



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
June 27, 2022**

**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	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
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 the 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.

June 20, 2022

**Board of Supervisors
Covington Park Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday, June 27, 2022 at 6:00 p.m.** in person at the offices of Rizzetta & Company, located at The Spurlino YMCA, located at 9650 Big Bend Road, Gibsonton, FL 33534. The following is the advanced agenda for this meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS

- A. Landscape Inspection Report and Landscaper's Responses Tab 1
 - 1. Consideration of LMP Proposals Tab 2
- B. Presentation of Aquatics Report Tab 3
 - 1. Consideration of Remson Aquatics Proposal Tab 4
- C. Community Coordinator Report Tab 5
- D. District Engineer
- E. District Counsel
- F. District Manager
 - 1. Review of District Manager Report Tab 6

4. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors' Meeting held on May 23, 2022 Tab 7
- B. Consideration of Operation & Maintenance Expenditures for April 2022 Tab 8

5. BUSINESS ITEMS

- A. Consideration of Bad Boar First Amendment Agreement Tab 9

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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,

Taylor 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, May 23, 2022 at 6:00 p.m.** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Scott Harrison	Board Supervisor, Vice Chairman <i>(via phone)</i>
Tarlese Allen	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Dr. Ronald Blue	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
David Jackson	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson
Richard Ellis	District Engineer, Dewberry <i>(via phone)</i>
Cathy Sobrito	Community Coordinator
Paula Means	Representative, LMP
Bryan Schaub	Representative, Landscape Inspector; Rizzetta & Co. (via phone)
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.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

On a Motion by Mr. Reidt, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved for Board Supervisor Scott Harrison and Tarlese Allen to participate via phone, for the Covington Park Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Manager Report & Landscaper Responses

Mr. Schaub presented the Field Manager Report to the Board for March and April.

On a Motion by Dr. Blue, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved to select option 3 on the proposed watering instructions to LMP, for the Covington Park Community Development District.

1. Consideration of LMP Proposal

Mr. Nielsen presented the LMP Proposal to the Board.

The Board requested LMP to redo proposal #77458, with a Not to Exceed amount of \$1,400.00

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved LMP proposal #77656, in the amount of \$1,690.50, for OTC injections, which will need to be done quarterly, for the Covington Park Community Development District.

On a Motion by Mr. Reidt, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved Remson Aquatics proposal #1583 in the amount of \$1,895.00, for the Covington Park Community Development District.

2. Review of Turf Aeration Test

Ms. Means presented the Turf Aeration Test to the Board. There were no comments or questions.

B. Presentation of Aquatics Report

Mr. Remson presented the Aquatics Report for May and the Aquatics Proposals to the Board.

The Board instructed LMP to start leaving a 2ft wide grass buffer along pond banks to only be mowed once a month or at 18-inch max height to prevent trimmings from contributing to algae in the ponds.

The Board requested the Landscape Inspection Manager share a scope for the pond bank buffers, so the HOA can publish notice to residents regarding the change.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved Remson proposal #1584, in the amount of \$1,532.00, for Brazilian pepper removal, for the Covington Park Community Development District.

The Board requested District Manager work with the HOA on notifying homeowners along Nottingham Sky drainage easement to maintain their owned portions.

The Board requested proposals for the top 3 priority dredge ponds from Remson Aquatics.

C. Community Coordinator Report

Ms. Sobrito presented her report to the Board. There were no comments or questions from the Board.

D. District Engineer

Mr. Ellis presented his Engineer Report to the Board.

On a Motion by Mr. Brown, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved for Scott Harrison, project manager, to approve the needed third ingress/egress gate to the pool area of the new amenity from the south parking area, for the Covington Park Community Development District.

The Board also requested for E&L should oversee the Playground bid and installation process.

E. District Counsel

Present. No Report.

The Board advised District Counsel review the Access Amenity Agreement and determine if a breach contract should be pursued.

F. District Manager

Mr. Nielsen noted that the next meeting will be held on June 21, 2022 at 6:00 p.m. for the Amenity Workshop and the next Board meeting will be held on June 27, 2022 at 6:00 p.m.

1. Review of District Manager Report

Mr. Nielsen presented his report to the Board.

On a Motion by Dr. Blue, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved to extend the Bad Boar contract for an additional four months, for the Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on April 25, 2022, the Minutes of the Budget Workshop held on May 4, 2022 and Operation & Maintenance Expenditures for April 2022

Mr. Nielsen presented the Minutes of the Board of Supervisors' Meeting held on April 25, 2022, with a correction on Line 61, changing Audience to Mr. Brown, the Minutes of the Budget Workshop held on May 4, 2022 and the Operation & Maintenance Expenditures for April 2022 to the Board.

On a Motion by Dr. Blue, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held April 25, 2022, as amended, the Minutes of the Budget Workshop held on May 4, 2022 and Operation and Maintenance Expenditures for April 2022, in the amount of \$43,782.23, for the Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2022-2023**

Mr. Nielsen presented the Proposed Budget for Fiscal Year 2022-2023 to the Board; a discussion ensued.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Approving Proposed Budget and
Setting the Public Hearing**

Mr. Nielsen presented Resolution 2022-04, Approving Proposed Budget and Setting the Public Hearing to the Board.

On a Motion by Mr. Reidt, seconded by Mr. Brown, with all in favor, the Board of Supervisors adopted Resolution 2022-04, Approving Proposed Budget and Setting the Public Hearing, for the Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Instructing Supervisor of Elections to
Conduct a General Election**

Mr. Nielsen presented Resolution 2022-05, Instructing Supervisor of Elections to Conduct a General Election.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors adopted Resolution 2022-05, Instructing Supervisor of elections to Conduct a General Election, for the Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Pool Furniture

Mr. Nielsen presented the Pool Furniture proposals to the Board. The Board decided to table the Pool Furniture Proposals at this time.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor requests.

The Board requested an update on the current budget spending on the landscape contract, and an update on the bond refinance in progress.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Reidt, seconded by Mr. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 8:18 p.m. for the Covington Park Community Development District.

Assistant Secretary

Chair / Vice Chair

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$88,819.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A Bales Security Agency, Inc.	003144	38187	Security Patrol 04/10/22-04/23/22	\$ 825.00
A Bales Security Agency, Inc.	003157	38200	Security Patrol 04/24/2022-05/07/2022	\$ 825.00
A Bales Security Agency, Inc.	003169	38214	Security Patrol 05/08/22-05/21/22	\$ 825.00
ABM Building Services, LLC	003177	17153741	Maintenance Agreement 05/22	\$ 378.00
Access Residential Management LLC	003147	CPCDD-2022-5F	Management Fee 05/22	\$ 1,400.00
Access Residential Management LLC	003147	CPCDD-2022-5P	Payroll 05/22	\$ 16,532.55
Accurate Drilling Solutions, LLC	003148	i3197	Installation/Parts 04/22 Well 4	\$ 770.50
Accurate Drilling Solutions, LLC	003166	i3264	Installation/Parts 05/22 Well 5	\$ 898.29
BOCC	20220527-1	3344800000 04/22	6806 Covington Garden Drive 04/22	\$ 1,538.85
BOCC	20220527-1	3434800000 04/22	7036 Monarch Park Drive 04/22	\$ 46.89
BOCC	20220531-1	3434800000 05/22	7036 Monarch Park Drive 05/22	\$ 67.27

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BOCC	20220531-1	4254220000 04/22	6807 Guilford Bridge 04/22	\$ 184.68
BOCC	20220527-1	7254220000 04/22	6515 Carrington Sky 04/22	\$ 31.40
BOCC	20220527-1	8825800000 04/22	7734 Covington Stone Avenue 04/22	\$ 15.34
BOCC	20220531-1	8825800000 05/22	7734 Covington Stone Avenue 05/22	\$ 15.34
Cathy Sobrito	003156	050522 Cathy Sobrito	Reimbursement for Supplies 05/22	\$ 107.96
Covington Park CDD - Debit Card	CD0932	Debit Card Replenishment	Debit Card Replenishment	\$ 629.55
Dog Waste Depot	003173	481412	Dog Waste Roll Bags 05/22	\$ 604.88
Florida Department of Revenue	003161	Sales Tax 04/22	Sales Tax Payable 04/22	\$ 94.20
Frontier Florida LLC	20220527-2	112515-5 05/22	Fios Internet 05/22	\$ 160.97
Frontier Florida LLC	20220527-2	121515-5 05/22	Fios Internet 05/22	\$ 171.04
Hillsborough County Health Department	003175	29-BID-5899747	Annual Pool Operating Permit 2022	\$ 150.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003167	167322	Landscape Maintenance 05/22	\$ 11,560.34
Landscape Maintenance Professionals, Inc.	003163	167573	Fertilizer 04/22	\$ 2,021.50
Landscape Maintenance Professionals, Inc.	003163	167574	Pest Control 04/22	\$ 400.00
Landscape Maintenance Professionals, Inc.	003163	167668	Irrigation Repairs 05/22	\$ 174.00
Landscape Maintenance Professionals, Inc.	003163	167704	Sod Installation 05/22	\$ 270.00
Landscape Maintenance Professionals, Inc.	003176	167748	Irrigation Repairs 05/22	\$ 44.48
Landscape Maintenance Professionals, Inc.	003176	167861	Tree Removal 05/22	\$ 525.00
Landscape Maintenance Professionals, Inc.	003176	167862	Tree Removal 05/22	\$ 525.00
Landscape Maintenance Professionals, Inc.	003176	167902	Tree Removal 05/22	\$ 87.60
Lenox Millennial Cleaning, LLC	003153	10270	Clubhouse Cleaning 05/22	\$ 150.00
Persson, Cohen & Mooney, P.A.	003154	2063	Legal Services 10/21-12/21	\$ 4,189.50

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Redwire, LLC	003164	434187	CCTV Digital Surveillance 05/22	\$ 161.05
Redwire, LLC	003164	434188	CCTV Maintenance 05/22	\$ 57.15
Redwire, LLC	003178	438216	CCTV Digital Surveillance 05/22	\$ 161.05
Redwire, LLC	003178	438217	CCTV Maintenance 05/22	\$ 57.15
Remson Aquatics, LLC	003168	114762	Quarterly Service 01/22-03/22	\$ 455.00
Remson Aquatics, LLC	003165	114825	Install Transformer Pond 30 04/22	\$ 1,095.00
Remson Aquatics, LLC	003165	114826	Fountain Repair Pond # 2 04/22	\$ 10,893.80
Remson Aquatics, LLC	003165	114827	Fountain Maintenance Pond # 38 4/22	\$ 10,893.80
Remson Aquatics, LLC	003168	114860	Lake Maintenance 05/22	\$ 2,105.00
Remson Aquatics, LLC	003168	114861	Conservation Maintenance 05/22	\$ 380.00
Rick L. Reidt	003155	RR042522	Board of Supervisors 04/25/2022	\$ 200.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rick L. Reidt	003179	RR052322	Board of Supervisors 05/23/2022	\$ 200.00
Rizzetta & Company, Inc.	003145	INV0000067867	District Management Fees 05/22	\$ 6,340.00
Ronald W Blue	003150	RB042522	Board of Supervisors 04/25/2022	\$ 200.00
Ronald W Blue	003159	RB050422	Board of Supervisors 05/04/2022	\$ 200.00
Ronald W Blue	003171	RB052322	Board of Supervisors 05/23/2022	\$ 200.00
Scott Harrison	003152	SH042522	Board of Supervisors 04/25/2022	\$ 200.00
Scott Harrison	003162	SH050422	Board of Supervisors 05/04/2022	\$ 200.00
Scott Harrison	003174	SH052322	Board of Supervisors 05/23/2022	\$ 200.00
Sprint	003146	536265800-146	Staff Cell Phones 03/22	\$ 49.30
Sprint	003180	536265800-147	Staff Cell Phones 04/22	\$ 54.22
Stephen J Brown	003151	SB042522	Board of Supervisors 04/25/2022	\$ 200.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stephen J Brown	003160	SB050422	Board of Supervisors 05/04/2022	\$ 200.00
Stephen J Brown	003172	SB052322	Board of Supervisors 05/23/2022	\$ 200.00
Tarlese Allen	003149	TA042522	Board of Supervisors 04/25/2022	\$ 200.00
Tarlese Allen	003158	TA050422	Board of Supervisors 05/04/2022	\$ 200.00
Tarlese Allen	003170	TA052322	Board of Supervisors 05/23/2022	\$ 200.00
TECO	20220527-3	211015064275 04/22	7411 Surrey Pines Dr 04/22	\$ 370.94
TECO	20220527-3	211015064382 04/22	7574 Oxford Garden 04/22	\$ 63.22
TECO	20220527-3	311000010158 04/22	Summary Bill 04/22	\$ 5,662.41
Zebra Cleaning Team, Inc.	003181	4824	Pool Cleaning 05/22	<u>\$ 1,000.00</u>
Report Total				<u>\$ 88,819.22</u>