



Rizzetta & Company

# **Covington Park Community Development District**

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**Board of Supervisors' Meeting  
September 26, 2022**

**District Office:  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, FL 33578**

**[www.covingtonparkcdd.org](http://www.covingtonparkcdd.org)**

## **COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Stephen Brown	Chairman
	Scott Harrison	Vice Chairman
	Tarlese Allen	Assistant Secretary
	Rick Reidt	Assistant Secretary
	Dr. Ronald Blue	Assistant Secretary
<b>District Manager</b>	Taylor Nielsen	Rizzetta & Company, Inc.
<b>District Counsel</b>	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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.

September 19, 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, September 26, 2022 at 6:00 p.m.**, at The Spurlino YMCA, located at 9650 Big Bend Road, Gibsonton, FL 33534. The following is the agenda for this meeting:

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE COMMENTS**

**3. STAFF REPORTS**

- A. Consideration of Change Order #7 ..... Tab 1
- B. Landscape Inspection Report and Landscaper's Responses. Tab 2
  - 1. Consideration of LMP Proposal ..... Tab 3
- C. Presentation of Aquatics Report ..... Tab 4
- D. Community Coordinator Report ..... Tab 5
- E. District Engineer
- F. District Counsel
- G. District Manager
  - 1. Review of District Manager Report ..... Tab 6
  - 2. Review of Financial Statement ..... Tab 7

**4. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of Board of Supervisors'  
Meeting held on August 22, 2022 ..... Tab 8

**BUSINESS ITEMS**

- B. Consideration of Dog Waste Station Proposal ..... Tab 9
- C. Consideration of Second Addendum to Field Service  
Contract ..... Tab 10
- D. Consideration of EGIS Renewal ..... Tab 11
- E. Consideration of Aquatic Weed Control Inc. Waterway  
Proposal ..... Tab 12
- F. Consideration of Sitex Aquatics Proposal ..... Tab 13
- G. Consideration of Solitude Aquatics Proposal ..... Tab 14
- H. Consideration of Blue Water Aquatics Proposal ..... Tab 15
- I. Consideration of Bales Security Renewal with Rate Increase. Tab 16

**5. SUPERVISOR REQUESTS**

**6. 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, August 22, 2022 at 6:04 p.m.** at the Spurlino YMCA, located at 9650 Big Bend Road, Gibsonton, FL 33534. The following is the agenda for this meeting:

Present and constituting a quorum were:

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

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
David Jackson	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson</b>
Richard Ellis	<b>District Engineer, Dewberry</b>
Cathy Sobrito	<b>Community Coordinator</b>
Paula Means	<b>Representative, LMP</b>
Bryan Schaub	<b>Representative, Landscape Inspector; Rizzetta &amp; Co.</b>
Keith Remson	<b>Representative, Remson Aquatics</b>

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**

The Board heard audience comments regarding landscape concerns, questions on the O&M Assessments and request for dog station removal due to annual maintenance costs.

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

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report & Landscaper Responses**

Mr. Schaub presented the Field Manager Report to the Board for August.

**B. Presentation of Aquatics Report**

Mr. Remson presented the Aquatics Report for July to the Board.

**1. Consideration of Remson Aquatics Proposals**

Mr. Nielsen presented the Remson Aquatics Proposals to the Board.

On a Motion by Mr. Brown, seconded by Mr. Reidt, with three in favor, and Dr. Blue and Ms. Allen opposed, the Board of Supervisors approved to bid out the Aquatic Vender Contract, for the Covington Park Community Development District.

On a Motion by Mr. Reidt, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved Remson Proposal #1604, to replace the aerator compressor in Pond 3, for the Covington Park Community Development District.

On a Motion by Dr. Blue, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved for the Chairman and District Manager to approve the erosion work needed at a cost Not to Exceed \$2,215.00 from either Cross Creek Environmental of SiteMasters after review, for the Covington Park Community Development District.

The Board asked if Rizzetta can track Pond spending by Pond number.

81 **C. Community Coordinator Report**

82  
83 Ms. Sobrito presented her report.

84  
85 The Board requested a proposal for dog station maintenance and storm  
86 drain cleanout at Devonbridge Dr.

87  
88 **D. District Engineer**

89  
90 Mr. Ellis presented his Engineer Report to the Board.

91  
92 The Board requested an update on project schedule as it pertains to project  
93 completion deadlines.

94  
95 **E. District Counsel**

96  
97 Present. No Report.

98  
99 **F. District Manager**

100  
101 Mr. Nielsen noted that the next meeting will be held on September 26, 2022  
102 at 6:00 p.m.

103  
104 **1. Review of District Manager Report**

105  
106 Mr. Nielsen presented his report to the Board.

107  
108 The Board confirmed adequate performance from Redwire and Zebra to  
109 approve the contracts to renew in September 2022.

110  
111 The Board requested a GL line item audit on the Landscape Contract and  
112 Pond Fountain Financial Expenditures.

113  
114 The Board requested financials be added to the agendas.

115  
116 The Board approved to order the pool furniture with the Pompeian Gold for  
117 frame color.

**COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

**August 22, 2022 - Minutes of Meeting**

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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on July  
25, 2022**

Mr. Nielsen presented the Minutes of the Board of Supervisors' Meeting held on July 25, 2022 to the Board. The Board asked to revise Line 177, adding Scott's vote.

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held July 25, 2022, as amended, for the Covington Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for July  
2022**

Mr. Nielsen presented the Operation and Maintenance Expenditures for July 2022 to the Board.

On a Motion by Mr. Brown, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2022, in the amount of \$58,157.46, for the Covington Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2022-  
2023 Budget**

On a Motion by Ms. Allen, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved to open the Public Hearing on Fiscal Year 2022-2023 Budget, for the Covington Park Community Development District.

On a Motion by Ms. Allen, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved to close the Public Hearing on Fiscal Year 2022-2023 Budget, for the Covington Park Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06,  
Adopting Fiscal Year 2022-2023 Final  
Budget**

Mr. Nielsen presented Resolution 2022-06, Adopting Fiscal Year 2022-2023 Final Budget to the Board.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors adopted Resolution 2022-06, Adopting Fiscal Year 2022-2023 Final Budget, for the Covington Park Community Development District.



**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Mr. Nielsen presented Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll to the Board.

On a Motion by Ms. Allen, seconded by Mr. Reidt, with all in favor, the Board of Supervisors adopted Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll, for the Covington Park Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08,  
Setting the Meeting Schedule for  
Fiscal Year 2022-2023**

Mr. Nielsen presented Resolution 2022-08, Setting the Meeting Schedule for Fiscal Year 2022-2023 to the Board.

The Board advised to hold the October – March meetings at the Rizzetta Office and April – September meetings at the Covington Clubhouse.

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors adopted Resolution 2022-08, Setting the Meeting Schedule for Fiscal Year 2022-2023, as amended, for the Covington Park Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Nielsen asked if there were any Supervisor requests. There were none.

**ELEVENTH 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 Ms. Allen, seconded by Mr. Reidt, with all in favor, the Board of Supervisors adjourned the meeting at 8:35 p.m. for the Covington Park Community Development District.

**COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

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Assistant Secretary

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Chair / Vice Chair