



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
December 18, 2023**

**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
	Vacant	Vice Chairman
	Tarlese Allen	Assistant Secretary
	Rick Reidt	Assistant Secretary
	David Koch	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Giacomo Licari Rey Malave	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.

12/14/2023

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday, December 18, 2023 at 6:00 p.m.**, at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
 - A.** Landscape Inspection Report & Landscaper's Responses Tab 1
 1. Consideration of Landscape Proposals Tab 2
 2. Consideration of Landscape Inspection Services Contract Addendum Tab 3
 - B.** Presentation of Aquatics Report..... Tab 4
 1. Consideration of Aquatics Proposals Tab 5
 - C.** Community Coordinator Update
 - D.** District Engineer Report
 1. Discussion on Construction Project
 - E.** District Counsel
 - F.** District Manager Report..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on November 27, 2023 Tab 7
 - B.** Ratification of Operation and Maintenance Expenditures For October & November 2023 Tab 8
- 6. BUSINESS ITEMS**
 - A.** Consideration of Change Order Request No. 20 Tab 9
 - B.** Consideration of Change Order Request No. 23 Tab 10
 - C.** Consideration of MHD Access Proposal..... Tab 11
 - D.** Consideration of Security Services Quotes Tab 12
 - E.** Consideration of Redwire Proposal with Coverage Map Tab 13
 - F.** Consideration of Vacant Board Seat Resume Tab 14
 - G.** Discussion on Pergola and Solar Installation Tab 15
- 7. SUPERVISOR REQUESTS**
- 8. 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,

Matt O'Nolan

District Manager

Tab 1

COVINGTON PARK

LANDSCAPE INSPECTION REPORT



December 6th, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Scoring

General Updates, Recent & Upcoming Maintenance Events

- ❑ Continue to let buffers around the lakes to form but need to start maintaining the ones that have been established.
- ❑ Fertilizer schedule for the rest of 2023?

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates a deficiency of over a month. **Bold Red text** indicates a deficiency of over two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation issue. Staff tasks will be shown in **Orange**.



Performance Scores

Scale: 0 – 10

1. Turf Conditions – 10.00
 - 0 – 10-point scale in each of the 5 categories: Turf Conditions, Palm/Tree Conditions, Plant Conditions, Bed Conditions, and Installations/Projects.
2. Tree/Palm Conditions – 8.50
 - Starting with a ten-point score.
3. Plant Conditions – 9.00
 - Minus 0.25 points for each red item – over a month deficient for each item in each category.
4. Bed Conditions – 9.50
 - Another minus 0.25 points for each red item that goes bold – over two months deficient for each item in each category.
5. Installations/Projects – 10.00
 - Coloring red for 0-3.5, orange for 3.51 to 6.5, green for 6.51 to 10.



Main Entrance, CGD, Regents & Surrey

1. Remove palm fronds lying on top of the shrubs on the median on Covington Gardens Dr. just South of Big Bend intersection.
 2. Treat weeds in the South bullnose of the median on Covington Gardens Dr.
 3. **Schedule a pruning event for the Bougainvillea at the median entrance into Surrey subdivision.**
 4. **There is a small stump that needs removal in the bed at Flagpole Park by the road.**
 5. Remove a small dead shrub next to the stump that needs removal at Flagpole Park.
 6. **There is a random hole, most likely created by an animal, at the roundabout on Surrey Pines Dr. Needs to be filled in. (Pic. 6)**
- 
7. Treat the grassy weeds in the mulch around the dog station at the end of Surrey Pines Dr.
 8. Treat a couple ant mounds at the Surrey Pines Dr. roundabout.
 9. Treat the weeds in the tree rings at the park between Surrey Oak Dr. and Surrey Hill Pl.
 10. Treat joint crack weeds on the curbing on the median of Surrey and Covington Gardens Dr. intersection.
 11. Clean the dead material out of the Shell Ginger on Covington Gardens Dr. across the street from Devonbridge Gardens Way.
 12. **Clean out the dead in the Flax Lilies at Regent Way median monument on the exit side.**
 13. **Prune dead palm fronds or live fronds laying on the Arboricola on Covington Gardens Way just North of Regent Village Way. (Pic. 13)**
- 
14. **There is a tree limb growing over the fence into the lift station that needs to be lifted on Covington Gardens Dr. just North of the amenity center.**
 15. Raise the Oak canopy to the contract specification height on Covington Stone Ave. on the North ROW where the school chain-link fence ends, and single-family house wooden fence begins.
 16. Dead hanging Queen palm fronds at the Cambridge and Covington Stone Ave. intersection.
 17. **Dead hanging palm fronds at the entrance side of Guilford and CSA intersection.**
 18. Diagnose and treat declining Firebush on the backside of the entrance median into Guilford.



COVINGTON FIELD INSPECTION REPORT RESPONSES

Date Inspection Report Performed

_____12.6.23_____

Date LMP Received Report _____12.8.23_____

LMP Response Date _____12.13.23_____

● - Carry Overs

● - Completed

● - LMP Response

1. Will complete week of 12.13.23



2. Completed

3. By week of 12.11.23



4. By week of 12.11.23



5. Completed 12.12.23

6. By week of 12.11.23



7. Completed 12.12.23

8. Completed 12.12.23

9. Completed 12.12.23

10. Completed 12.12.23



11. Will complete by week of 1.8.24



12. Completed 12.12.23



13. Will complete by week of 1.8.24



14. Is a bit above and larger than scope. However, will complete at least a lift off fence by week of 12.12.23



15. Will complete by February.



16. Tried to pull them down to no avail. Will schedule with property wide trim. Is too high to reach from ground.



17. Will schedule with property wide. Too high to reach from ground. The lower reachable one will be trimmed by week of 1.9.24



18. Started with drought stress and some have not recovered. Should see improvement now that we are getting some rain. Remove dead one 12.13.23.



Trimmed dead of another 12.12.23.

CSA, Cambridge, Guilford, Cromwell

19. Dead hanging palm fronds on the entrance and exit side of the Cromwell and Covington Stone intersection.
20. Investigate two Pine trees that have dead branches in them on the North ROW of Covington Stone Ave. between Cromwell and Wasset. Report your findings.
21. Schedule a light pruning for the Copperleaf in front of the Carrington monument that is blocking the lettering.
22. Dead hanging Queen Palm frond on Covington Gardens Dr. just as you are exiting Oxford Garden Cir.
23. Annuals look really good at the Covington Stone Ave. and Covington Gardens Dr. intersection.
24. Next palm pruning event, ensure Sable Palms are included throughout the district. An example of need is on the Northeast side of Covington Stone Ave. and Covington Gardens Dr. intersection.
25. The approved enhancement has been completed for removing the unsightly clump of palms on Covington Stone Ave. median just East of Covington Gardens Dr. The board may want to fill in some of the area. My opinion would be adding sod from the current sod area to the palm trees then add a few small shrubs in-between to fill the void. (Pic. 25>)
26. Need to remove a tree limb on the canvas roof of the gazebo at the Monarch pool.
27. Prune the shrubs growing through the aluminum fence at the Monarch pool as well as prune the dead fronds and fruiting structures out of the palms within the fence.
28. Remove Brazilian Peppers growing in the shrubs behind the Monarch pool area on the opposite side of the sidewalk.
29. There is a large tree branch growing over and starting to touch the front part of the roof at Monarch Pool.
30. Raise any low Oak canopies in Bristol Park to the contract specification. (Pic. 30)
31. Investigate a couple small trees that appear dead on Covington Gardens Dr. East ROW on the backside of Wiltshire Park Pl.
32. Clean up the weeds and vines growing up through the ornamental grasses at the triangle bed on Devonbridge Garden Way ROW.

30



<25



19. Don't see any that need trim.



20. Will keep eye on them. Just a few brown branches thus far.

21. Week of 12.11.23



22. Will trim with property wide.

23. Noted

24. Scheduling

25. Proposal submitted.

26. The proposal was approved for the trees touching the clubhouse. Will have them trim the gazebo also. This is well above spec for maintenance.

27. Will complete week of 1.9.24



28. Week of 1.9.24



29. Same as 26

30. Scheduled with property wide trim.

31. Removal approved. Scheduling.

32. Ongoing

Amenity Center

33. Remove a Brazilian Pepper growing in the Croton in the middle median coming into the amenity center at the Covington Gardens Dr. intersection.

34. Edge the Perennial Peanut in the entrance middle median at the amenity center and Covington Gardens Dr. intersection.

35. Diagnose and treat Croton at the entrance median at the amenity center and Covington Gardens Dr. intersection. Remove any dead or diseased material. (Pic. 34 and 35)



36. Remove vines growing on shrubs on entrance side into the amenity center.

37. Provide a proposal to remove a couple dead trees on the entrance side into the amenity center. (Pic. 36 & 37)



38. General weeding in all the beds around the amenity center outside of the construction zone fence by the new pool and dog park. All the new beds have weeds within them that need treatment and hand pulling.

39. Need to mow and weedeat all grounds at the amenity center outside of the construction zone. This includes behind the lift station, area by the school, and in front of the amenity center. Noting there are many areas that have not had turf installed, including in front of the amenity center and dog park area.

40. Prune the dead fronds in the newly installed palms on the Northside outside the pool. (Pic. 40)



LMP is not to maintain?



Rizzetto & Company
Professionals in Community Management

33. Removed 12.12.23

34. Week of 12.11.23



35. The irrigation has been and continues to be inconsistent here. The system is not running properly. Also, the plants have been squished by signage that is laying in the bed. Removed dead 12.12.23.

36. I am actually submitting to remove everything in this area. The shrubs under the vines are dead.



37. Above

38. Will complete by week of 12.11.23

39. Will complete by week of 12.11.23 and ongoing.

40. Will complete by week of 1.9.23



Amenity Center

41. Provide a proposal to replace a couple dead newly planted Flax Lilies on the Northside of the Pool. (Pic. 41)



47. Proposal to remove the dead shrubs and stump grind a few stumps in the bed sharing with Covington Gardens Dr. ROW. (Pic. 47)



42. Raise the Oak canopy over the front of the amenity center almost touching the roof.

43. There is a large Magnolia tree in front of the amenity center that appears diseased. There is a healthy to compare just South of it. Should we remove this or is it treatable? (Pic. 43)



44. Large crack weeds along the sidewalk on the South parking area of the amenity center.

45. Oak suckers under the tree on the Southend of the parking lot of the amenity center.

46. Vines on the shrubs and fence of the basketball and tennis courts.



- 41. Will submit. 9 flax
- 42. Will have arborist submit proposal. Way too high for maintenance.
- 43. We just received this report. David Mason will inspect the tree ASAP and offer suggestions. I looked at it today and suggest removal. It is not going to be successful. The area where it exists was a high traffic area with no irrigation during construction and the root system was disturbed. There is a small amount of scale, but this would not kill the tree as is. I will submit a proposal for removal and a separate for replacement.



- 44. Week of 1.9.23
- 45. Week of 1.9.23
- 46. Week of 12.11.23
- 47. Will submit.

NOTES...



Not sure what is going on here, but monitoring the Pine tree. Starting to show signs of decline.



Monitoring two Pines west of Cambridge on North side. In state of decline.



Magnolias dead. Submitted proposal to remove and replace 2 months ago but was not presented to board. Will resubmit.



Four dead Hollies and a dead Sweetgum need removed. Don't need replacement.

Tab 2



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Covington Park CDD
c/o Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	12/7/2023
Estimate #	86987
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Per John Fowler's suggestion... Proposal to enhance naked area on Covington Stone/Garden median where Chinese Fan Palms were removed. Map and rendering attached. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: LMP will not guarantee or warranty new landscape material(s) that does not qualify for establishment watering under the local water restriction guidelines in effect at the time of installation. Supplemental or hand watering will be an additional cost.			
Fountain Grass - Red 3g	35	25.90	906.50
Ligustrum - Japonicum (Green) 7g	6	160.90	965.40
Pyrocantha 7g	13	67.50	877.50
Mulch - Pine Bark Bag	20	17.15	343.00
Bed Prep/ Debris/ Disposal	1	135.00	135.00

TERMS AND CONDITIONS:

TOTAL	\$3,227.40
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

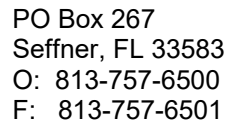
Paula Means

From: Paula Means
Sent: Thursday, December 7, 2023 9:55 AM
To: Paula Means
Subject: Stone/Garden median





Sent from my iPhone



Submitted To:
Covington Park CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	12/7/2023
Estimate #	86988
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

TERMS AND CONDITIONS:

TOTAL	\$55,000.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE _____

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Covington Park CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	9/14/2023
Estimate #	85624
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
<p>Proposal to remove and replace two failed Little Gem Magnolias on North side of Covington Stone Dr. before Bell Tower round about.</p> <p>All work includes, clean-up, removal, and disposal of debris generated during the course of work.</p> <p>Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'</p>			
Magnolia - Little Gem 8' 45g	2	1,777.50	3,555.00
Mulch - Pine Bark Bag	3	17.15	51.45
Staking/ Arbor-Tie	2	70.15	140.30

TERMS AND CONDITIONS:

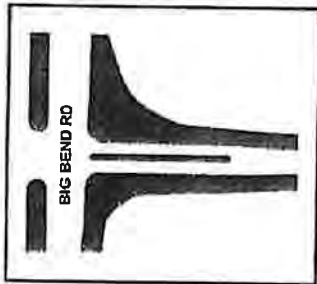
TOTAL	\$3,746.75
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

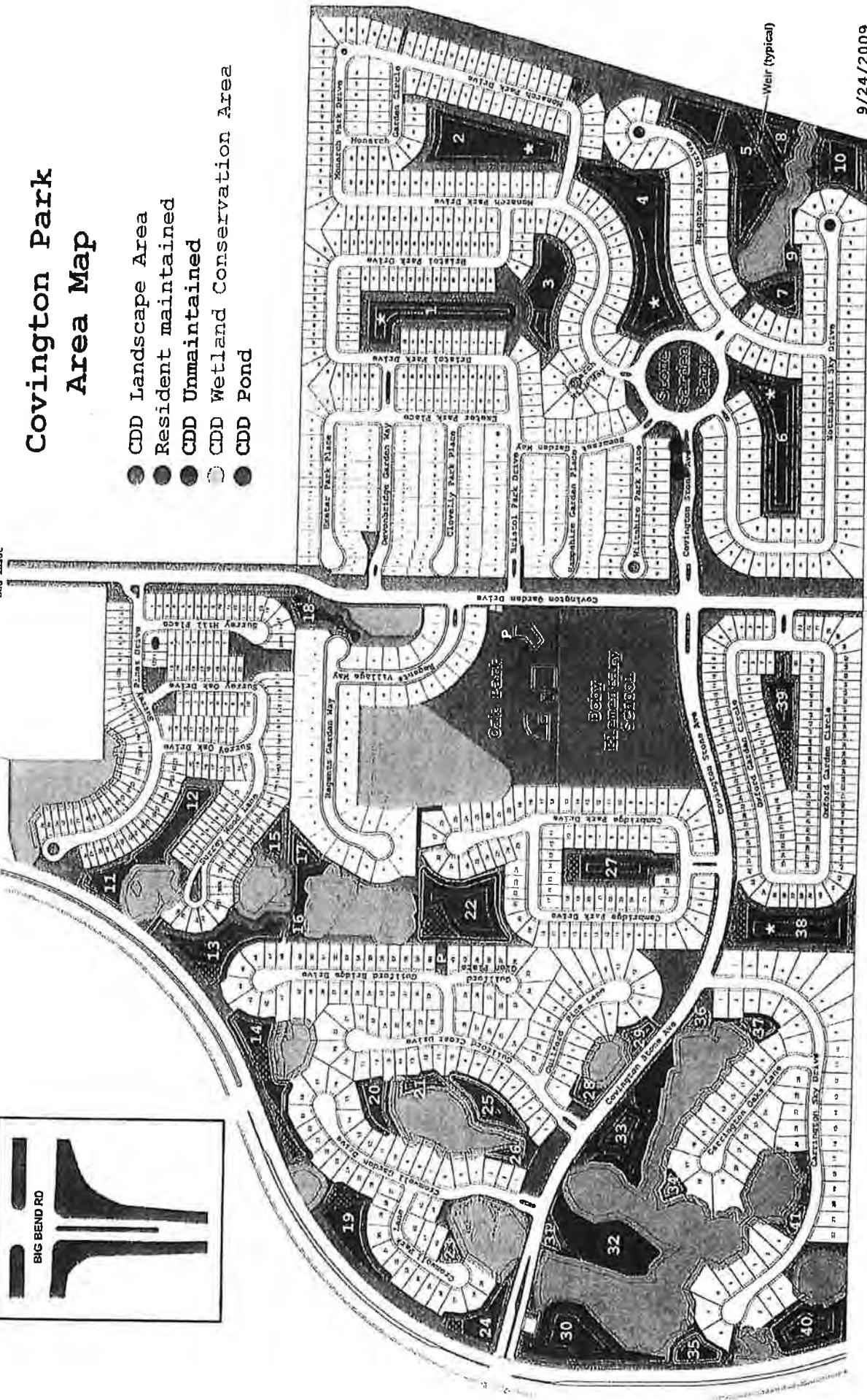
DATE _____



See A-102

Covington Park Area Map

- CDD Landscape Area
- Resident maintained
- CDD Unmaintained
- CDD Wetland Conservation Area
- CDD Pond



Paula Means

From: Paula Means
Sent: Saturday, September 16, 2023 10:20 AM
To: Paula Means
Subject: Cov





Tab 3

**THIRD ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This Third Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **Covington Park Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **January 9, 2019** (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

COMMUNITY:

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$800

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 4



Covington Park

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL
Matthew Remson Environmental Scientist
11207 Remson Lane, Riverview, FL 33578
Cell: 813-748-2433 Office: 813-671-2851

Pond: 1

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and Debris was removed.



Pond: 2

Comments:

Premature Torpedo grass was present and treated.

Liter and Debris was removed.

Overwhelmed with midge flies

Recommend stocking with mosquito fish to eat larva.



Pond: 3

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and Debris was removed.



Pond: 4

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Underwater weeds were present and treated this maintenance event.

Liter and debris was removed.



Pond: 5

Comments:

Sandhill cranes are still nesting in the littoral zone.

Underwater weeds were present and treated this maintenance event.

Liter and Debris was removed.



Pond: 6

Comments:

Algae blooms were present and treated this maintenance event.

Liter and debris was removed.

Fountain is down for maintenance.



Pond: 7

Comments:

Little to no Algae blooms or Shoreline vegetation was found in this site.

Native species of vegetation are doing well.

Liter and debris was removed.



Pond: 8

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 9

Comments:

Little to no algae blooms torpedo grass or shoreline vegetation was present this maintenance event.



Pond: 10

Comments:

Patches of grass and breaking off the littoral shelf and floating, these patches were treated this maintenance event.

Shoreline vegetation was present and treated.

Lier and debris was removed.



Pond: 11

Comments:

Algae blooms and underwater weeds were present and treated this maintenance event.

Premature torpedo grass was present and treated.

Liter and debris was removed.



Pond: 12

Comments:

Premature torpedo grass and alligator weed was present and treated.

Liter and Debris was removed.



Pond: 13

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 14

Comments:

Pond was recently harvested, all vegetation is being removed.

Treated for premature shoreline vegetation.

Liter and debris was removed.



Pond: 15

Comments:

Algae blooms were present and treated.

Liter and debris was removed.



Pond: 16

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 18

Comments:

Torpedo grass and primrose willows were present and treated.

Liter and debris was removed.



Pond: 19

Comments:

Patches of Torpedo grass were removed.

Underwater weeds were present and treated this maintenance event.

Pond was recently harvested.

Liter and debris was removed.



Pond: 20

Comments:

Torpedo grass and alligator weed was present and treated this maintenance event.

Liter and debris was removed.



Pond: 21

Comments:

Control structure in the conservation site



Pond: 22

Comments:

Algae blooms and underwater weeds were present and treated this maintenance event.

Patches of grass and breaking off the littoral shelf and floating, these patches were treated this maintenance event.

Recent treatments were very successful.



Pond: 23

Comments:

Recently Dredged.

Treated for clarity, looking much better algae blooms are not present.

Looks much better than previous months.



Pond: 24

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Native vegetation is doing well.

Liter and debris was removed.



Pond: 25

Comments:

Little to no algae blooms torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 26

Comments:

Little to no algae blooms or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 27

Comments:

Algae blooms were present and treated.

Torpedo grass was present and treated on the littoral shelf.

Liter and debris was removed.



Pond: 28

Comments:

Little to no algae blooms or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 29

Comments:

Underwater weeds were present and treated this maintenance event.

Liter and debris was removed.



Pond: 30

Comments:

Little to no algae blooms, torpedo grass, or shoreline vegetation was present this maintenance event.

Underwater weeds were present and treated.

Liter and debris was removed.



Pond: 31

Comments:

Pond was recently restored.

Vegetation was removed and excess sediment was removed.

Pond is functioning as designed.

Lier and debris was removed.

Treated for Algae blooms.



Pond: 32

Comments:

Little to no algae blooms torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 33

Comments:

Little to no algae blooms torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 34

Comments:

Beadweed was present was treated this maintenance event.

Treated for algae and beadweed.

Primrose decaying from recent treatments.

Liter and debris was removed.



Pond: 35

Comments:

Algae blooms were present and treated this maintenance event.

Liter and debris was removed.



Pond: 36

Comments:

Little to no algae blooms torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris was removed.



Pond: 37

Comments:

Torpedo grass and primrose willows were present and treated.

Underwater weeds were present and treated.

Liter and debris was removed.



Pond: 38

Comments:

Little to no algae blooms or shoreline vegetation was present this maintenance event.

Torpedo grass was present and treated.

Liter and debris was removed.



Pond: 39

Comments:

Shoreline vegetation was present and treated.

Underwater weeds were present and treated.

Liter and debris was removed.



Pond: 40

Comments:

Little to no torpedo grass or shoreline vegetation was present this maintenance event.

Underwater weeds were present and treated.

Liter and debris was removed.



Pond: 41

Comments:

Little to no torpedo grass or shoreline vegetation was present this maintenance event.

Little to no algae blooms were present.

Recent treatments were very successful.

Liter and debris was removed.



Covington Park Stormwater Map



Lake/Pond Summary

The date the inspection/maintenance event took place was December 4th and 5th, 2023, Below is a list of ponds that had more growth than usual and more growth than other ponds in the community. We will return 14 days from initial treatment to retreat these ponds if necessary.

Pond with Underwater Weeds:

No issues at this time, ponds that normal have underwater weeds were still treated to prevent future issues.

Ponds with Medium/Large Algae Blooms:

6, 15, 22, and 35

Ponds with Torpedo Grass/Shoreline Vegetation:

10, 12, and 20

Pounds of Liter/Debris Removed this maintenance event:

Over 40 pounds of Liter/Debris was Removed

List of projects and other events that took place in Covington Park:

Pond 23 Dredging Project Finished

Clarifying water in pond 23 using Alum during dredging process

Pond 19 had floating islands of torpedo grass harvested.

Quarterly fountain maintenance.

Treatments from last maintenance event were very successful in the majority of the community. Temperatures are dropping and the ponds are cooling. This will benefit your water bodies and treatments will be more effective.

Pond 2 had an overwhelming amount of nuisance insects, a stocking of mosquito fish will help reduce their population in a natural and efficient way.

Tab 5

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Covington Park CDD hereafter called "customer"

Customer: Covington Park CDD
C/O: Rizzetta & Company
Contact: Mr. Matt O'Nolan
Address: 9428 Camden Field Pkwy Riverview, FL 33578
Email: monolan@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Forty (41) Ponds (35 acres) at the Covington Park community located in Apollo Beach, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Littoral shelf maintenance | Included |
| 4. Pond Dye As needed | Included |
| 5. All Services Performed by State Licensed Applicator | Included |
| 6. Treatment Report Issued Monthly | Included |
| 7. Use of EPA Regulated Materials Only | Included |
| 8. Algae callback service as needed | Included |

Service shall consist of Twenty-Four (24) inspections with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/23 thru 01/01/24 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$2,585.00
Total Annual Maintenance Cost: \$31,020.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date

President, Sitex Aquatics LLC.

Date



12/05/2023

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

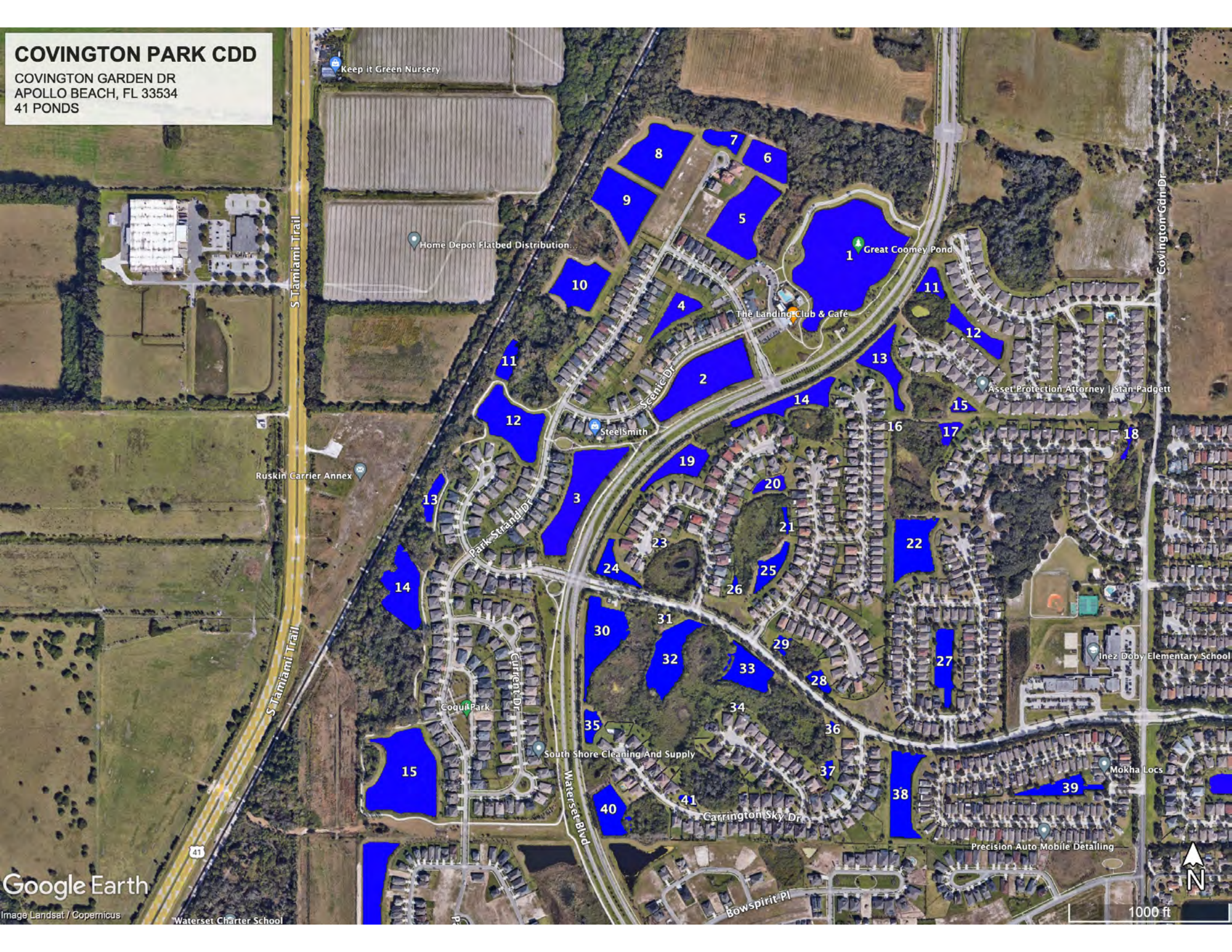
Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

COVINGTON PARK CDD

COVINGTON GARDEN DR
APOLLO BEACH, FL 33534
41 PONDS



Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Covington Park CDD hereafter called "customer"

Customer: Covington Park CDD
C/O: Rizzetta & Company
Contact: Mr. Matt O'Nolan
Address: 9428 Camden Field Pkwy Riverview, FL 33578
Email: monolan@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a 1-time service In accordance with the terms and conditions of this agreement in the following sites:

Services to be rendered at the Covington Park community located in Riverview, FL

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | | |
|---------------|--|----------|
| 1. Pond D- | Structure CS78 Removal of vegetation around structure (8' Perimeter) | \$495.00 |
| 2. Pond 210- | Structure CSE1 Removal of Debris inside of Structure | \$275.00 |
| 3. Sump 254- | Structure CS93 Removal of Vegetation around Structure (8' Perimeter) | \$495.00 |
| 4. Sump 283G- | Floridon treatment for Duckweed | \$605.00 |

Total Cost: \$1,870.00

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date


President, Sitex Aquatics Ilc.

12/05/2023

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a () month period. This Agreement shall be automatically renewed at the end of the () months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:Covington Park CDD

Bill to
Covington Park CDD
C/O: Rizzetta & Co.
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship to
Covington Park CDD
C/O: Rizzetta & Co.
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 2018
Estimate date: 11/27/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Estimate Proposal		1	\$6,120.00	\$6,120.00
		Proposal for the storm water maintenance of structures identified in the Engineering report a total of 15 structures with varies problems				
		Structures requiring maintenance				
		Mes ea pond 8				
		Cs 78 pond 4				
		Mes 51 pond 39				
		Cs e1 pond 38				
		Mes 58 pond 39				
		Mes 48 pond 38				
		Mes 19 pond 27				
		Mes 99 pond 14				
		Mes 106 pond 19				
		S-13 pond 9				
		Cs-93 pond 25				
		Sump 270 pond 12				
		Mes 161 pond 24				
		Mes 162 pond 30				
					Total	\$6,120.00

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 22, 2024 @ 6pm
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Series 2018 Bonds Eligible for Refunding:** May 1, 2028
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

December 18

2023

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FINANCIAL SUMMARY

10/31/2023

General Fund Cash & Investment Balance: \$223,929

Reserve Fund Cash & Investment Balance: \$542,488

Debt Service Fund Investment Balance: \$199,197

Total Cash and Investment Balances: \$965,614

General Fund Expense Variance: \$4,102 Over Budget

Covington Park Community Development District

Contract Type	Vendor	Contract Start Date	Contract Term End Date	Termination	Annual Cost	Monthly Cost	Budget Codes	Comments
Professional Services								
District Management	Rizzetta & Company, Inc.	12/1/2020	12/1/2023	Auto renews	\$35,893.00	\$ 2,991.08	3101	price is for FY 2022
Administrative Services	Rizzetta & Company, Inc.	12/1/2020	12/1/2023	Auto renews	\$5,709.00	\$ 475.75	3100	price is for FY 2022
Assessment Roll	Rizzetta & Company, Inc.	12/1/2020	12/1/2023	Auto renews	\$5,000.00	Annual	3113	annual billing
Financial Revenue & Collections	Rizzetta & Company, Inc.	12/1/2020	12/1/2023	Auto renews	\$3,740.00	\$ 311.67	3112	price is for FY 2022
Accounting Services	Rizzetta & Company, Inc.	12/1/2020	12/1/2023	Auto renews	\$20,658.00	\$ 1,721.50	3201	price is for FY 2022
Rizzetta Technology	Rizzetta Technology Services	8/26/2019	8/26/2023	Auto Renewals	\$2,280.00	\$ 190.00	4907	
Landscape Inspection Services	Rizzetta & Company, Inc.	10/1/2018	10/1/2023	Auto Renewals	\$9,000.00	\$ 750.00	3111	
Dissemination Services	Rizzetta & Company, Inc.	8/1/2018	8/1/2023	Auto Renewals	\$5,000	Annual	3104	Series 2018 annual billing
District Counsel	Persson, Cohen, and Mooney	1/26/2021	1/25/2024	Auto renews	\$25,000.00	Hourly	3107	Hourly Billing
District Engineer	Dewberry Engineers, Inc./ Richard Ellis	7/22/2019	7/22/2024	Auto renews	\$5,000.00	Hourly	3103	Hourly Billing
Bond Counsel	Bryant Miller Olive	5/23/2017	5/22/2024	Auto Renewals	Hourly	Hourly	unbudgeted	
On-Site Management	Access Residential Management, Inc.	8/1/2020	7/31/2023	Auto Renewals	\$16,800.00	\$ 1,400.00	4713	
Service Agreements								
Arbitrage Calculations S2018	LLS Tax Solutions	7/19/2018	10/26/2023	Annual	\$0.00	None	3203	
Arbitrage Calculations S2022	LLS Tax Solutions	8/4/2020	8/4/2025	Annual	\$500/year	None	3203	
Audit Service	Berger, Tombs, and Elam	8/19/2021	9/30/2023	Annual	\$3,435.00	Annual	3202	billed annually
Landscape Maintenance	Landscape Management Professionals (LMP)	8/25/2020	10/1/2023	Annual	\$148,668.00	\$ 12,389.00	4604	\$1,000 less during construction time
HVAC Service	ABM Building Services (Linc Svs)	11/1/2010	10/31/2023	Auto renews	\$4,404.00	\$ 378.00	4628	escalation 12/2021
Well Maintenance	Accurate Drilling Solutions	8/30/2020	3/23/2024	Annual	\$3,080	\$770 quarterly	4615	Quarterly
Security Monitoring Service	Bales Security / Guards	9/1/2020	8/30/2024	Annual	\$22,490.00	475/wk	3402	19/hr
Web Site / ADA Access	Campus Suites	8/26/2019	8/26/2023	Auto renews	\$1,537.50	\$384.37/qtr	4907	Quarterly
Alarm Monitoring	Digicom	7/8/2016	07/08/24	Monthly	\$540.00	\$135/qtr	4904	Quarterly billing/\$45/mo
Cable Service	Frontier	1/11/2021	1/10/2024	Monthly	\$4,880.00	\$ 339.23	4616	1 year verbal service agreement
Security Cameras	Redwire	9/30/2020	9/30/2023	Auto renews	\$2,618.40	\$ 218.20	4904	
Pond / Fountain Maint	Remson	10/1/2020	9/30/2023	Annual	\$29,100.00	\$ 2,425.00	4611	
Brazilian Pepper Maint	Remson	2/22/2021	9/30/2023	Annual	\$1,520.00	\$380/qtr	4657	Quarterly
Weir Maint	Remson	2/22/2021	9/30/2023	Annual	\$1,820.00	\$455/qtr	4633	Quarterly
Waste Services	Republic	1/31/2022	1/31/2025	Auto renews	\$2,196.00	\$ 183.00	4305	
Cell Phone - Staff	Sprint	10/1/2022	9/30/2023	Monthly	\$1,937.40	\$ 161.45	4616	
Pool Service	Zebra Cleaning Team	10/1/2022	9/30/2023	Auto renews	\$12,600.00	see comments	4618	Seasonal Billing \$900 dec-feb/\$1100 mar-nov
Pest Control Service	Terminix - Clubhouse	12/20/2021	12/19/2023	Monthly	\$452.48	\$113.12/qtr	4704	
Pest Control Service	Terminix - Monarch Pool	12/20/2021	12/19/2023	Monthly	\$412.00	\$103/qtr	4704	
Access System Backup	MHD	10/1/2022	9/30/2023	Annual	\$900.00	\$75	4910	
District Approved Instructor	Aqua Fitness	10/6/2021	10/6/2023	Auto renews	N/A	N/A	N/A	10% resident/15% guest paid to CDD
District Insurance	EGIS	10/1/2021	10/1/2023	Annual	\$17,663	Annual	4501/4502/4503	
General Contractor Services	E&L Construction	10/4/2021	completion	N/A	\$1,994,371	N/A	construction acc.	total budget amt: \$1,994,371
Bad Boar Trapping	Hog Trapper	2/9/2022	8/8/2023	Monthly	\$12,000	\$1,150		

Tab 7

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, November 27, 2023 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 agenda for this meeting:

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
David Koch	Board Supervisor, Assistant Secretary
Tarlese Allen	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary (via phone)

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Co., Inc.
David Jackson	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson
John Fowler	Landscape Specialist, Rizzetta & Co., Inc.
Giacomo Licari	District Engineer, Dewberry
Matthew Reed	Clubhouse Manager
Keith Remson	Representative, Remson Aquatics
Paula Means	Representative, LMP

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS**Call to Order**

Mr. O'Nolan called the meeting to order and conducted roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS**Pledge of Allegiance**

Mr. O'Nolan lead the Pledge of Allegiance for all who wished to participate.

THIRD ORDER OF BUSINESS

Audience Comments

The Board heard comments regarding Scott Harrison's resignation from the Board and DAA roles.

The Board heard comments regarding Holiday lighting and the residents would like more put up.

On a Motion by Ms. Allen, seconded by Mr. Brown, with all in favor, The Board approved for Supervisor Reidt to participate via phone, for the Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Scott Harrison from the Board and DAA role

On a Motion by Ms. Allen, seconded by Mr. Reidt, with Mr. Koch against, The Board accepted the resignation of Scott Harrison from the Board and his DAA role, for the Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report and Responses

Mr. Fowler presented his report to the Board.

LMP is taking over Irwin Park Maintenance starting Wed 11/29 and John Fowler will begin inspecting.

Supervisor Reidt requested proposals from LMP, Ballenger, and Landscape Pros to repair irrigation around Irwin Park and the Board will seek negotiation with E&L to cover with price.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board requested proposals from LMP, Ballenger, and Landscape Pros to repair the irrigation/landscape around Irwin Park, and then negotiate with E&L to reimburse the cost, for the Covington Park Community Development District.

LMP will look at the turf damage that Remson's team caused around Bristol Park.

B. Presentation of Aquatics Report

Mr. Remson presented his report to the Board.

The Pond 4 fountain light is on during the day, the Pond 3 fountain lights weren't working, Mr. Remson is to address these.

The Board would like more detail on Remson's engineering report proposal and get comparable bids from Sitex and Cross Creek and Site masters.

The Board requested E&L attend future Board meetings.

Supervisor Koch would like to see a more specific scope of work before requesting proposals from vendors. Board would need to define specific scope and District Manager will seek out proposals and District Counsel will provide contract/addendums.

Mr. O'Nolan will collect final construction punch list from Matthew Reed, Rick Reidt and any other Board members, and consult with the District Engineer and District Counsel to provide final list to E&L and request punch list and schedule of completion from E&L.

1. Consideration of Aquatics Proposals

The Board would like more detail on Remson's engineering report proposal and get comparable bids from Sitex and Cross Creek and Site masters.

C. Community Coordinator Report

Mr. Reed presented his report to the Board. There were no questions or concerns.

D. District Engineer Report

Mr. Licari presented his report to the Board.

On a Motion by Mr. Koch, seconded by Ms. Allen, with all in favor, the Board of Supervisors ratified Change Order 16.1, in the reduced amount of \$23,128.78, for the Covington Park Community Development District.

On a Motion by Mr. Koch, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved paying for CO15 and CO16.1 out of the amenity construction funds not the reserves, for the Covington Park Community Development District.

On a Motion by Mr. Koch, seconded by Ms. Allen, with all in favor, the Board of Supervisors ratified Change Order 19, in the amount of \$818.35, for the Covington Park Community Development District.

1. Discussion on Construction Project

The Board discussed the finances of the amenity project and whether certain projects should be paid out of the reserve funds vs the Amenity Project funds.

E. District Counsel

Mr. Jackson stated he would be speaking later in the meeting about the amenity rules and rates.

F. District Manager

Mr. O’Nolan noted the next meeting will be held on December 18, 2023 at the Covington Park Clubhouse at 6:00 pm.

1. Review of District Manager Report

Mr. O’Nolan presented his report to the Board. He stated that as of October, the District is \$4,102 over budget.

2. Review of Financial Statement

The Board reviewed the Financial Statement.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors’ Meeting held on September 25, 2023 and the revised minutes from September 25, 2023

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors’ Meeting held on October 25, 2023 and the revised minutes from September 25, 2023, for the Covington Park Community Development District.

SIXTH ORDER OF BUSINESS**Ratification of the Operation &
Maintenance Expenditures for October
2023**

The Board tabled the October O&M expenditures and would like to see that all 2023 FY bills were paid out of FY23 monies.

SEVENTH ORDER OF BUSINESS**Business Items****A. Continued Public Hearing on Amenity Rules and Rates**

Mr. Jackson discussed the changes that were made to the amenity rules and rates.

On a Motion by Mr. Reidt, seconded by Mr. Brown, with all in favor, the Board of Supervisors re-opened the Public Hearing on amenity rules and rates, for the Covington Park Community Development District.

There was one comment on the hourly vs daily rental rate.

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Amenity Rules and Rates, as is, for the Covington Park Community Development District.

**B. Consideration of Resolution 2024-01, Rules and Rates for All Amenity
Facilities**

On a Motion by Ms. Allen, seconded by Mr. Reidt, with all in favor, the Board of Supervisors adopted resolution 2024-01, rules and rates for all amenity facilities, 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 closed the Public Hearing on amenity rules and rates, for the Covington Park Community Development District.

C. Consideration of Security Guard Services Agreement

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Bales security proposal pending contract from Counsel and requested District Manager get other proposals from different security companies, for the Covington Park Community Development District.

D. Consideration of MHD Gate Access Proposal

The Board tabled MHD Access proposal and would like to add two more access readers to pavilion bathrooms.

E. Consideration of Redwire Camera Quote

The Board tabled the Redwire proposal until they receive a coverage map and updated proposal.

F. Presentation of Construction Administration Duties**1. Designation of Replacement/Interim Project Manager (DAA)**

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved naming Matthew Reed DAA, pending a contract addendum from District Counsel limiting the increased \$5 per hour rate charge from Access Management for Matthew to be temporary and end when construction is completed, for the Covington Park Community Development District.

G. Presentation of 3rd Quarter Website Audit.

The Board reviewed the clean website audit showing no adverse findings.

H. Consideration of Resume for Vacant Board Seat

The Board heard from Jessica Monahan as she gave her qualifications for joining the Covington Park CDD Board.

I. Discussion on Advertising Vacant Board Seat

The Board requested advertisement posted for vacant Board seat on District website and work with the HOA to see if it can be posted on the town hall.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

The Chair requested District Manager work with accounting team to ensure all FY22-23 bills were paid out of FY22-23 funds and to provide update on status of bond funds.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisor adjourned the meeting at 8:53 p.m., for the Covington Park Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 8

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$77,429.43**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<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.	100407	38836	On Site Security 09/24/23 - 10/07/23	\$ 950.00
Accurate Drilling Solutions, LLC	100411	i4794	Well #1-7 Maintenance 10/23	\$ 770.00
Bryan Hindman Electric, LLC	100412	11594	Office Lighting 09/23	\$ 155.00
Covington Park	DC101323	DC101323	Debit Card Replenishment	\$ 343.84
David K Koch	100393	DK092523	Board of Supervisor Meeting 09/25/23	\$ 200.00
DH Pace Company, Inc.	100401	DEP-267-12667	New Restroom Doors - Final 09/23	\$ 5,780.00
Digicom	100405	82865	Alarm Monitoring 10/01/23-12/31/23	\$ 135.00
Electric Avenue	100408	6088	Service Call 10/23	\$ 152.45
Frontier Florida, LLC	20231003-1	239-113-1133-112515-5 09/23 ACH	Fios Internet 09/23	\$ 160.97
Frontier Florida, LLC	20231011-2	813-672-9423-121515-5 10/23 ACH	Internet & Cable 10/23	\$ 177.06
Hillsborough County BOCC	20231012-1	3344800000 09/23 ACH	6806 Covington Garden Dr 09/23	\$ 313.65

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	20231002-1	3434800000 09/23 ACH	7036 Monarch Park Dr 09/23	\$ 43.63
Hillsborough County BOCC	20231031-1	3434800000 10/23 ACH	7036 Monarch Park Dr 10/23	\$ 40.74
Hillsborough County BOCC	20231012-1	4254220000 09.23 ACH	6807 Guilford Bridge Dr 09/23	\$ 639.54
Hillsborough County BOCC	20231012-1	7254220000 09.23 ACH	6515 Carrington Sky Dr 09/23	\$ 33.28
Hillsborough County BOCC	20231002-1	8825800000 09/23 ACH	7734 Covington Stone Ave 09/23	\$ 16.26
Hillsborough County BOCC	20231031-1	8825800000 10/23 ACH	7734 Covington Stone Ave 10/23	\$ 16.26
Hillsborough County BOCC-Consumer	100402	2220044 08/23/23	Alarm Incident 08/23	\$ 75.00
Home Depot	100413	6035 3225 3191 8559 09/23	Supplies 09/23	\$ 128.00
Innersync Studio, Ltd	100403	21731	Website ADA - 10/23- 09/24	\$ 1,537.50
Landscape Maintenance Professionals, Inc.	100421	178742	Monthly Landscape Maintenance 10/23	\$ 11,503.40
Landscape Maintenance Professionals, Inc.	100414	179035	Irrigation Repairs 09/23	\$ 528.08

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100421	179057	Landscape Maintenance 10/23	\$ 1,125.00
Landscape Maintenance Professionals, Inc.	100416	179082	Pest Control 09/23	\$ 400.00
Landscape Maintenance Professionals, Inc.	100414	179163	Irrigation Repairs 10/23	\$ 240.00
Landscape Maintenance Professionals, Inc.	100421	179187	Landscape Maintenance 10/23	\$ 4,723.27
Mobile Helpdesk, Inc.	100404	31671	Change Door Times 09/23	\$ 75.00
Nick Knows LLC	100415	CPC25	Cleaning Supplies 10/23	\$ 169.96
Pro Performance Pressure Washing & Redwire	100409	PRO-9352	Pressure Washing 09/23	\$ 8,700.00
Redwire	100422	503937	CCTV Maintenance Clubhouse 10/23	\$ 173.94
Redwire	100422	503938	CCTV Maintenance 10/23	\$ 76.72
Redwire	100422	503939	CCTV Maintenance Park-Gym Facility 10/23	\$ 10.00
Redwire	100422	504606	CCTV Maintenance Monarch Pool 10/23	\$ 59.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Remson Aquatics LLC	100394	116446	Landscape Enhancement 09/23	\$ 7,915.00
Remson Aquatics LLC	100423	116526	Lake Maintenance 10/23	\$ 2,425.00
Remson Aquatics LLC	100423	116527	Lake Maintenance Quarterly 09/23	\$ 455.00
Remson Aquatics LLC	100423	116528	Lake Maintenance - Quarterly 09/23	\$ 380.00
Republic Services	20231011-1	0696-001135317 ACH	6806 Covington Garden 10/23	\$ 260.76
Rick L. Reidt	100395	RH092523	Board of Supervisor Meeting 09/25/23	\$ 200.00
Rick L. Reidt	100417	RH102323	Board of Supervisor Meeting 10/23/23	\$ 200.00
Rizzetta & Company, Inc.	100391	INV0000084059	Assessment Roll Preparation FY23/24	\$ 5,000.00
Rizzetta & Company, Inc.	100392	INV0000084157	District Management Fees 10/23	\$ 6,470.00
Scott Harrison	100396	SH092523	Board of Supervisors Meeting 09/25/2023	\$ 200.00
Scott Harrison	100418	SH102323	Board of Supervisors Meeting 10/23/23	\$ 200.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stephen J Brown	100397	SB092523	Board of Supervisor Meeting 09/25/23	\$ 200.00
Stephen J Brown	100419	SB102323	Board of Supervisor Meeting 10/23/23	\$ 200.00
Tarlese Allen	100398	TA092523	Board of Supervisor Meeting 09/25/23	\$ 200.00
Tarlese Allen	100420	TA102323	Board of Supervisor Meeting 10/23/23	\$ 200.00
TECO	20231026-1	211015064275 09.23 ACH	7411 Surrey Pines Drive 09/23	\$ 529.29
TECO	20231026-1	211015064382 09.23 ACH	7574 Oxford Garden Circle 09/23	\$ 74.87
TECO	20231024-1	311000010158 09/23 ACH	TECO Summary 09/23	\$ 6,867.07
Terminix	100410	438596793	Pest Control Services 09/23	\$ 114.76
Times Publishing Company	100399	0000306548 09/20/23	Acct#119376 Legal Ad 09/23	\$ 318.50
Times Publishing Company	100399	0000307263 09/20/23	Acct#119376 Legal Ad 09/23	\$ 548.00
U.S. Bank	100406	7035116	Trustee Fees Series 2018 08/01/23-07/31/24	\$ 4,040.63

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
West Coast Awnings of Clearwater	100400	90823	Awning Installation - Deposit 09/23	\$ <u>978.00</u>
Total Report				\$ <u>77,429.43</u>

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$135,905.96**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<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.	100427	38852	On Site Security 10/08/23-10/21/23	\$ 1,026.00
A Bales Security Agency, Inc.	100427	38870	On Site Security 10/22/23 - 11/04/23	\$ 1,021.25
ABM Building Services, LLC	100428	18615717	Clubhouse Maintenance 10/23	\$ 390.00
Access Residential Management, LLC	100429	CPCDD-2023-10F	Management Fee 10/23	\$ 1,400.00
Access Residential Management, LLC	100429	CPCDD-2023-10P	CPCDD-2023-10P	\$ 2,076.44
Access Residential Management, LLC	100429	CPCDD-2023-11F	Management Fee 11/23	\$ 1,400.00
Access Residential Management, LLC	100429	CPCDD-2023-11P	Payroll 11/23	\$ 23,995.27
Accurate Drilling Solutions, LLC	100438	i4850	Control Box Installation 10/23	\$ 1,021.95
Covington Park CDD	DC111523	DC111523	Debit Card Replenishment	\$ 387.50
Covington Park CDD	DC112723	DC112723	Debit Card Replenishment	\$ 555.42
Dewberry Engineers, Inc.	100430	2348165-000	Engineering Services 09/23	\$ 630.00
Florida Department of Commerce	100439	87879	Special District Fee FY 23/24	\$ 175.00
Florida Department of Revenue	20231122-1	39-8015600658-7 10/23 ACH	Sales Tax 10/23	\$ 18.20

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	20231101-1	239-113-1133-112515-5	Fios Internet 10/23	\$ 160.97
		10/23 ACH		
Frontier Florida, LLC	20231110-1	813-672-9423-121515-5	Internet & Cable 11/23	\$ 177.06
		11/23 ACH		
Hillsborough County BOCC	20231109-1	3344800000 10/23 ACH	6806 Covington Garden Dr 10/23	\$ 303.05
Hillsborough County BOCC	20231109-1	4254220000 10.23 ACH	6807 Guilford Bridge Dr 10/23	\$ 220.54
Hillsborough County BOCC	20231109-1	7254220000 10.23 ACH	6515 Carrington Sky Dr 10/23	\$ 33.28
Hillsborough County BOCC	20231130-1	3434800000 11/23 ACH	7036 Monarch Park Dr 11/23	\$ 44.30
Home Depot	100431	6035 3225 3191 8559	Supplies 10/23	\$ 519.77
		10/23		
Landscape Maintenance Professionals, Inc.	100432	179081	Fertilizer 10/23	\$ 2,011.50
Landscape Maintenance Professionals, Inc.	100440	179324	Fall Annuals 10/23	\$ 2,800.00
Landscape Maintenance Professionals, Inc.	100440	179427	Debris Disposal & Cleanup 10/23	\$ 630.00
Landscape Maintenance Professionals, Inc.	100444	179478	Monthly Landscape Maintenance	\$ 16,226.67
			11/23	
Landscape Maintenance Professionals, Inc.	100444	179777	Plant Removal 10/23	\$ 3,298.75
Landscape Maintenance Professionals, Inc.	100444	179779	Plant Replacement 10/23	\$ 1,591.10

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100444	179780	Vegetative Removal 10/23	\$ 1,620.00
Landscape Maintenance Professionals, Inc.	100444	179837	Fertilizer 10/23	\$ 5,473.50
Landscape Maintenance Professionals, Inc.	100444	179838	Pest Control 10/23	\$ 425.00
Landscape Maintenance Professionals, Inc.	100444	179889	Landscape Replacements 11/23	\$ 1,093.30
Landscape Maintenance Professionals, Inc.	100444	179890	Mulch - Playground 11/23	\$ 1,275.00
Landscape Maintenance Professionals, Inc.	100444	179897	Replacement 11/23	\$ 562.50
Landscape Maintenance Professionals, Inc.	100444	179902	Bahia Sod 11/23	\$ 1,280.00
Landscape Maintenance Professionals, Inc.	100444	179926	Irrigation Repairs 11/23	\$ 115.00
Landscape Maintenance Professionals, Inc.	100444	179942	Irrigation Repairs 11/23	\$ 55.00
Landscape Maintenance Professionals, Inc.	100444	179952	Irrigation Repairs 11/23	\$ 380.00
Landscape Maintenance Professionals, Inc.	100444	179962	Tree Removal 11/23	\$ 6,975.00
Landscape Maintenance Professionals, Inc.	100444	179963	Tree Removal 11/23	\$ 4,050.00
Mobile Helpdesk, Inc.	100441	32317	Access Printer 10/23	\$ 2,757.23

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nick Knows LLC	100425	CPC26	Clubhouse Cleaning 10/23	\$ 950.00
Nick Knows LLC	100433	CPC29	Clubhouse Cleaning 11/23	\$ 129.28
Nick Knows LLC	100443	CPC71	Clubhouse Cleaning 11/23	\$ 950.00
Partition Plus, Inc.	100426	39695TL	Bathroom Stalls 10/23	\$ 4,461.00
Persson, Cohen & Mooney, P.A.	100434	4245	Legal Services 09/23	\$ 3,106.50
Redwire	100442	507999	CCTV Maintenance Clubhouse 11/23	\$ 173.94
Redwire	100442	508000	CCTV Maintenance 11/23	\$ 76.72
Redwire	100442	508001	CCTV Maintenance Park-Gym Facility 11/23	\$ 10.00
Remson Aquatics LLC	100435	116429	Lake Maintenance 09/23	\$ 2,425.00
Remson Aquatics LLC	100445	116550	Lake Dredging Pond #3 10/23	\$ 15,724.80
Remson Aquatics LLC	100445	116619	Lake Maintenance 11/23	\$ 2,425.00
Republic Services	20231107-1	0696-001141807 ACH	6806 Covington Garden 11/23	\$ 260.76
Rizzetta & Company, Inc.	100424	INV0000084950	District Management Fees 11/23	\$ 6,470.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20231122-2	311000010158 10/23 ACH	TECO Summary 10/23	\$ 6,607.57
TECO	20231128-1	211015064275 10.23 ACH	7411 Surrey Pines Drive 10/23	\$ 522.65
TECO	20231128-1	211015064382 10.23 ACH	7574 Oxford Garden Circle 10/23	\$ 72.54
T-Mobile	100436	266025203	Phone Service 09/23	\$ 64.65
Zebra Cleaning Team, Inc.	100437	6450	Monthly Pool Service 09/23	\$ 1,100.00
Zebra Cleaning Team, Inc.	100437	6515	Monthly Pool Service 10/23	\$ 1,100.00
Zebra Cleaning Team, Inc.	100446	6597	Monthly Pool Service 11/23	\$ <u>1,100.00</u>
Total Report				\$ <u>135,905.96</u>

Tab 9



Corporate: 3040 Airpark Dr. South
Flint, MI 48507
810.744.4300 Office

Florida: 7247 Bryan Dairy Road
Largo, FL 33773
727.289.7072 Office

Change Order Request

Project: **Covington Park** COR #: **20**
Date: **11/21/2023**
To: **Matthew O'Nolan** A/E Project Number **1829901.101**
Covington Park Community Development District
From: **Tony Haag** Contractor Job Number **21236**
E&L Construction Group

This Change Order Request (COR) contains and itemized quotation for changes in the Contract Sum or Contract Time in response to proposed modifications to the Contract Documents.

Reason for Change:

Furnish and install Meter Combo for TECO approved alternate.

Attached supporting information from: ☒ Subcontractor ☐ Supplier ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Description of Proposed Change:

1.	Harmonics	\$ 1,920.49
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

\$1,920.49

O/H Profit \$288.07

Total \$2,208.56

Does Proposed Change involve a change in Contract Sum? ☐ No ☒ Yes ☐ Increase ☐ Decrease
Does Proposed Change involve a change in Contract Time? ☐ No ☒ Yes ☒ Increase ☐ Decrease 10 days

Architect
Fieldstone
12906 Tampa Oaks, Blvd.
Tampa, FL 33637

Contractor
E&L Construction Group
7247 Bryan Dairy Road
Largo, FL 33773

Owner
District's Administrative Agent
.
.

NA
Signature
By
Date

Tony Haag
Signature
Tony Haag - Vice President
By
11/21/2023
Date

Signature
Matthew O'Nolan
By
Date

Tab 10



Corporate: 3040 Airpark Dr. South
Flint, MI 48507
810.744.4300 Office

Florida: 7247 Bryan Dairy Road
Largo, FL 33773
727.289.7072 Office

Change Order Request

Project: **Covington Park**
To: Matthew O'Nolan & Matthew Reed
Covington Park Community Development District

COR #: 23
Date: 12/13/2023

A/E Project Number

From: Tony Haag
E&L Construction Group

Contractor Job Number 21236

This Change Order Request (COR) contains and itemized quotation for changes in the Contract Sum or Contract Time in response to proposed modifications to the Contract Documents.

Reason for Change:
Additional Water Testing due to engineer delay in submitting results (Test only good for 30 days)

Attached supporting information from: ☒ Subcontractor ☐ Supplier ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Description of Proposed Change:

1.	Raymow	\$ 711.61
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

\$711.61

O/H Profit \$106.74

Total \$818.35

Does Proposed Change involve a change in Contract Sum?
Does Proposed Change involve a change in Contract Time?

☐ No
☐ No

☒ Yes
☒ Yes

☒ Increase ☐ Decrease
☒ Increase ☐ Decrease

2 days

Architect
Fieldstone
12906 Tampa Oaks, Blvd.
Tampa, FL 33637

NA

Signature

By

Date

Contractor
E&L Construction Group
7247 Bryan Dairy Road
Largo, FL 33773

Signature

Tony Haag - Vice President

By

Date

Owner
District's Administrative Agent

Signature

Matthew O'Nolan

By

Date

REQUEST FOR CHANGE ORDER

December 12, 2023

Tony Haag
The E&L Construction Group
7247 Bryan Dairy Road
Largo, Florida 33777

Project: Covington Park Amenity Center
Gibsonston, FL

Dear Mr Haag,

We hereby request a change order for additional water testing due to delay, detailed as follows:

-Labor	\$125.00
-Subcontract	\$586.61
Total Change Request:	<u>\$711.61</u>

If you have any questions please feel free to contact me at any time.

Sincerely,
Raymow Construction Co. Inc.

Isaac Tillis

Isaac Tillis
Project Manager

Attachments: 1

Project Number: 21065
Project Name: Covington Park Amenity Center

COR #: 16
Date Issued: 12/12/23

Brief Description of Scope: Additional Water Testing

Manpower
7 Management

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7
1						

Total Hours

1 0 0 0 0 0 0

Hours	Rate	TOTAL
1	\$ 125.00	\$ 125.00
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
Subtotal:		\$ 125.00

Machinery (w/o Operator)

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7

Total Hours

0 0 0 0 0 0 0

Hours	Rate	TOTAL
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
Subtotal:		\$ -

Material

Supplier	Description	Unit	Qty	Unit Price	
					\$ -
					\$ -
					\$ -
					\$ -
Total Costs:					\$ -
Taxes: 8%					\$ -
Markup: 30%					\$ -
Subtotal:					\$ -

Subcontractors

Subcontractor	Description	Unit	Qty	Unit Price	
Quality Water	Bacteriological and Chlorine Residual Testing	Is	2	\$ 264.00	\$ 528.00
					\$ -
					\$ -
					\$ -
Total Costs:					\$ 528.00
Insurance: 1%					\$ 5.28
Markup: 10%					\$ 53.33
Subtotal:					\$ 586.61

MOT
MISC.
The other M

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7

TOTAL
\$ -
\$ -
0%
Total:
\$ 711.61

Bond Required? n 2.50%

Bond: \$ -

Prepared By: INT

Total Change Order: \$ 711.61

REQUEST FOR CHANGE ORDER

December 12, 2023

Tony Haag
The E&L Construction Group
7247 Bryan Dairy Road
Largo, Florida 33777

Project: Covington Park Amenity Center
Gibsonton, FL

Dear Mr Haag,

We hereby request a change order for additional water testing due to delay, detailed as follows:

-Labor	\$125.00
-Subcontract	\$586.61
Total Change Request:	<u>\$711.61</u>

If you have any questions please feel free to contact me at any time.

Sincerely,
Raymow Construction Co. Inc.

Isaac Tillis

Isaac Tillis
Project Manager

Attachments: 1

Project Number: 21065
Project Name: Covington Park Amenity Center

COR #: 16
Date Issued: 12/12/23

Brief Description of Scope: Additional Water Testing

Manpower
7 Management

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7
1						

Total Hours

1 0 0 0 0 0 0

Hours	Rate	TOTAL
1	\$ 125.00	\$ 125.00
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
Subtotal:		\$ 125.00

Machinery (w/o Operator)

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7

Total Hours

0 0 0 0 0 0 0

Hours	Rate	TOTAL
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
Subtotal:		\$ -

Material

Supplier	Description	Unit	Qty	Unit Price	
					\$ -
					\$ -
					\$ -
					\$ -
Total Costs:					\$ -
Taxes: 8%					\$ -
Markup: 30%					\$ -
Subtotal:					\$ -

Subcontractors

Subcontractor	Description	Unit	Qty	Unit Price	
Quality Water	Bacteriological and Chlorine Residual Testing	Is	2	\$ 264.00	\$ 528.00
					\$ -
					\$ -
					\$ -
Total Costs:					\$ 528.00
Insurance: 1%					\$ 5.28
Markup: 10%					\$ 53.33
Subtotal:					\$ 586.61

MOT
MISC.
The other M

Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7

TOTAL
\$ -
\$ -
\$ -
0%
Total: \$ 711.61

Bond Required? n 2.50%

Bond: \$ -

Prepared By: INT

Total Change Order: \$ 711.61

Tab 11

We have prepared a quote for you



Gate Access Addition V5

Quote # Q004632 Version 1

Prepared for:

Rizzetta & Company:Covington Park



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Thursday, December 07, 2023

Rizzetta & Company:Covington Park
Matthew Reed
6806 Covington Garden Drive
Apollo Beach, FL 33572
clubhouse@covingtonparkcdd.org

Dear Matthew,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

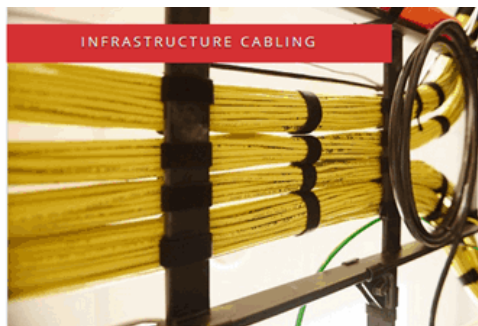
Best Regards,

A handwritten signature in black ink, appearing to read 'A. Lebbing', is written over a horizontal line.

Amanda Lebbing
Account Manager
MHD Communications

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



HARDWARE

Product Details	Qty
Kantech 4dr Controller	2
Altronix Close Circuit TV Camera AC Power Supply - 115 V AC Input - 24 V AC, 28 V AC Output	1
Altronix Proprietary Power Supply - Wall Mount - 110 V AC Input - 12 V DC Output	1
12v 7ah Backup Battery	2
Electric Strike, Slim-Line, 1-3/4" Width x 1/2" Depth x 9" Height, Satin Stainless Steel, Latchbolt Strike Monitor	2
Door Electric Strike, Concealed, 12/24 VDC, 0.24/0.12A, 1500 Lb Static Load, Satin Stainless Steel, With Faceplate, For Cylindrical Lockset	2
Rosslare Proximity Readers Series – 125 kHz	4
18/4 Stranded, Unshielded - Gray - 1000ft	2
22/6 Stranded, Shielded - Gray - 500ft	4
Corporate Software	1
Trencher	1
Connectors, Mounting Hardware, Conduit etc.	1

Subtotal: **\$12,830.28**

SCOPE OF WORK

Add access control to (2) pool gates

- (1) on new pool, (1) on parking lot gate
- (1) Electric rim strike, (1) card reader
- Wire with 18/4 and 22/6
- Run conduit from clubhouse to each gate location

Add access control to (2) bathrooms located in new pool area

- Install card reader, door contact and electric strike on each
- Wire with 18/4 and 22/6
- It is assumed doors will be stand frame with store room handles
- Run conduit from main clubhouse to bathroom building

Install access controllers in existing IT room

- Mount power supplies, add panels to network

Remove existing Rosslare panel and migrate doors over to Kantech system

- Reuse existing card readers and fobs

Program system for operation

Customer has existing credentials already that will be utilized from existing system

Customer responsible for adding tenants to gate system and migration of existing credentials to new software

MHD to provide customer with up to (4) hours of system training



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 moth and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



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Gate Access Addition V5



Prepared by:

MHD Communications

Amanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:

Rizzetta & Company:Covington Park

6806 Covington Garden Drive
Apollo Beach, FL 33572
Matthew Reed
(813) 599-0596
clubhouse@covingtonparkcdd.org

Quote Information:

Quote #: Q004632

Version: 1
Delivery Date: 12/07/2023
Expiration Date: 01/04/2024


Quote Summary

Description	Amount
HARDWARE	\$12,830.28
SERVICES	\$14,000.00
Subtotal:	\$26,830.28
Estimated Tax:	\$2,012.27
Total:	\$28,842.55

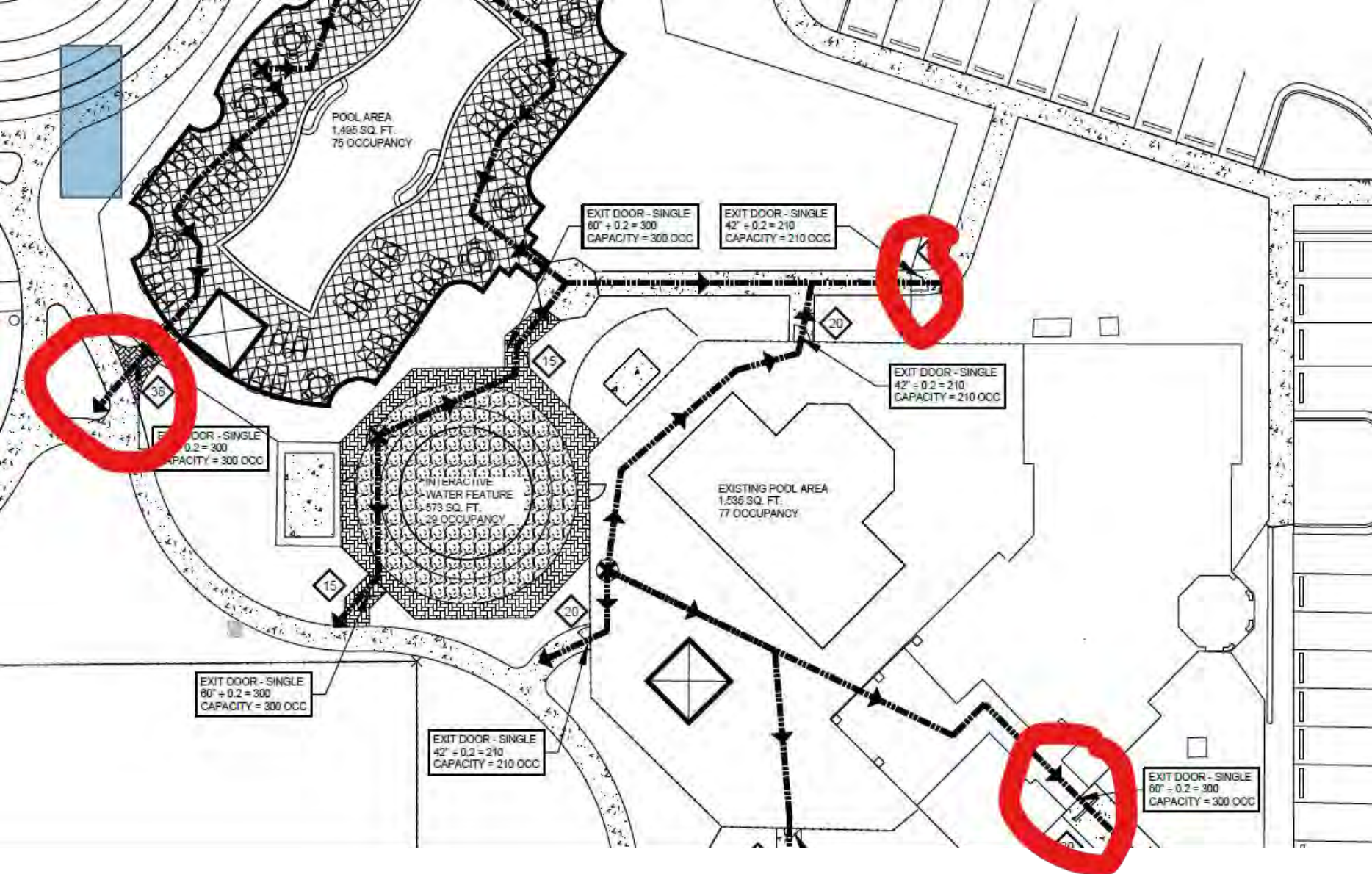
Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Rizzetta & Company:Covington Park

Signature: 
Name: Amanda Lebbing
Title: Account Manager
Date: 12/07/2023

Signature: _____
Name: Matthew Reed
Date: _____



Tab 12



Protection with Confidence

INFORMATION PACKET

Prepared for:

Covington BSc 5^gtZageW

(*") (Covington Garden Drive
Apollo Beach, FL 33572

Unarmed security



**Hillsborough
County Florida**



Office | 5118 North 56th St
Suite # 122
Tampa, FL 33610

Phone | 877-262-6372
E-mail | info@MarcSS.com
Web | www.MarcSS.com



Office | 5118 North 56th St
Suite # 107
Tampa, FL 33610

Phone | 877-262-6372
E-mail | info@MarcSS.com
Web | www.MarcSS.com

Protection with Confidence
FL-LIC# B1700327 • NC-LIC# 866773-GP

Mission Statement

The Marc Security Services organization is a team, with every person in the company a player, expected and needed to perform to their fullest capacity. Marc Security Services] objective is to make a fair profit, achieve sales and budgeting goals, while at the same time remaining committed to quality service and strengthening the connection between its employees and clients.

Capability Statement

Marc Security Services has grown to the extent where it can compete successfully for a contract of any size. A smaller company would not have the flexibility, quality of training and ability to offer such a wide range of services. The national companies tend to be less efficient, and do not have the responsiveness and personal commitment as our locally owned company. We offer the best of both worlds.

What We Do

Marc Security provides our clients with uniform security officers as well as security vehicle patrol vehicles patrols services throughout the state of Florida. We established an excellent reputation within the industry by our commitment to services & our ability to respond to client needs.

Guard Services

Our security officers and patrol officers provide companies with unarmed uniform security officer, loss prevention, loss prevention officers, and mobile patrol officers. Our officers patrol apartment complexes, construction sites, and automobile dealership, residential communities (public, private property & gated community). And retail Business Company.

Patrol Unit

In security, there is no replacement for high visibility. Marc vehicle patrols provide this visibility according to the client's schedule, or randomly to eliminate predictable patterns. The goal of our full-service protection is to prevent incidents from endangering your guests, residents, personnel, and property. Marc's vehicle-based security travels in clearly marked cars with communication equipment. Frequent visits during the day and night can be a deterrent to thieves and vandals. Marc patrols can make rounds as often as each client needs. Marc patrol officers receive special training in situational awareness. During rounds, they observe gates, doors and windows to assure they are secured. Any unusual conditions are reported to the property owner. All patrol reports are submitted with our invoice, helping you to identify areas that may need additional protection.

Customer Service

Communicating & contracting with us is straightforward. There are no hidden fees or fine print. As our clients you will have a dedicated & knowledgeable security representative. This single point of contact will ensure that your security needs are professionally & effectively implemented to the very last detail.



Protection with Confidence

FL-LIC# B1700327 • NC-LIC# 866773-GP

Office | 5118 North 56th St
Suite # 107
Tampa, FL 33610

Phone | 877-262-6372
E-mail | info@MarcSS.com
Web | www.MarcSS.com

Motivation - Team Spirit - Commitment

The Marc Security of today is made up of motivated people filled with team spirit, proud of the reputation we've earned through our commitment to total customer satisfaction, and living up to our motto: **[SAFETY]**

- **S**atisfying Security Needs
- **A**lways there.
- **F**or All of your Security Needs
- **E**thical in every situation
- **T**he professional approach to security.
- **Y**our Trusted Security Company.

Management Systems

Proven management systems are ready to handle up to twice the current business volume without significant changes, leaving a large unused capacity waiting to be filled.

Client Access to Management

When client telephones Marc Security (any time of day), you have the option of speaking directly to any member of our company's supervisory, management, or executive staff. There is always a manager on duty, 24-hours a day, every day. The dispatcher can page or patch your management to an executive or manager, anytime. All managers are required to check their voice mail, even on days off.

Security Awareness Bulletins

Marc Security routinely provides its clients with security awareness bulletins and other information that might be needed to make informed security decisions. Our top-level executives and managers lecture on security issues at meetings set up with client personnel and their tenants.



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The Future is Now

As Marc Security turns now to the future, it is more important than ever that commitment to quality remain alive in every manager for all employees to observe and learn from. An honest, open communication between both clients and company, and employees and managers, is an essential part of this philosophy, and is encouraged and practiced by everyone.

The Marc Security Quality Management System

Purpose:

1. To establish and maintain an ongoing, systematic program of monitoring, data analysis, assessment, and comprehensive evaluation that supports continuous quality improvement.
2. To identify opportunities and develop strategies to improve delivery of services provided to customers.
3. To promote maximum active participation and commitment from all personnel (security officers, support and management) in quality assessment/quality improvement activities.

Our Quality Control division is instrumental in ensuring that receives quality and professional service and that all mandated security goals and needs are met.



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Client's Response

Please check ☒ : ☐ I Approve ☐ I Would like to negotiate ☐ I Decline

Full Name : _____ (please print)

Title/Position : _____

Signature : _____ Date : ____/____/____



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Price Sheet for Guard Services

UNARMED GUARD

ARMED GUARD

GUARD SERVICES		Hourly Rates	Weekly Rates	Hourly Rates	Weekly Rates
Guard I (Day Shift)		\$ ²⁵ ⁴⁰ /Hour	\$ ____ /Week	\$ ____ /Hour	\$ ____ /Week
Guard II (Night Shift)		\$ ____ /Hour	\$ ____ /Week	\$ ____ /Hour	\$ ____ /Week
Manager		\$ ____ /Hour	\$ ____ /Week	\$ ____ /Hour	\$ ____ /Week
Supervisor		\$ ____ /Hour	\$ ____ /Week	\$ ____ /Hour	\$ ____ /Week

PATROL VEHICLES		Hourly Rates	Weekly Rates	Monthly Rates
Patrol Car		\$ ____ /Hour	\$ ____ /Week	\$ ____ /Month
Golf Cart Patrol		\$ ____ /Hour	\$ ____ /Week	\$ ____ /Month

Holiday Pay is at 1.5x Regular Rate.

\$38.10

Thank you for the opportunity. We hope to hear from you soon, and are looking forward to work with you. If you have any question or need more information, please feel free to contact our office manager.

Sincerely yours,

Jean Joseph

Operations & Office Manager

Direct Line: (813) 406-1922

Client's Response

Please check ☒ : ☐ I Approve ☐ I Would like to negotiate ☐ I Decline

Full Name : _____ (please print)

Title/Position : _____

Signature : _____ Date : ____ / ____ / ____



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Manpower - Hours & Rates

	1ST SHIFT			2ND SHIFT			3RD SHIFT		
	Time-in	Time-Out	Total Hrs.	Time-in	Time-Out	Total Hrs.	Time-in	Time-Out	Total Hrs.
Mon.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Tues.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Wed.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Thur.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Fri.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Sat.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____
Sun.	_____:	_____:	_____	_____:	_____:	_____	_____:	_____:	_____

Total Hours for 1st & 2nd Shift for the week _____ x Hourly Rate \$ _____ = Cost \$ _____

Total Hours for **3rd Shift** for the week _____ x Hourly Rate \$ _____ = Cost \$ _____

Total Cost for the Week.....= \$ _____

Total Hours for 1st & 2nd Shift for the Month _____ x Hourly Rate \$ _____ = Cost \$ _____

Total Hours for **3rd Shift** for the Month _____ x Hourly Rate \$ _____ = Cost \$ _____

Total Cost for the Month.....= \$ _____

Holiday Rate (1.5x the regular rate per shift)

Client's Response

Please check ☒ : ☐ I Approve ☐ I Would like to negotiate ☐ I Decline

Full Name : _____ (please print)

Title/Position : _____

Signature : _____ Date : ____/____/____



SECURITY SERVICES

Valid Protection Services

Valid Protection Services

Phone: 813-374-6429

Fax: 813-898-2507

efortin@validprotectionservices.net

validprotectionservices.net



TO WHOM IT MAY CONCERN

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Valid Protection Services is an acclaimed firm of security agents with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects with particular emphasis on governmental security administration. We think that your project is well suited to our strengths and aspirations.

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the Valid Protection Services team as a strong candidate for selection.

Yours Sincerely,

Edwidge Fortin

President, CEO
Valid Protection Services



Index

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Valid Protection Services will provide you with certified, licensed, insured, and bonded Security Guards. Each Security Professional has been screened to the standards of the United States Government Secret Clearance Program.



- 1) Our pre-employment background investigation far exceeds that of most police department jurisdictions. In addition, Valid Protection Services has employed a staff psychologist to oversee the initial screening of our personnel, by implementing a pre-employment written psychological inventory and a psychological interview. Furthermore, our personnel all submit to a battery of aptitude tests, a 5-panel drug screening, and extensive in-service training regarding criminal law and police defensive tactics. Prior to commencement of a contract with Valid Protection Services, we will provide you with the full applicant investigation of each proposed security guard.
- 2) Valid Protection Services offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Valid Protection Services supervisors are utilized as a liaison between Valid Protection Services and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At Valid Protection Services, all of our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Valid Protection Services, has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Project:

Applicant Screening

- 5) The quality we bring to your environment begins long before you see our security guards. The Board of Directors at Valid Protection Services, has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 500 applicants per month, with an average of 25 new appointees. Most applicants are unable to meet our qualifications, which are equivalent to the United States Government Secret Clearance Program.

Training

Valid Protection Services, conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, Valid Protection Services, personnel must attend:



- A. 40-hour Police Defensive Tactics Training
- B. 24-hour Patrol Techniques & Criminal Law
- C. 16-hour Customer Service Seminar

Method

- 6) Our uniformed security guards are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.



Patrol



- 7) The placement of our security guards is what generally places Valid Protection Services in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post



Compliance



Valid Protection Services, has developed a theory of
"Enforcement through Reinforcement"



The management, having thirty combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.



Uniforms



- 8) Our uniformed security guards are outfitted with police-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

Supervision

- 9) Valid Protection Services, supervisory personnel are required to possess a minimum of 7 years of law enforcement experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between the Board of Directors and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of Valid Protection Services.

24 Hour Customer Service

Company Name stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, Valid Protection Services, staffs fully functional offices. Our customer service representatives are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for Valid Protection Services,.



Cost

You can significantly reduce your liability with our \$3 Million comprehensive Insurance Policy



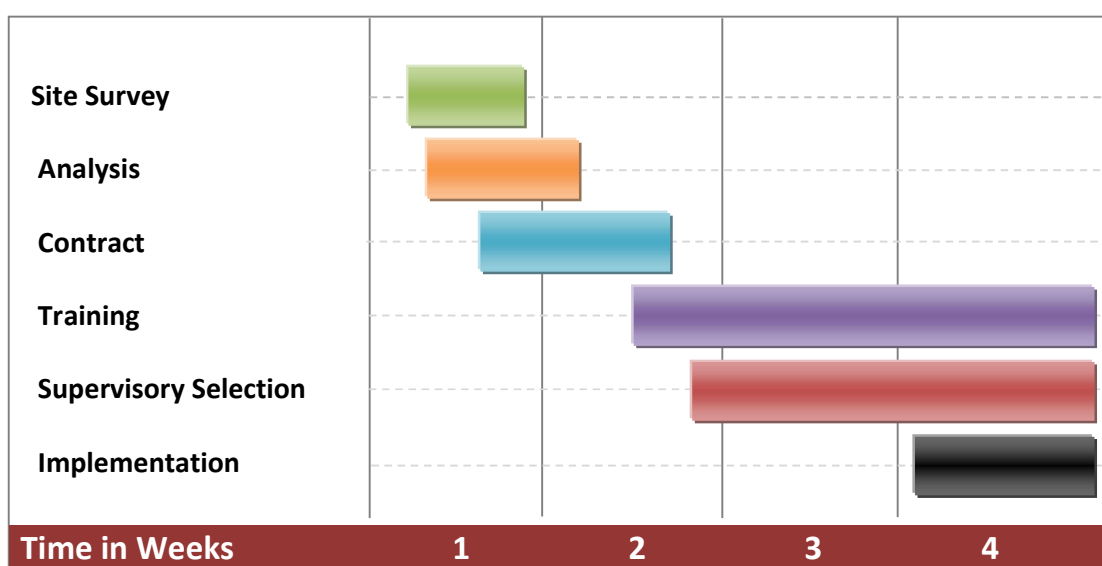
Valid Protection Services will provide you with a forensic breakdown of our costing specifications. Valid Protection Services maintains a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a security guard's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

Liability

Valid Protection Services, maintains insurance that is thirty times the minimum aggregate coverage obtained by most of our competitors. Our Legal Division recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard.



Security Service Project Schedule



Having reviewed in detail your request for proposal particulars and understood the scope and schedule of the project, Valid Protection Services, has put together a first class team of security professionals who we think are particularly suited to the project. We have selected prospective supervisory personnel on their ability and suitability for the type of project, and of course their availability to start right away if we are fortunate enough to be appointed.

Pictured above is a preliminary plan for project development. Valid Protection Services, will partner with you in every stage of this project and act as both consultants and colleagues to work in a manner commensurate with both of our agency's relative skills – bringing greatly enhanced value to the project.

Executive Protection



- ✓ Discrete Bodyguard Service
- ✓ BDU Bodyguard Service
- ✓ Armed Transport Service
- ✓ Residential Protection Details
- ✓ Corporate Protection Details
- ✓ Prisoner Extradition

Uniformed Security



- ✓ Healthcare Facilities
- ✓ Residential Complexes
- ✓ Corporate Buildings
- ✓ Loss Prevention
- ✓ Retail Venues
- ✓ Parking Lots
- ✓ Governmental
- ✓ Bike Patrol
- ✓ Hotel Security

Security Consulting



- ✓ Physical Safety and Security Tours of Each Property
- ✓ Review of Incident Reports & Other Foresee-ability Issues
- ✓ Property Manual Review and Preparation
- ✓ International Travel Security Consulting & Protection Service
- ✓ Review of Property Security Procedures and Equipment
- ✓ Management and Employee Safety & Security training
- ✓ In-house Security Rules and Procedures

International Travel Security

- ✓ Travel warnings
- ✓ Crime reports
- ✓ Unusual currency
- ✓ Entry requirements
- ✓ Areas of instability
- ✓ Consulate contacts
- ✓ U.S Embassy
- ✓ Disease information
- ✓ Extremist Groups



Maritime Security



- ✓ Assessments of threats, vulnerabilities, and critical infrastructure at ports
- ✓ Coordination and cooperation among agencies
- ✓ Establishment of guidelines for commercial facilities handling certain cargo
- ✓ Patrol of rivers, shorelines, and other waterways

K-9 Service



- ✓ Conduct tracks
- ✓ Conduct searches and apprehensions
- ✓ Narcotics detection
- ✓ Missing person location
- ✓ Explosives detection

“Exhibit A”

Cost Structure

Valid Protection Services will provide Services for Covington Park

.

Our hourly rates for this project are:

\$ 00.00 Armed

\$ 26.00 Unarmed security Officer

Valid Protection Services will offer free monthly safety inspections and free supervisor site checks.

Holidays are billed at time and a half. Valid Protection Services recognizes all federal holidays.

Uniforms, equipment, or other expenses are never billed to your company.

Our price also includes the cost of drug testing for all personnel.

Pre-employment drug testing costs, and random drug testing are not billed to Covington Park.

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Training and in-service seminars and coursework are not billed to Covington Park.

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Tab 13



CLIENT NAME: Covington Park

DATE: 07/26/2023

INSTALL AT:
6806 Covington Garden Dr
Apollo Beach, FL 33572

BILL TO:
6806 Covington Garden Dr
Apollo Beach, FL 33572

PHONE: (813) 787-8654

REDWIRE agrees to install or cause to be installed and to service, without liability and not as an insurer, during the term of this Agreement, an alarm system as described on the quotation dated 07/25/2023 which becomes part of this Agreement.

All equipment is the personal property of: CLIENT

THIS AGREEMENT APPLIES TO:

- | | | |
|--|--|---|
| <input type="checkbox"/> Burglary System | <input type="checkbox"/> Access Control System | <input checked="" type="checkbox"/> CCTV System |
| <input type="checkbox"/> Fire Alarm System | <input type="checkbox"/> Communication Line Security | <input type="checkbox"/> Other |

The undersigned agrees to pay REDWIRE, its agents or assigns the sums of

INSTALLATION OR INSPECTION	\$6,654	TAX	\$0.00	TOTAL	\$6,654	\$2,716.63	\$2,716.63
						DOWN PAYMENT	BALANCE UPON COMPLETION
SERVICES TOTAL	\$15.00	TAX	\$1.28	TOTAL	\$16.28	Monthly	PAYMENT MODE

SPECIAL TERMS:

LIMITED WARRANTY

1.Except as set forth herein, REDWIRE MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THE EQUIPMENT, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY.CLIENT ACKNOWLEDGES THAT NO OTHER REPRESENTATIONS WERE MADE TO CLIENT OR RELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE GOODS.

2.In the event any part of the equipment installed shall become defective or inoperative under normal use within one (1) year from the date of the original invoice or this installation, and REDWIRE determines the equipment is defective or inoperative, REDWIRE shall replace or repair such defective part without charge to CLIENT. IN NO EVENT SHALL REDWIRE BE LIABLE FOR MORE THAN, AND CLIENT'S EXCLUSIVE REMEDY FOR BREACH OF THIS LIMITED WARRANTY SHALL BE LIMITED TO, THE REPAIR OR REPLACEMENT OF DEFECTIVE EQUIPMENT INSTALLED UNDER THIS AGREEMENT, AND REDWIRE SHALL NOT BE LIABLE FOR INJURIES TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES. THIS WARRANTY IS NOT ASSIGNABLE.

3.If CLIENT shall discover a defect in the products supplied under this Agreement, CLIENT shall immediately contact REDWIRE in writing or by telephone and fully describe the nature of the defect so that repair service may be rendered.

4.REDWIRE shall not be liable for repair or replacement in the event of damage to material or equipment caused by accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation by anyone other than REDWIRE and any other cause beyond the control of REDWIRE, including interruption of electrical or telephone service.

5.CLIENT acknowledges that any affirmation of fact or promise made by REDWIRE shall not be deemed to create an express warranty, and that REDWIRE makes no representation or warranty, that the system supplied may not be compromised, circumvented, or that the system or services will in all cases provide the signaling, monitoring and response for which it was intended. CLIENT is not relying on REDWIRE'S skill or judgment in selecting or furnishing a system suitable for any particular purpose. Some states do not allow limitations on how long an implied warranty lasts or the exclusion or the limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights and you may also have other rights which may vary from state to state.

THIS AGREEMENT IS NOT BINDING UNLESS APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF REDWIRE. IN THE EVENT OF FAILURE OF APPROVAL, THE ONLY LIABILITY OF REDWIRE SHALL BE TO RETURN TO THE CLIENT THE AMOUNT, IF ANY, PAID UPON THE SIGNING OF THIS AGREEMENT. CLIENT ACKNOWLEDGES THAT REDWIRE'S LIABILITY IS LIMITED AS SET FORTH HEREIN. CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT, AND SPECIFICALLY ACKNOWLEDGES AND ACCEPTS THAT REDWIRE'S LIABILITY IS LIMITED AS SET FORTH HEREIN.

In certain states alarm agents are licensed and regulated. In this state the agency is DBPR

THE MONITORING/SERVICE CHARGE IS SUBJECT TO CHANGE AS SET FORTH IN PARAGRAPH 3, ON THE REVERSE SIDE. IN ADDITION, TOGETHER WITH THE FIRST PAYMENT, CLIENT SHALL PAY THE PRO RATA SHARE OF THE MONITORING/SERVICE CHARGE FOR THE MONTH IN WHICH MONITORING/SERVICE COMMENCED.

THIS AGREEMENT IS FOR A TERM OF FIVE YEAR(S) FROM THE DATE INSTALLATION IS COMPLETED. IF THIS TRANSACTION IS WITH A RESIDENTIAL CLIENT, YOU MAY CANCEL IT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS AGREEMENT. WORK ON YOUR INSTALLATION WILL BEGIN APPROXIMATELY AND SHALL BE SUBSTANTIALLY COMPLETED WITHIN APPROXIMATELY WORKING DAYS AFTER COMMENCEMENT SUBJECT

REDWIRE, LLC
1136 THOMASVILLE RD.
TALLAHASSEE, FL 32303
850.219.9473
LIC.NO. FL EF20001219
GA LVU406225 AL 1433

SUBJECT TO TERMS, INCLUDING PARAGRAPH 12.

SIGNATURE (CLIENT) X _____

NAME Covington Park

TITLE _____

DATE _____

REDWIRE AUTHORIZED
REPRESENTATIVE

Daniela Martas

APPROVED _____

1. REDWIRE agrees to install or cause to be installed, in the premises of the CLIENT, security equipment and devices, and may also provide a centrally monitored signaling system necessary to transmit signals from the premises of the CLIENT to REDWIRE'S central monitoring station, in accordance with the attached quotation. Upon completion of installation REDWIRE will thoroughly instruct the CLIENT in the proper use of the Alarm System. REDWIRE will not be responsible to monitor any devices for alarm or supervisory conditions that are not electrically connected by REDWIRE into the signaling system.

2. This Agreement shall automatically renew for additional terms of one (1) year each unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the original term or any renewal thereof. If either (a) REDWIRE terminates this Agreement pursuant to Paragraph 4 (a "Termination for Cause") or (b) this Agreement is terminated by CLIENT (a"Wrongful termination")for any reason, other than at the end of the initial term or any renewal term as provided for herein; then (i) REDWIRE will terminate all services hereunder, and (ii) in addition to amounts due for services actually rendered prior to the termination of this Agreement, there shall be immediately due and payable by CLIENT to REDWIRE, as liquidated damages, an amount equal to the unpaid Monitoring / Service Fee("Unpaid Monitoring Fee"), calculated by multiplying (A) the number of months remaining from the date this Agreement is terminated to the end of the initial term or the then current renewal term times (B) the Monitoring Fee set forth above, exclusive of taxes. CLIENT understands, acknowledges and agrees that REDWIRE'S actual damages resulting from either a Termination for Cause or a Wrongful Termination includes, among other things; the then present value of the Unpaid Monitoring Fees ,equipment and material cost that have not been depreciated, and/or the actual costs of disconnecting and removing the REDWIRE'S equipment from the above installation site. Therefore, CLIENT acknowledges and agrees that the liquidated damages established hereby are a reasonable approximation of the actual damages to be incurred by REDWIRE upon the occurrence of either a Termination for Cause or of a Wrongful Termination. If CLIENT fails to pay the amounts due hereunder for services actually rendered and/or the liquidated damages payable hereunder, then CLIENT agrees to reimburse REDWIRE for all costs of collecting the same, including without limitation, reasonable attorney's fees.

3. REDWIRE shall have the right, at any time, to increase the charges provided herein, to reflect any additional taxes, fees or charges relating to the service provided under the terms of this Agreement, which may hereafter be imposed on REDWIRE by any utility or government agency and CLIENT agrees to pay same. So that REDWIRE may properly adjust its rates to meet changing costs, REDWIRE may, at any time after the expiration of one (1) year from the date of this Agreement, increase the annual monitoring/service charges upon giving the CLIENT notice in writing.In the event the increase exceeds more than 10% and CLIENT is unwilling to pay the increased charges, CLIENT may terminate this Agreement upon giving notice in writing to REDWIRE within thirty (30) days from the date of notice of the increase. CLIENT'S failure to notify REDWIRE within said thirty (30) days shall constitute CLIENT'S acceptance of the increase.

4. CLIENT shall be in default of this Agreement for (a) failure to pay the installation charge; (b) failure to pay the monitoring/service charge when due; (c) willfully or negligently causing repeated false alarms, (d) failure to perform any other obligation under this Agreement. Upon CLIENT'S default, REDWIRE shall have the right to terminate this Agreement ten (10) days after written notice of default if after such notice CLIENT has not cured the default. Any cost incurred by REDWIRE as a result of a false alarm caused by CLIENT shall be promptly reimbursed to REDWIRE. In the event of any default of this Agreement by CLIENT, including a default for failure to pay monies due and owing to REDWIRE, CLIENT shall pay REDWIRE any and all damages or losses incurred by REDWIRE in connection with such default, including all costs and expenses incurred by REDWIRE in collecting any monies due and owing by CLIENT to REDWIRE hereunder, reasonable attorney's fees, costs, prejudgment interest, and any other reasonable and related expenses of collection.

5. REDWIRE agrees to monitor the systems from the time CLIENT causes the system to be activated until CLIENT causes the system to be deactivated. Upon receipt of a signal indicating an unauthorized entry into CLIENT'S premises or an emergency, the REDWIRE'S operator will use reasonable efforts to identify the signal and, when warranted, will transmit notice of said signal to the local authority having jurisdiction. If instructed to do so by CLIENT in writing, REDWIRE will also notify an agent designated in writing by CLIENT. CLIENT agrees to give REDWIRE a list of names of all persons who shall have the right to enter the premises between a y regularly scheduled times for opening and closing the premises and who may be called upon for a key to enter CLIENT'S premises during such periods.

6. CENTRAL STATION ALARM. If REDWIRE has installed a central station alarm, REDWIRE shall, without warranty, use reasonable efforts to do the following to the extent the service is selected by CLIENT.

A. Upon receipt of a burglar alarm signal or access control door alarm signal, transmit the alarm to headquarters of the public police department, or to CLIENT.

B. Upon receipt of a hold-up alarm signal, transmit the alarm to the public police department.

C. Upon receipt of a manual, water flow, smoke or automatic fire alarm signal, transmit the alarm to the public fire department.

D. Upon receipt of an auxiliary, trouble, supervisory or other special signal, notify CLIENT or local authority as applicable.

E. Upon receipt of an audio or video signal indicating an unauthorized entry into CLIENT'S premises, REDWIRE'S operator will use reasonable efforts to identify the signal, and when warranted transmit notice of said signal to the public police department.

7. CLIENT hereby authorizes and empowers REDWIRE, its agents or assigns, to install the aforesaid system in the designated premises, and to service the system and to make any necessary inspections, tests and repairs as required. CLIENT understands that alter native or additional protection can be installed at CLIENT'S request and expense. CLIENT acknowledges that REDWIRE has no way of knowing of the existence of hidden pipes, wires or other obstructions within walls or other concealed spaces, and it is CLIENT'S obligation to make REDWIRE aware of such conditions, failing which REDWIRE shall have no responsibility whatsoever for any damage that may be caused. The CLIENT agrees to furnish any necessary electric current through CLIENT'S meter and at CLIENT'S own expense It is mutually agreed that the work of installation, repair or service by the REDWIRE shall be primarily performed between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., exclusive of Saturdays, Sundays and holidays.

8. It is understood and agreed that upon termination REDWIRE may remove or abandon, in whole or in part, the system if owned by REDWIRE, without obligation to repair or redecorate any portion of the CLIENT'S premises. REDWIRE'S removal or abandonment shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. CLIENT shall maintain insurance adequate to cover the replacement costs of REDWIRE'S equipment in the custody and control of CLIENT.

9. This agreement may be cancelled, without previous notice, at the option of REDWIRE, in the event REDWIRE central station, connection link or the equipment within the CLIENT'S premises is destroyed by fire or other catastrophe, or so substantially damaged that it is impractical to continue service, and may likewise be cancelled at the option of the CLIENT in the event of such occurrences. CLIENT shall be liable for any delinquent payments for services previously rendered.

10. CLIENT agrees to perform system checks as instructed by REDWIRE in order to ascertain if the system is properly functioning. CLIENT acknowledges that REDWIRE'S obligation hereunder relates solely to the services set forth above and to the service of the specified alarm system and that REDWIRE is in no way obligated to insure the operation of the system or to maintain or service CLIENT'S property or the property of others to which REDWIRE'S system is connected. Repairs shall be performed as soon as reasonably possible after receipt of notice by REDWIRE. CLIENT is solely responsible for proper maintenance of any devices utilizing batteries; or any sprinkler system including provision of heat where necessary and acknowledges that REDWIRE has no responsibility for the operation or non-operation of its equipment unless the sprinkler system is at all times in sound working order.

11. REDWIRE assumes no liability for delays in installation or interruptions of service due to strikes, riots, floods, fires, act of God or any causes beyond the control of REDWIRE, including interruption of alarm transmission, and will not be required to supply service to the CLIENT while such cause continues. CLIENT understands that alarm signals may be transmitted by telephone, cable, radio or other, which are outside the control of REDWIRE, and REDWIRE shall have no responsibility for any failure in transmission of alarm signals by any means CLIENT agrees to immediately notify REDWIRE of any malfunctions of the communication link used by this equipment.

12. LIMITATIONS OF DAMAGES:

A. It is understood and agreed by the parties hereto that REDWIRE is not an insurer and that insurance, if any, covering personal injury and property loss or damage on CLIENT'S premises shall be obtained by CLIENT, at CLIENT'S sole expense; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to this value of CLIENT'S property or the property of others located on CLIENT'S premises; that REDWIRE makes no guarantee, representation or warranty including any implied warranty of merchantability or fitness for particular purpose that the system or service supplied will avert or prevent occurrences or the consequences there from which the system or service is intended to detect or avert, except for the provisions of the Redwire Performance Promise as it may apply to any loss occurring while this Agreement is in force and if such warranty is in effect in conjunction with this agreement.

B. CLIENT acknowledges it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure to perform any of REDWIRE'S obligations or a failure or malfunction in the system to properly operate because of, among other things; the uncertain amount or value of CLIENT'S property or the property of others which may be lost or damaged; the uncertainty of the response time of the policy or other authority; the inability to ascertain what portion, if any, of any loss would be proximately caused by REDWIRE'S failure to perform any of its obligations or failure of its equipment to properly operate; or the nature of the services to be performed by REDWIRE.

C. CLIENT UNDERSTANDS AND AGREES THAT IF REDWIRE SHOULD BE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE FROM A FAILURE TO PERFORM ANY OF ITS OBLIGATIONS OR A FAILURE OF THE EQUIPMENT TO PROPERLY OPERATE, REDWIRE'S LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO THE TOTAL OF ONE-HALF YEAR'S MONITORING PAYMENTS, OR FIVE HUNDRED DOLLARS (\$500) WHICHEVER IS THE LESSER, AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS LIABILITY SHALL BE EXCLUSIVE AND SHALL APPLY IF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OR ORIGIN, RESULTS DIRECTLY OR INDIRECTLY TO PERSONS OR PROPERTY FROM PERFORMANCE OR NON-PERFORMANCE OF ANY OF REDWIRE'S OBLIGATIONS OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, OF REDWIRE ITS EMPLOYEES OR AGENTS.

D. In the event that the CLIENT wishes REDWIRE to assume greater liability, CLIENT may, as a matter of right, obtain from REDWIRE a higher limit by paying an additional amount to REDWIRE, and a rider shall be attached hereto setting forth such higher limit and additional amount, but this additional obligation shall in no way be interpreted to hold REDWIRE as an insurer.

E. When CLIENT in the ordinary course of business has the property of others in its custody, or the alarm system extends to protect the persons or property of others, CLIENT agrees to and shall indemnify, defend and hold harmless REDWIRE, its employees and agents for and against all claims brought by owners of said property arising out of the REDWIRE service under this Agreement. This provision shall apply to all claims regardless of cause including REDWIRE'S performance or failure to perform and including defects in products, design, installation, service, operation or non-operation of the system whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of REDWIRE, its employees or agents, but this provision shall not apply to claims for loss or damage solely and directly caused by an employee of REDWIRE while on CLIENT'S premises.

F. CLIENT acknowledges that the system installed is as requested and is suitable to his purpose, and unless defects or omissions are called to REDWIRE'S attention, in writing, within five(5)days after completion of installation, CLIENT accepts the system as is.

13. All claims, actions or proceedings, legal or equitable, against REDWIRE must be commenced in court within one (1) year after the cause of action has occurred or the act, omission or event occurred from which the claim, action or proceeding arises, whichever is earlier, without judicial extension of time, or said claim, action or proceeding is barred, time being of the essence of this paragraph.

14. CLIENT acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability and third-party indemnification, inure to the benefit of and are applicable to REDWIRE and its subsidiaries and to any subcontractors engaged by REDWIRE to provide monitoring, maintenance, installation or service of the alarm system provided herein. CLIENT hereby waives his right of recovery against REDWIRE for any loss covered by insurance on the premises or its contents to the extent permitted by any policy or by law.

15. If there is any conflict between this Agreement and CLIENT'S purchase order, or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement. This Agreement is not assignable by CLIENT except upon advance written consent of REDWIRE.

16. It is mutually understood and agreed that any representation, promise, advertising or other statement, condition, inducement or warranty, express or implied, whether written or verbal, not included in writing in this Agreement shall not be binding upon any party and that the Agreement may not be altered, modified or otherwise changed at any time except with the written consent of each of the parties hereto, and in the form of an addendum to this Agreement. If any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.

Client Initials



Schedule of Services

Customer Name: Covington Park Contract #: 23412-1-0

The monthly fee includes the following:

BURGLARY	ACCESS	CCTV	FIRE
<input type="checkbox"/> Monitoring	<input type="checkbox"/> Central Station Database	<input type="checkbox"/> Alarm-Based Video Monitoring	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Parts & Labor Included*	Management	<input type="checkbox"/> Cloud Storage of Clips	<input type="checkbox"/> Test & Inspections
<input type="checkbox"/> Hold-Up/Panic	<input type="checkbox"/> Parts & Labor Included*	<input checked="" type="checkbox"/> Parts & Labor Included*	<input type="checkbox"/> Annual <input type="checkbox"/> Other:
<input type="checkbox"/> Promise	<input type="checkbox"/> Software Troubleshooting &	<input checked="" type="checkbox"/> Software Troubleshooting and	<input type="checkbox"/> Parts & Labor Included*
<input type="checkbox"/> VIVID	Support	Support	<input type="checkbox"/> Other:
<input type="checkbox"/> Application	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Application	
		<input type="checkbox"/> Video Health Monitoring	
		<input type="checkbox"/> Other:	

Communication Method

Primary: ☐ Telephone ☐ IP ☐ Cellular ☐ Other Secondary: ☐ Telephone ☐ IP ☐ Cellular ☐ None

*Service - Parts & Labor Coverage

1. Service calls generated as a result of component failure will be repaired or replaced without charge.
2. Service calls generated as a result of installation procedure or workmanship will be repaired without charge.
3. Service calls generated as a result of wiring failure, where wiring has not been cut or otherwise damaged, will be repaired or replaced without charge.

Not included in the monthly fee:

1. Service calls generated as a result of user operation error will be billed at prevailing rates.
2. Service calls generated as a result of damage caused by outside forces (contractors, remodeling, or devices) will be billed at prevailing rates.
3. Service calls generated as a result of damage caused by Mother Nature, explosions, riots, vandalism, structural collapse, or any incident covered by adequate insurance, will be billed at prevailing rates.
4. System improvements, upgrades, additions of functions or coverage will be billed following a proposal and the appropriate approvals.
5. Repair or replacement service (other than diagnostic service) on auxiliary components not installed by Redwire will be billed at prevailing rates.
6. Costs associated with lift or trenching equipment rental that may be required to service the components of the system(s) will be billed at prevailing rates.

Other: _____

Customer Signature: _____ Date: _____

Dealer Signature: _____ Date: _____

Schedule of Services, 15 June, 2015



(877) 371-9473 ext 5091
dmiartus@redwire.com
www.redwire.com

Daniela Miartus
Security Consultant

Covington Park - Gym Camara

Covington Park
Project: 23412-1-0

Prepared for
Cathy Sobrito
Covington Park

Covington Park
6806 Covington Garden Dr
Apollo Beach, FL 33572

(813) 787-8654
csobrito@accessdifference.com

Proposal Issued
7.26.2023

Proposal Valid To
10.24.2023

Project Description and Investment

Customer Name: Covington Park

Site:

Covington Park
6806 Covington Garden Dr
Apollo Beach, FL 33572

Billing:

Covington Park
6806 Covington Garden Dr
Apollo Beach, FL 33572

Contact:

Cathy Sobrito
(813) 787-8654
csobrito@accessdifference.com

Project Investment

Digital Surveillance

\$5,433.26

QTY	Description
1	3XLOGIC 64 Channel VMS NVR 16GB RAM w/ 16 VS1IP
1	12TB Hard Drive Kit, w/ Removable Tray

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance Recorder	\$15.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$5,433.26
Monthly Professional Services:	\$15.00
Deposit Due in Advance:	\$2,716.63
Balance Due Upon Completion:	\$2,716.63

Client Authorization

Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

Received By

Date

Project Description and Investment

Available Options

Gym Camera \$1,220.78

QTY	Description
1	Wall Mount for 2AIMDX Mini Dome Camera
1	VISIX IP Camera 2 MP Indoor Mini Dome 2.8mm

Supplies & Materials for: Gym Camera

QTY	Description
1.00	Wire

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance Camera	\$10.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$1,220.78
Monthly Professional Services:	\$10.00
Deposit Due in Advance:	\$610.39
Balance Due Upon Completion:	\$610.39

Client Authorization

Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

Received By

Date



(877) 371-9473 ext 5091
dmiartus@redwire.com
www.redwire.com

Daniela Miartus
Security Consultant

Covington Park

Covington Park
Project: 24049-1-0

Prepared for
Matthew Reed
Covington Park

Covington Park - Clubhouse
6806 Covington Garden Dr
Apollo Beach, FL 33572

(813) 599-0596
Clubhouse@covingtonparkcdd.org

Proposal Issued
11.14.2023

Proposal Valid To
2.12.2024

Project Description and Investment

Available Options

Camera Addition for new construction

\$29,135.25

QTY	Description
1	VISIX IP Camera 5MP In/Outdoor Mini Dome 2.8mm IR
7	Wall Mount for VX5M28MDIAW/ VX5M4MDIAW Mini Dome
1	VISIX IP Camera 5MP In/Outdoor Mini Dome 2.8mm IR
2	VISIX IP Camera 5MP In/Outdoor Mini Dome 2.8mm IR
2	VISIX IP Camera 5MP In/Outdoor Mini Dome 2.8mm IR
2	16 Port Gigabit Unmanaged POE+ Switch
1	VISIX IP Camera 5MP In/Outdoor Mini Dome 2.8mm IR
3	192 Panoramic Camera 15MP IR WDR
3	Wall Mount for Select XNV, PNM & QND Cameras
3	Hanging Mount Cap for Select PNM Cameras, White
3	Paging Horn Speaker
1	Camect All Pro

Supplies & Materials for: Camera Addition for new construction

QTY	Description
1.00	Wire

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance Camera	\$70.00
Camera Active Video Monitoring	\$750.00
Quality Assurance Program for Commercial Video Surveillance Camera	\$45.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$29,135.25
Monthly Professional Services:	\$865.00
Deposit Due in Advance:	\$14,567.62
Balance Due Upon Completion:	\$14,567.63

Client Authorization

Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

Received By

Date

Tab 14

Lisa McKinney

Thank you for considering me for the CDD Board, I am a firm believer in a strong community and that starts with being an active participant in the community.

Personal Life: I have lived in Covington Park for a year now and I started attending the HOA meetings immediately for awareness of community issues. After getting to know the community and needs for 6 months I joined the ACC committee to learn more and to help the community in that role. Having had time to learn there I am confident in my capacity to further serve the community by utilizing skills from both my personal and professional life.



Education: Graduated with honors with a BS in Computer information Systems from Arizona State University and an MBA in Technical Management from University of Phoenix.

Career/Volunteering/Board Service: I currently work for US Bank as an AVP in Risk and Compliance, what that really means is that in some instances I am a project manager tasked with making sure projects are done in a timely manner within the budget set forth, and in others I am working on process improvement and evaluating the risks of a process or decision while being certain that it is within compliance of all regulations. I have also served on non-profit boards for the last 16 years and been responsible for coordinating events and fundraising and managing the budget. Before I settled on a career in the financial industry, where I have been for the last 18 years, I was an insurance underwriter, founder and managing partner of a database consulting company, sole proprietor of an Event Planning business coordinating weddings and fundraising events. In both personal and professional capacities, I have had to grasp legal, regulatory, and financial documents. I have screened and hired vendors and contractors and managed them through projects. I have had to make and defend decisions to wait and at times had to convince senior leadership of the need to act now or accept the consequences of waiting too long.

Why the CDD: I would like the opportunity to work beside you and continue to manage and maintain this amazing community. To utilize the skills I have gained over my lifetime; specifically working with multi-million dollar budgets, making challenging decisions to do what was best for the situation, working with vendors, analyzing data and serving diverse communities. I believe I will bring additional leadership and vital support to the CDD.

Tab 15

AGREEMENT FOR INSTALLATION OF PERGOLAS

This Agreement for Installation of Pergolas (“Agreement”), is made between the COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida (hereinafter referred to as the “District”) with an address of c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, and COMMERCIAL PERGOLA SYSTEMS, INC., a Florida Corporation, (hereinafter referred to as the “Contractor”) with an address of 6303 Blue Lagoon Drive, Suite 400, Miami, Florida 33126, on this 1st day of June, 2023.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to supply and install three (3) pergolas on the District’s property; and

WHEREAS, the Contractor has offered to provide such work pursuant to the quotation attached hereto.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, materials, equipment, supervision, and transportation necessary for the installation of three (3) pergolas on the District’s property located at 6806 Covington Garden Drive, Apollo Beach, FL 33572, and related services (hereinafter referred to as the “Contract Work” and more specifically detailed in the quotation attached hereto as Exhibit “A.” To the extent of any conflict between the Contract and Exhibit “A,” the terms of this Agreement shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Contract Work. All Contract Work shall be performed in a professional manner and warrantied as referenced herein.

III. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work the total not-to-exceed sum of Thirty Thousand, Nine Hundred Seventy and 00/100 Dollars (\$30,970.00) (hereinafter referred to as the

“Contract Sum”). The District shall pay the Contractor a deposit equal to thirty percent (30%) of the Contract Sum upon execution of this Agreement. The District shall pay the Contractor an additional thirty percent (30%) plus reimbursement for any permit fees paid by the Contractor upon permit approval for the installation of the three (3) pergolas. The District shall pay the Contractor an additional thirty percent (30%) of the Contract Sum upon Contractor’s completion of the installation of the three (3) pergolas. The District shall pay the Contractor the balance of the Contract Sum upon the Contractor’s satisfactory completion of the Contract Work, to the District’s sole and absolute discretion, and final inspection approval by applicable local government authorities (if necessary). The Contract Sum is the final price and there shall be no cost overruns absent a written Change Order executed by all parties before any charges due to additional materials and/or work is incurred.

The District requires that all subcontractors, material men, suppliers or laborers be paid and may require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, at the District’s discretion prior to remittal of any payment due. Contractor agrees simultaneously with and to the extent it receives payment in full from the District to defend and resolve all claims made by subcontractors, laborers, and material suppliers, indemnifying the District and its agents for all claims arising from or resulting from subcontractor, supplier, material men, or laborer services in connection with the Contract Work.

IV. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Agreement and receipt of all insurance referenced herein, the Contractor and the District shall work together to expeditiously prepare all required documentation in order to permit the Contract Work within twenty (20) days of the date of this Agreement. Contractor shall, within seven (7) days of receipt of all required documentation, apply for all necessary permits for the Contract Work. The Contract Work shall commence upon Contractor receiving all permits for the Contract Work. The Contract Work shall be substantially completed and ready for inspection by the District and/or its representatives no later than sixty (60) days from date receiving all permits for the Contract Work (hereinafter referred to as the “Contract Time”). Contractor and the District recognize that time is of the essence of this Agreement and the District will suffer financial loss if the Contract Work is not completed within the Contract Time specified herein. Accordingly, in the event the Contractor fails to satisfactorily complete the Contract Work in a timely manner or meet any of the other deadlines specified herein, then from the compensation to otherwise be paid to the Contractor, the District may retain the sum of one hundred dollars (\$100.00) per day for each calendar day that the Contract Work remains incomplete or a specific deadline is not met, which sum shall represent the actual damages which the District will have sustained per day by the Contractor’s failure to timely complete the Contract Work or meet a stated deadline, said sum not being a penalty, but being the stipulated damages the District will have suffered due to the delay. Contractor shall not be liable for any delays caused by acts of God, strikes or shortage of materials.

V. CONTRACTOR’S REPRESENTATIONS

In order to induce the District to enter into this Agreement, Contractor makes the following representations upon which the District has actually and justifiably relied:

1. That the Contractor has examined and carefully studied the project site and that the Contractor has the experience, expertise, and resources to perform all of the Contract Work within the Contract Time.
2. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.
3. That Contractor is familiar with and can and shall ensure that Contractor and its subcontractors comply with all federal, state, and local laws and regulations that may affect cost, progress, performance and furnishing of the Contract Work.

VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. Responsibility for and Supervision of Contract Work: The Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means and coordination for all Contract Work. The Contractor shall supervise and direct the Contract Work to the best of its ability giving all attention necessary for such proper supervision and direction.
2. Discipline, Employment: The Contractor shall maintain at all times strict discipline among its employees and subcontractors, if any, and shall not employ or retain for work at the District any person unfit or without sufficient skills to perform the job for which such person is utilized.
3. Furnishing of Labor, Materials/Liens and Claims: The Contractor shall provide and pay for all labor, materials, and equipment, including tools, transportation and all other facilities and services necessary for the proper completion of the Contract Work. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Agreement.
4. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, or ordinances.
5. Responsibility for Negligence of Employees and Subcontractors: The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees, and other persons doing work under any request of the Contractor.
6. Safety Precautions and Programs: The Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. The Contractor

shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement as well as members of the public that may come into contact with the job site. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by the Contract Work.

7. Warranty of Fitness of Equipment and Materials: Contractor represents and warrants to the District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified and will be of good quality and free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
8. Clean-Up: Contractor agrees to keep the site and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the Contract Work, together with all its tools, equipment, machinery, and surplus materials. Contractor agrees that upon terminating its work at the site to conduct general clean-up operations.

VII. INDEMNIFICATION

The Contractor does hereby indemnify and hold harmless the District, its officers, and employees, from liabilities, damages, losses, and costs (including but not limited to reasonable attorney's fees), to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement or the Contract Work. The monetary limitation to the extent of this indemnification is One Million Dollars (\$1,000,000.00) per occurrence.

In any and all claims against the District or any of its agents or employees by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefit payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

Contractor shall and does hereby indemnify and hold harmless District and anyone directly or indirectly employed by it from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.

2. **Workers' Compensation:** The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.
3. **Commercial General Liability:** The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
4. **Automobile Liability:** The Contractor will provide Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.
5. Each insurance policy required by this Contract shall:
 - a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.
 - c. Be written to reflect that the aggregate limit will apply on a per claim basis.
6. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
7. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
8. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
9. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement and copies of all endorsements are to be furnished to the District prior to commencement of the Contract Work and a minimum of ten (10) calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue the Contract Work.

10. Notices of accidents (occurrences) and notices of claims associated with performance of the Contract Work shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
11. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
12. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured as their interest may appear under this Agreement.
13. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance, in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

IX. CORRECTING WORK; WARRANTY

1. When it appears to the District during the course of the Contract Work that any work does not conform to the provisions of this Agreement, the Contractor shall make the necessary corrections to conform and, in addition will correct any defects caused by faulty materials, equipment or workmanship in Contract Work supervised by it or by a subcontractor.
2. Contractor guarantees against faulty workmanship with respect to all Contract Work and on all materials for a period of at least three (3) years from the date of the District's acceptance of the Contract Work unless otherwise specified. Contractor further agrees to pass on all manufacturer's warranties for any materials used in the Contract Work to the District.

X. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on ten (10) days' written notice to the Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail. On such termination, the District may take possession of the work site and finish the Contract Work in whatever way it deems expedient. If the expense of finishing the Contract Work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to the District within ten (10) calendar days after written notice.
2. On a default by Contractor, the District may terminate the Agreement immediately or elect not to terminate the Agreement, and in such event, it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due the Contractor.

3. Each party further specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

XI. WORK CHANGES

Each party reserves the right to request Contract Work changes in the nature of additions, or modifications. However, as referenced above, all changes to the Contract Work, the Contract Sum, or Contract Time shall only be authorized once in writing executed by the parties. No work involved in the change or materials contemplated shall be started or secured until authorized in writing.

XII. ATTORNEY'S FEES

If any court proceeding or other action occurs between the parties as a result of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

XIII. MISCELLANEOUS

1. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.
2. No assignment by either party of this Agreement of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound. No employees, agents or representatives of the District are personally or individually bound by this Agreement.
3. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
4. The laws of the State of Florida shall govern all provisions of this Agreement including, but not limited to, the applicable Florida construction lien law. In the event the parties to this Agreement cannot resolve a difference regarding any matter arising herefrom, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Florida Statutes, as amended. If

no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.

5. Any claims District may have against Contractor relating to the Contract Work or this Agreement shall be raised in accordance with the applicable statute of limitations. Paragraph 13 of the Terms and Conditions set forth in Exhibit "A" is hereby struck in its entirety as inapplicable to this Agreement.
6. This Agreement and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Agreement shall not be modified or amended except in writing with the same degree of formality with which this Agreement is executed.
7. A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
8. Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the District and Contractor who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
9. The execution of this Agreement has been duly authorized by the appropriate body or official of each party, both the District and the Contractor have complied with all the requirements of law and both the District, and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
10. Notices: Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by e-mail and by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

To District: Covington Park Community Development District
Attn: Taylor Nielsen, District Manager
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578
e-mail: tnielsen@rizzetta.com

With a copy to: R. David Jackson, Esq.
6853 Energy Court
Lakewood Ranch, FL 34240
e-mail: djackson@flgovlaw.com

To Contractor: Commercial Pergola Systems, Inc.
Attn: Don Bovell
6303 Blue Lagoon Drive, Suite 400


11. E-Verify: Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Contractor knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.
12. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING

TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, TAYLOR NIELSEN, RIZZETTA & COMPANY, 2700 S. FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FL 33578, TEL. 813-787-8654, TNIELSEN@RIZZETTA.COM.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year indicated below.

**Covington Park
Community Development District**

By: 
Title: Chairman
Date: Jun 1, 2023

Commercial Pergola Systems, Inc.

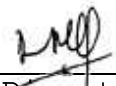
By: 
Title: Director
Date: June 1st, 2023

EXHIBIT “A”
CONTRACTOR’S PROPOSAL



QUOTATION

Quote Number: 2023-3707/rev
 Quote Date: Apr 13, 2023
 Quote Expires: May 13, 2023
 Page: 1
 Job ID/ PO: Covington Park Pergo

Quoted To:		Job Address:		
Covington Park CDD 3434 colwell ave ste 200 tampa, fl 33614		Covington Park CDD 6806 covington garden dr apollo beach, fl 33572		
Your Reference or PO #	Good Thru	Payment Terms	Sales Rep	
Covington Park Pergo	5/13/23	Prepaid	DRB	
Quantity	Item	Description	Unit Price	Amount
		QUOTATION SUBJECT TO FINAL ENGINEERING AND/OR PERMITTING REQUIREMENTS AS NECESSARY - Please allow 4-6 weeks from order placement for delivery		
3.00	> Pergola	SYP PT Pergola Kits, EACH configured as follows CUSTOM MANUFACTURED FREESTANDING PERGOLA - 20' x 10' with the following specifications: - SYP PT / 2x6 rafter x 10ft tip to tip spaced @ 16" oc - with doubled 2x10 x 20ft lintels tip to tip - rows of 2x4 support purlins spaced @ 16" oc	6,750.00	20,250.00
14.00				
4.00				
6.00				
	> Misc	Decorative end cuts if desired - please see chart attached - \$5/cut		
	>			
4.00	6x6x12PT	6x6x12 SYP Pressure Treated Columns, in prepared footers		
3.00	Hardware	Simpson Strongtie Galvanized Florida approved hurricane straps/ties		
	>			
3.00	Paint	Recommend to be painted on site by the owner/installer to allow the wood to dry out properly	750.00	2,250.00
3.00	Installation	By others / but we can quote	2,250.00	6,750.00
	>			
1.00	Engineering	Signed & Sealed Engineering Drawings	595.00	595.00

I HAVE READ AND AGREE WITH THE TERMS AS SET FORTH BELOW

Subtotal	Continued
Sales Tax	Continued
TOTAL	Continued

NAME SIGNATURE DATE

Terms & Conditions

Unless otherwise detailed above in the body of this quote, a 50% deposit is required prior to the commencement of all jobs, with an additional 40% to be made after the pergola prior to the installation of any accessories, painting etc. The final balance of 10% is due immediately upon completion of the job. In the case of 'Permitted' jobs a 30% deposit is required additional 30% due upon permit approval + reimbursement of permit fees paid. 30% is due on completion of the construction prior to final inspection and installation of any accessories. 10% is due upon passing Final Inspection and installation of all accessories and painting if applicable. Additional progress payments may be requested by Commercial Pergola Systems. Orders are subject to approval by CPS and requires full payment immediately once approved by both parties. Any claims for construction defects are subject to the notice and cure provisions of 58, Florida Statutes. Customer agrees to a waiver of FL Statute 489.126(2), as allowed by provision contained therein. Any special tools and or tool rentals if applicable is at Customer's responsibility for obtaining any necessary permits as may be required. Customer agrees not to hold CPS responsible for any delays such as from or by weather, obtaining of Engineering Permitting, necessary materials supplied from Vendors or any other delay. If the governing Municipality is unable to issue the Permit under any & all circumstances, including a variance, no approval based on any modifications which such Municipality could accept, CPS will refund the total amount minus the Engineering Fees and 20% of the contract amount confidentiality of this contract and not to divulge to any other third-party matters relating to this contract in any manner, at any time unless under Court order.

Customer agrees that CPS may bill for the difference in costs of material if such costs are increased by more than 10% from the date the Quote is signed to actual procurement/invoice. CPS reserves the right to secure necessary material immediately upon execution of this contract and store at his/her residence (or some other facility under customer's control). CPS may at any time, as already provided for herein. The parties herein acknowledge that any delivery dates stated on the contract are approximate only and the parties agree that delivery dates and/or services shall not be reason for cancellation of this contract. Deposits/payments are non-refundable after the third business day. Customer agrees that if any other based on the contents of this quote, these Terms & Conditions contained herein shall be implied and deemed as accepted, and shall form an integral part of such separate agreement. If any material conflict between said new contract and these Terms and Conditions, then it is agreed that these Terms and Conditions shall govern.

Customer acknowledges that wood is a natural product and agrees NOT to hold CPS for any blemish, warping, splitting or any other defect which may occur during and after installation. CPS reserves the right to cancel any job whether in full or any line item on the signed contract/quotation by giving the customer 24 hours' notice either verbally or in writing and return the materials to the supplier at the customer's expense. It is agreed that the Customer shall be responsible for the dumping of any fill/dirt excavations removed from digging required for the area to be worked is level & free from any & all fixtures or aboveground/underground utilities as well as for providing suitable access to the work site and also for the affected landscaping. CPS shall be responsible for leaving the area free of material brought to the job site, however Customer agrees that these may be left at the curbside for collection. This quote is based on the area involved to be level and free of any obstructions and it is customer's responsibility to remove any existing structures or other obstacle before installation. Agreement is made at a rate agreed upon by both parties. Customer agrees that any claim customer has arising out of this contract shall be resolved by confidential Arbitration. Payment of relevant fees and provided that the request is timely filed and not barred via the statute of limitations. Arbitrator shall be the American Arbitration Association or other upon Arbitration. CPS reserves the right to assign this contract upon the giving of notice in writing to the customer. Customer agrees to pay any and all costs associated with the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be required as well as costs incurred in the placement and release of the contract.

Payments when due from customer are independent of customer's own receipt of payment from others: this is not a 'Pay When Paid' contract. Customer agrees to pay any and all the collection of any amounts due to CPS in the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be deemed necessary, and costs incurred and release of any Liens necessary in such collection efforts. I/we hereby acknowledge that I/we have been made aware of the Consumer Information requirements for Florida: as provided in Appendix A, attached.

6303 Blue Lagoon Drive, Suite 400, Miami FL 33126 TEL: 305.400.0200 FAX: 305.400.0201
 STATE LICENSED & INSURED CBC1264317



QUOTATION

Quote Number: 2023-3707/rev
 Quote Date: Apr 13, 2023
 Quote Expires: May 13, 2023
 Page: 2
 Job ID/ PO: Covington Park Pergo

Quoted To:		Job Address:		
Covington Park CDD 3434 colwell ave ste 200 tampa, fl 33614		Covington Park CDD 6806 covington garden dr apollo beach, fl 33572		
Your Reference or PO #	Good Thru	Payment Terms	Sales Rep	
Covington Park Pergo	5/13/23	Prepaid	DRB	
Quantity	Item	Description	Unit Price	Amount
1.00	PermitProcessing	by others/installer	375.00	375.00
1.00	Delivery	Delivery Charges	750.00	750.00

I HAVE READ AND AGREE WITH THE TERMS AS SET FORTH BELOW

Subtotal	30,970.00
Sales Tax	
TOTAL	30,970.00

NAME SIGNATURE DATE

Terms & Conditions

Unless otherwise detailed above in the body of this quote, a 50% deposit is required prior to the commencement of all jobs, with an additional 40% to be made after the pergola prior to the installation of any accessories, painting etc. The final balance of 10% is due immediately upon completion of the job. In the case of 'Permitted' jobs a 30% deposit is r additional 30% due upon permit approval + reimbursement of permit fees paid. 30% is due on completion of the construction prior to final inspection and installation of any acc 10% is due upon passing Final Inspection and installation of all accessories and painting if applicable. Additional progress payments may be requested by Commercial Pergola Sys Orders are subject to approval by CPS and requires full payment immediately once approved by both parties. Any claims for construction defects are subject to the notice and cu 558, Florida statutes. Customer agrees to a waiver of FI Statute 489.126(2), as allowed by provision contained therein. Any special tools and or tool rentals if applicable is at Cust responsible for obtaining any necessary permits as may be required. Customer agrees not to hold CPS responsible for any delays such as from or by weather, obtaining of Engine Permitting, necessary materials supplied from Vendor or any other delay. If the governing Municipality is unable to issue the Permit under any & all circumstances, including a v possible approval based on any modifications which such Municipality could accept, CPS will refund the total amount minus the Engineering Fees and 20% of the contract amoun confidentiality of this contract and not to divulge to any other third-party matters relating to this contract in any manner, at any time unless under Court order.

Customer agrees that CPS may bill for the difference in costs of material if such costs are increased by more than 10% from the date the Quote is signed to actual procurement/i the right to secure necessary material immediately upon execution of this contract and store at his/her residence (or some other facility under customers control). CPS may at ca any line item, as already provided for herein. The parties herein acknowledge that any delivery dates stated on the contract are approximate only and the parties agrees that del products &/or services shall not be reason for cancellation of this contract. Deposits/payments are non-refundable after the third business day. Customer agrees that if any othe based on the contents of this quote, these Terms & Conditions contained herein shall be implied and deemed as accepted, and shall form an integral part of such separate agree arises any material conflict between said new contract and these Terms and Conditions, then it is agreed that these Terms and Conditions shall govern.

Customer acknowledges that wood is a natural product and agrees NOT to hold CPS for any blemish, warping, splitting or any other defect which may occur during and after inst reserves the right to cancel any job whether in full or any line item on the signed contract/quotation by giving the customer 24 hours' notice either verbally or in writing and ret less costs incurred for said job &/or line item(s). It is agreed that the Customer shall be responsibility for the dumping of any fill/dirt excavations removed from digging required ensuring that area to be worked is level & free from any & all fixtures or aboveground/underground utilities as well as for providing suitable access to the work site and also for. affected landscaping. CPS shall be responsible for leaving the area free of material brought to the job site, however Customer agrees that these may be left at the curbside for A collection. This quote is based on the area involved to be level and free of any obstructions and it is customer's responsibility to remove any existing structures or other obstacle agreement is made at a rate agreed upon by both parties. Customer agrees that any daim customer has arising out of this contract shall be resolved by confidential Arbitration v payment of relevant fees and provided that the request is timely filed and not barred via the statute of limitations. Arbitrator shall be the American Arbitration Association or od upon Arbitrator. CPS reserves the right to assign this contract upon the giving of notice in writing to the customer. Customer agrees to pay any and all costs associated with the c due to CPS in the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be required as well as costs incurred in the placement and release

Payments when due from customer are independent of customers own receipt of payment from others: this is not a 'Pay When Paid' contract. Customer agrees to pay any and the collection of any amounts due to CPS in the enforcement of any term in this Agreement, inclusive of legal fees & courts costs should this be deemed necessary, and costs inc and release of any Liens necessary in such collection efforts. I/we hereby acknowledge that I/we have been made aware of the Consumer informational requirements for Florida: as provided in Appendix A, attached.

6303 Blue Lagoon Drive, Suite 400, Miami FL 33126 TEL: 305.400.0200 FAX: 305.4000201
 STATE LICENSED & INSURED CBC1264317







DRAFT.CovingtonParkCDD.CPS.rev

Final Audit Report

2023-06-01

Created:	2023-06-01
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4Xn7yJv_J4xIzR6uw6Y48yQknse-YWW5

"DRAFT.CovingtonParkCDD.CPS.rev" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)
2023-06-01 - 3:19:00 PM GMT- IP address: 47.206.151.210
-  Document emailed to seat2@covingtonparkcdd.org for signature
2023-06-01 - 3:19:31 PM GMT
-  Email viewed by seat2@covingtonparkcdd.org
2023-06-01 - 3:19:56 PM GMT- IP address: 47.200.166.128
-  Signer seat2@covingtonparkcdd.org entered name at signing as Stephen J Brown
2023-06-01 - 3:45:09 PM GMT- IP address: 47.200.166.128
-  Document e-signed by Stephen J Brown (seat2@covingtonparkcdd.org)
Signature Date: 2023-06-01 - 3:45:11 PM GMT - Time Source: server- IP address: 47.200.166.128
-  Agreement completed.
2023-06-01 - 3:45:11 PM GMT

COMMERCIAL PERGOLA SYSTEMS, INC



CBC1264317

Voice: 305.400.0200
Fax: 305.400.0201

CHANGE ORDER

Number 2022-1071/Revised
Date: Jul 19, 2023
Approve By Jul 19, 2023
Page 1

To:

Covington Park Development District
c/o Rizzetta & Company
2700 S Falkenburg Rd, Ste 2745
Riverview, FL 33578

Ship To:

Rizzetta & Company
c/o Rizzetta & Company
2700 S Falkenburg Rd, Ste 2745
Riverview, FL 33578

Customer ID	PO Number	Sales Rep Name
CovingtonPark	Revised to 28x42	Don Bovell
Customer Contact	Shipping Method	Payment Terms
Taylor Neilsen	Truck	Prepaid

Quantity	Item	Description	Unit Price	Amount
		TO. Change in size of pergola from. Including manufacture, engineering, installation and painting		
>		3 @ 20x10 = 3 x 200 sq ft = 600 sq ft Total cost of installing = \$29,250 / 600 sq ft = \$48.75/ sq ft		
>		To. 3 @ 28x14 = 3 x 392 sq ft = 1,176 sq ft Difference between original sizes and new sizes = (1,176 - 600 = 576 sq ft)		
1.00		576 sq ft @ \$48.75 = \$28,080	28,080.00	28,080.00
1.00	Discount	Discount Applied	4,212.00	-4,212.00
Subtotal				23,868.00
Sales Tax				
Freight				0.00
TOTAL PROPOSAL AMOUNT				23,868.00

The Original Contract amount will be changed by the amount shown above. It is hereby agreed that the date for substantial Completion will also increase minimum of 30 days, calculated from date work actually begins, unless otherwise agreed to by Commercial Pergola Systems, Inc in writing. Payment immediately for all change orders.

It is mutually agreed that this Change Order serves as an Addendum to the original contract, thus all terms & conditions contained therein shall remain in effect. These change orders shall be deemed canceled if not approved by the "Approved By" shown above.

AGREED

Stephen J. Bovell
Client

8, 26, 2023
Date

Coast to Coast Solar, Inc

"Harnessing the Power"

19209 N US Highway 41

Lutz, Florida 33549

813.406.6501 Office 813.949.4374 Fax

coasttocoastsolar.com

Lic#CVC56780

December 13, 2023

Proposal

Customer Information: Covington Park

6806 Covington Garden Drive

Apollo Beach, Florida 33572

MONolan@rizzetta.com

813.533.2950 Ext:2928

Coast to Coast Solar, Inc will perform the following:

- ~Install (18) 4' x 12' Ultraswim solar pool panels by Aquatherm
on existing pergola (12 year manufacturer's warranty on panels)*
- ~Install all needed 2" schedule 40 PVC plumbing from pump to pergola*
- ~Plumbing to be trenched under pool pavers*
- ~Install all new Aquatherm mounting hardware*
- ~Install Aquatherm Vacuum Relief Valve*
- ~Install Dacron Hurricane Strap up to current wind load codes*
- ~Install Automation to system
(Includes Control box, actuator, sensor wire and 2 sensors)*
- ~Coast to Coast Solar will issue a 1 year labor warranty at time of installation*

Total Proposed Price: \$22,575.00

Please contact our office with any questions concerning this proposal

Coast to Coast Solar is a licensed, bonded and insured company

Member of
[BBB](#)

Member of
[Angie's List](#)