephone, telegraph and facsimile charges shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

<u>Word Processing and Secretarial Overtime</u>. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

ATTACHMENT A



STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St. Tampa, Florida 33606 Tel: (813) 223-9400 Fax: (813) 223-5043 Writer's Direct Dial: (813) 901-4945 Writer's E-mail: <u>jvericker@srvlegal.com</u> Website: www.srvlegal.com

January 7, 2021

Via Email and First Class Mail

Rizzetta & Company 9428 Camden Field Parkway Riverview, Florida 33578 Attn: Taylor Nielsen, District Manager

Re: Covington Park Community Development District

Proposal for District Counsel Services

Dear Taylor:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Covington Park Community Development District located in Hillsborough County. Our law firm's practice is focused on the representation of Community Development Districts ("CDD"). We currently represent approximately 100 CDDs located throughout west central Florida, and are intimately familiar with all phases of CDD operations, from formation, through the issuance of bonds and construction of capital infrastructure, the transition from developer to resident control upon build out of the community, the ongoing representation of resident-controlled districts, and even existing CDDs in analyzing the pros and cons of a merger with another CDD. In addition, we have also guided numerous CDDs during bond refundings in many of those communities.

With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner. Because of the firm's extensive experience with CDDs and our familiarity with the various issues facing community development districts, we believe we can provide legal services efficiently and in a cost effective manner.

We are enclosing biographical information about the firm and our lawyers, which is also available on our firm's website at www.srvlegal.com. Our firm currently has five lawyers, one Registered Florida Bar paralegal and one legal assistant. We are also enclosing our firm's current rate sheet reflecting the firm's hourly rates for services.

Covington Park Community Development District January 7, 2021 Page 2

On behalf of the firm, we appreciate this opportunity to submit a proposal to serve as your District Counsel, with one of our attorneys serving as lead counsel, and look forward to meeting with you in the future.

Very truly yours,

John M. Vericker

Board Certified - City, County & Local

Government Law

JMV/blw Enclosures

Straley Robin Vericker

MARK K. STRALEY

Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and is a shareholder in the law firm, *Straley Robin Vericker* (established 2004). For the past 20 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980).

[Admitted to the Florida Bar in December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. cum laude (1976)

Straley Robin Vericker

TRACY J. ROBIN

Experience:

Tracy J. Robin is a native of Tampa, Florida, and a shareholder in the law firm, Straley Robin Vericker (established 2004). He is AV Rated, the highest rating awarded by the Martindale-Hubbell law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt*, *Hart & Herron* (1989-1990). Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

[Admitted to the Florida Bar in April 1989]

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

Straley Robin Vericker

JOHN M. VERICKER

Experience:

John M. Vericker is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

[Admitted to the Florida Bar in September 2004]

Education:

- University of Florida Fisher School of Accounting B.S. in Accounting (1997)
- University of Florida School of Forest Resources and Conservation Master of Forest Resources and Conservation, (1999)
- University of Florida Levin College of Law J.D. *cum laude* (2004)

Straley Robin Vericker

VIVEK K. BABBAR

Experience:

Vivek K. Babbar is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2014. Vivek is Board Certified in City, County and Local Government Law. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:

Vivek is a member of the Hillsborough County Bar Association, the Florida Bar, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. During law school, Vivek externed with the National Oceanic and Atmospheric Administration Office of General Counsel in St. Petersburg, Florida.

[Admitted to the Florida Bar in October 2013]

Education:

- University of Florida B.A. in Anthropology (2010)
- University of Florida Levin College of Law, J.D. cum laude (2013)

Straley Robin Vericker

DANA CROSBY-COLLIER

Experience:

Dana Crosby-Collier is a native of Tampa, Florida, and focuses her practice in real property, land use, and local government law. Dana joins the firm with more than 21 years of experience in local government and land use law, having practiced law as an assistant County Attorney for Orange and Polk counties, and as an assistant City Attorney for the cities of Gainesville and Ocoee. Throughout her career, Dana has worked with builders, developers, commercial businesses, elected and appointed officials, and residents on both sides of numerous legal issues.

Background:

Dana is a member of the Florida Bar Land Use and Environmental Law Section and the City County and Local Government Law Section and served as chair of the City County and Local Government Law Section in 2014-2015. Before attending law school in Tallahassee, Dana worked in Washington, DC for several years, working for the U.S. Congress and other policy groups. During law school and following graduation, Dana worked for the Florida Senate.

[Admitted to the Florida Bar in October 1996]

Education:

- University of Tampa, B.A., in Political Science, magna cum laude (1988)
- Florida State University College of Law, J.D. (1996)

Straley Robin Vericker

Rate Sheet

Mark Straley	\$355/hour
Tracy J. Robin	\$350/hour
John M. Vericker	\$305/hour
Vivek K. Babbar	\$285/hour
Dana Crosby-Collier	\$285/hour
Lynn Hoodless, Paralegal	\$150/hour
Barbara Williams, Legal Assistant	\$100/hour



ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: djackson@swflgovlaw.com

* Board Certified City, County and Local Government Law

** Of Counsel

Reply to: Lakewood Ranch

January 15, 2021

VIA E-MAIL

Covington Park Community Development District c/o Taylor Nielsen, District Manager Rizzetta & Company 9428 Camden Field Parkway Riverview, Florida 33578 tnielsen@rizzetta.com

Re: Covington Park Community Development District

Dear Ms. Nielsen:

On behalf of the law firm of Persson, Cohen & Mooney, P.A., please allow this correspondence to serve as our proposal to provide District Attorney services for Covington Park Community Development District. Persson, Cohen & Mooney, P.A., and I appreciate the opportunity of being considered for the position.

As you may know, our firm currently represents twenty-eight (28) community development districts ("CDDs") across southwest Florida, with our primary focus on resident-controlled districts. In addition, our firm serves as counsel to several other local governmental entities and special districts including Holiday Park Recreation District, Tri-Par Estates Park and Recreation District and various fire districts. Further, Ms. Fernandez is the City Attorney for the City of Venice and Ms. Mooney is the Town Attorney for the Town of Longboat Key, while Ms. Kardash is the Town Attorney for the Towns of Indian Shores and Belleair Shore.

As noted in the letterhead above, I am Board Certified by the Florida Bar in City, County and Local Government Law. Currently, approximately ninety-five percent (95%) of my personal practice is dedicated to local government work for the firm's community development district, municipal, fire district, and other special district clients. My legal practice, along with the practices of my colleagues, all concentrate on the areas required by the Covington Park Community Development District including, but not limited to, attending Board meetings, preparing and reviewing contracts and other legal documents, providing legal opinions, and handling matters related to public records and the Sunshine Law. In addition, my partner, Mr. Cohen, has performed numerous bond validations and represented multiple CDDs in the issuance and refinancing of bonds as well as the implementation and revisions to assessments for both bond debt and operations and maintenance.

If provided the opportunity to represent the District, I would serve as primary counsel and Mr. Cohen would serve as my primary back-up. I work out of our firm's Lakewood Ranch office. I would respectfully submit that my close proximity to the District as well as our firm's background in representing community development districts and other local government entities would be an asset and benefit to our representation of Covington Park Community Development District.

Our firm would propose to provide services to the District on an hourly basis. Our rate of compensation for all work that we would perform including, but not limited to, contract review, research, consulting and attendance at meetings is currently \$285.00 per hour for attorney time (applicable to all attorneys in our firm). We do not bill clients for incidental costs. Bond related transactions would typically be billed on a flat rate. If the Board has any questions about our practices, we would be happy to respond or put you and the Board in contact with other community development districts with whom we work.

I have included résumés of Mr. Cohen, Ms. Mooney, Ms. Fernandez, Ms. Kardash, and myself. A list of the community development districts and other local governments we currently represent as well as a representative sample of references with contact information have also been provided. I would encourage you or members of the Board of Supervisors to contact any of my references.

Persson, Cohen & Mooney, P.A., would like to thank you and the Board for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Covington Park Community Development District further and to answer any additional questions you may have.

Sincerely,

PERSSON, COHEN & MOONEY, P.A.

Roy David Jacken J.

R. David Jackson

RDJ/ag Enclosures



ATTORNEYS AND COUNSELORS AT LAW

R. DAVID JACKSON

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 244-5351

E-Mail: djackson@swflgovlaw.com

Practice areas include: Governmental Law, Special Districts and

Environmental Law

Education: Stetson University College of Law

Gulfport, Florida Juris Doctorate, 1999

University of Florida Gainesville, Florida

B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government Law
- Over 20 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations:

Florida Bar Association

United States Patent and Trademark Office, registered Attorney

Chair - Leadership Manatee Board of Governors

Member, Executive Board of Directors - Braden River Soccer Club and

the United Soccer Association

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PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: acohen@swflgovlaw.com

> Practice areas include: Governmental Law, Special Districts and Community Association collections

Education: University of Florida College of Law

Gainesville, Florida Juris Doctorate, 1996

New College (Honors College for the State University System) Sarasota, Florida B.A. Political Science, 1993

Qualifications:

- Over 24 years of legal practice
- Representation of multiple special districts across

Southwest Florida

- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Trustee of the Hershorin Schiff Community Day School Board of Trustees

Awards:

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



ATTORNEYS AND COUNSELORS AT LAW

MAGGIE D. MOONEY

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: mmooney@swflgovlaw.com

> Practice areas include: Local Government and Special Districts, Zoning and Land Use Law

Education: University of Florida College of Law, Gainesville, Florida

J.D. and Certificate in Environmental & Land Use, 2001

Florida State University, Tallahassee, Florida, B.S. in Communications, Cum Laude, 1997

Qualifications: Board Certified in City, County and Local Government Law

> Represented private and government clients before all courts in Florida, including Florida federal district Courts

 Lecturer on Florida's Public Records and Sunshine Laws, Ethics Laws, Public Procurement, the Legislative Process, Special Districts,

Intergovernmental Relations and Conflict

Affiliations: The Florida Bar, May 2001 - present

Florida Bar City, County and Local Government Section, Executive

Council Board Member (2011-2014)

Manatee and Sarasota County Bar Associations

Sarasota County Bar Association's Local & State Government

Section

Biz941 Magazine's "Top 25 People to Watch" (2009) Awards:

Government/Cities/Municipalities by Super Lawyers Magazine

(2011-2015)

"AV" Rated by Martindale Hubbell



ATTORNEYS AND COUNSELORS AT LAW

KELLY M. FERNANDEZ

236 Pedro St., Venice, FL 34285 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: kfernandez@swflgovlaw.com

Practice areas include: Governmental Law, Zoning and Land Use, and

Community Association Law

Education: University of Florida College of Law, Gainesville, Florida

J.D., with honors, May 2003

University of Florida, Gainesville, Florida

B.S. in Wildlife Ecology and Conservation, May 2000

Minors in Zoology and Agriculture & Natural Resources Ethics & Policy

Qualifications:

- Board Certified in City, County and Local Government Law
- Represents governmental entities, community development districts and community associations in Southwest Florida
- Handles litigation within the administrative and state courts
- Previously represented the Florida Department of Community Affairs in growth management and emergency management matters
- Lectures on various local government issues

Affiliations:

The Florida Bar, October 2003 - present

Florida Bar City, County, and Local Government Section Florida Bar Environmental and Land Use Law Section

Executive Council, 2006-2012

Sarasota County Bar Association

Junior League of Sarasota

Impact100 SRQ

Leadership Sarasota Class of 2018

Awards:

Florida Bar Environmental and Land Use Law Section's Judy Florence

Memorial Outstanding Service Award, 2006



ATTORNEYS AND COUNSELORS AT LAW

REGINA ANN KARDASH

6853 Energy Court Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: rkardash@swflgovlaw.com

Practice areas include: Government Law and Land Use

Education: Stetson University College of Law

International Law Focus

Gulfport, Florida Juris Doctor, 2007

Florida Southern College

Humanities, concentrations in Art History and Theology Lakeland, Florida, Bachelor of Arts Cum Laude, 2002

Qualifications:

Board Attorney, Homeless Leadership Alliance of Pinellas

• Special Magistrate, City of Palmetto

• Town Attorney, Indian Shores and Belleair Shore

Board Certified in City, County and Local Government Law

Affiliations: The Florida Bar, 2009 – present

Federal Middle District of Florida, 2010 – present St. Petersburg Bar Association, 2008 – present Clearwater Bar Association, 2014 – present

Florida Association of Women Lawyers, 2010 - present

Past President - Pinellas Chapter

Statewide - Legislative Affairs Director 2019-2020

Awards: 2013 Leaders in the Law Award Recipient

Sixth Judicial Circuit Pro Bono Recognition,

Honorable Mention, 2015 & 2016

Community Development Districts

- Aqua One Community Development District Bradenton, Florida
- Bobcat Trail Community Development District North Port, Florida
- Buckhead Trails Community Development District Palmetto, Florida
- Cone Ranch Community Development District Parrish, Florida
- Copperstone Community Development District Parrish, Florida
- Cross Creek Community Development District Bradenton, Florida
- Cypress Creek of Hillsborough County Community Development District Ruskin, Florida
- Greyhawk Landing Community Development District Bradenton, Florida
- Heritage Lake Park Community Development District Port Charlotte, Florida
- Heritage Harbour South Community Development District

Bradenton, Florida

- Heritage Isles Community Development District Tampa, Florida
- Heritage Oak Park Community Development District Port Charlotte, Florida
- K-Bar Ranch II Community Development District Tampa, Florida
- Laguna Lakes Community Development District Ft. Myers, Florida
- Lake St. Charles Community Development District Riverview, Florida

- Lakewood Ranch Community Development District 2 Lakewood Ranch, Florida
- Lakewood Ranch Community Development
 District 4
 Lakewood Ranch, Florida
- Lakewood Ranch Community Development
 District 5
 Lakewood Ranch, Florida
- Lakewood Ranch Community Development
 District 6
 Lakewood Ranch, Florida
- Legends Bay Community Development District Manatee County, Florida
- Lexington Community Development District Parrish, Florida
- Mandarin Grove Community Development District Palmetto, Florida
- Meadow Pointe II Community Development District Wesley Chapel, Florida
- Stoneybrook at Venice Community Development District Venice, Florida
- University Place Community Development District Bradenton, Florida
- Venetian Community Development District Venice, Florida
- Waterlefe Community Development District Bradenton, Florida
- Wildcat Preserve Community Development District Parrish, Florida

Fire Districts

Bonita Springs Fire Control & Rescue District Lee County, Florida

Cedar Hammock Fire Control District Manatee County, Florida

East Manatee Fire Rescue District Manatee County, Florida

Lealman Fire District
Pinellas County, Florida

Manatee County Fire Chief Association Manatee County, Florida

Myakka City Fire Control District Manatee County, Florida

North River Fire District
Manatee County, Florida

Parrish Fire Rescue District Manatee County, Florida

Southern Manatee Fire District Manatee County, Florida

Trailer Estates Fire Control District Manatee County, Florida

West Manatee Fire Rescue District Manatee County, Florida

Other Special Districts

Holiday Park - Park and Recreation District Sarasota County, Florida

Lehigh Acres Municipal Services Improvement District Lee County, Florida

Tri-Par Estates Park & Recreation District Sarasota, Florida

Westchester Special Dependent District Hillsborough County, Florida

Firm Municipal Clients

Town Attorney for Belleair Shore Pinellas County, Florida

Town Attorney for Town of Longboat Key Manatee/Sarasota County, Florida

City Attorney for City of Venice Sarasota County, Florida

Town Attorney for Town of Indian Shores Pinellas County, Florida

Special Magistrate for City of Bradenton Manatee County, Florida

Special Counsel for City of North Port Sarasota County, Florida

Special Magistrate for City of Palmetto Manatee County, Florida

Board Counsel for City of Punta Gorda Building and Code Enforcement Boards Charlotte County, Florida

Board Attorney for City of Sarasota Nuisance Abatement Board Sarasota County, Florida

Other

Pinellas County Homeless Leadership Board Pinellas County, Florida