



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
October 24, 2022**

**District Office:
2700 S. Falkenburg Rd. Suite 2745
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.

October 17, 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, October 24, 2022 at 6:00 p.m.**, at the offices of Rizzetta & Co., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the 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
 - B.** Presentation of Aquatics Report Tab 2
 - C.** Community Coordinator Report Tab 3
 - D.** District Engineer
 - E.** District Counsel
 - F.** District Manager
 1. Review of District Manager Report Tab 4
 2. Review of Financial Statement Tab 5
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Meeting held on September 26, 2022..... Tab 6
 - B.** Consideration of Operation & Maintenance
Expenditures for August 2022 USC
- 5. BUSINESS ITEMS**
- 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, 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:

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Scott Harrison	Board Supervisor, Vice Chairman <i>(by phone)</i>
Tarlese Allen	Board Supervisor, Assistant Secretary
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>(by phone)</i>
Cathy Sobrito	Community Coordinator
Paula Means	Representative, LMP
Bryan Schaub	Representative, Landscape Inspector; Rizzetta & Co. <i>(by phone)</i>

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 from one audience member expressing disapproval for upkeep of the community and ponds.

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

THIRD ORDER OF BUSINESS

Staff Reports

A. Consideration of Change Order #7

Mr. Nielsen presented Change Order #7 to the Board.

On a Motion by Mr. Reidt, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved to authorize Supervisor Harrison to negotiate a lower cost to Change Order #7, and approved a Not to Exceed amount of the proposed Change Order, for the Covington Park Community Development District.

B. Landscape Inspection Report & Landscaper Responses

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

The Board requested LMP advise if they can provide a SWAT analysis to the Board.

1. Consideration of LMP Proposal

Mr. Nielsen presented the LMP Proposals to the Board.

On a Motion by Dr. Blue, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved LMP Proposal #79144, for aeration, for the Covington Park Community Development District.

On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved LMP Proposal #79557, for fan palm removals, for the Covington Park Community Development District.

On a Motion by Ms. Allen, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved LMP Proposal #79540, for annuals, for the Covington Park Community Development District.

The Board asked for a proposal to replace the 4 palms that were killed by lightning.

C. Presentation of Aquatics Report

Mr. Nielsen presented the Aquatics Report for September to the Board.

The Board requested the District Engineer evaluate the structures on Pond 3 and maintenance/regulation of the water level.

The Board reviewed the pond maintenance service proposals and decided not to bring any vendors in for presentations and would like to maintain the agreement with Remson Aquatics.

D. Community Coordinator Report

Ms. Sobrito presented her report.

E. District Engineer

Mr. Ellis presented his Engineer Report and advised project completion date of Amenity Construction is January 2, 2023.

The Board requested E&L provide a proposal to evaluate under the flooring of the Clubhouse meeting room for leak intrusion and damages under the floor.

F. District Counsel

No Report.

G. District Manager

Mr. Nielsen noted that the next meeting will be held on October 24, 2022 at 6:00 p.m.

1. Review of District Manager Report

Mr. Nielsen presented his report and advised about contract renewals to the Board.

On a Motion by Dr. Blue, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved renewing contracts for Field Services with Rizzetta, LLS 2018, ABM, Remson Aquatics, Aqua Fitness, and Bad Boar to renew for an additional month, for the Covington Park Community Development District.

The Board requested end dates to the current bonds being repaid.

2. Review of Financial Statement

Mr. Nielsen presented the Financial Statement to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
August 22, 2022**

Mr. Nielsen presented the Minutes of the Board of Supervisors' Meeting held on August 22, 2022 to the Board. The Board asked to revise Line 85, clarifying that the stormwater request was a request for service by the County, not a request for a proposal.

On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held August 22, 2022, as amended, for the Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Dog Waste Station
Proposal**

Mr. Nielsen presented the Dog Waste Station Proposal to the Board.

The Board requested the District Management ask LMP if they offer dog waste maintenance.

SIXTH ORDER OF BUSINESS

**Consideration of Second Addendum
to Field Service Contract**

Mr. Nielsen presented the Second Addendum to Field Service Contract to the Board.

On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Second Addendum to Field Service Contract, for the Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of EGIS Renewal

Mr. Nielsen presented the EGIS Renewal to the Board.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the EGIS proposed renewal, and requested an excel sheet copy, for the Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Bales Security
Renewal with Rate Increase**

Mr. Nielsen presented the Bales Security Renewal with Rate Increase to the Board.

On a Motion by Mr. Reidt, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved the Bales Security Renewal with Rate Increase, for the Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor requests. Supervisor Blue requested a total cost YTD on fuel surcharges, total YTD cost on Change Orders, budget update for the construction update for the construction project, and outstanding balance owed for repayment from Remson Aquatics.

TENTH 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 8:17 p.m. for the Covington Park Community Development District.

Assistant Secretary

Chair / Vice Chair