

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, June 26, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Scott Harrison	Board Supervisor, Vice Chairman <i>(via phone)</i>
Tarlese Allen	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary
David Koch	Board Supervisor, Assistant Secretary

Also present were:

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

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.

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments on dog waste in the community, a request for additional waste stations, a request for a walkway to the basketball courts, and maintenance on pond 8.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. Fowler presented the Landscape Inspection Report to the Board.

The Board requested to see if the County will reimburse LMP proposal 83413, as these trees were killed as a result of county road work.

1. Consideration of LMP Proposals

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved LMP Proposal #83777, in the amount of \$ 8,093.25, for the Covington Park Community Development District.

On a Motion by Ms. Allen, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved LMP Proposal #84241, in the amount of \$5,600, for the Covington Park Community Development District.

B. Presentation of Aquatics Report

Mr. Remson presented his report to the Board.

The Board instructed Remson Aquatics to verify pond aerators are properly functioning in ponds 3, 6, & 7.

Mr. Koch inquired about adding fish or other animals for algae control in ponds.

C. Community Coordinator Report

Ms. Sobrito presented her report to the Board.

Ms. Sobrito stated the internet was not working. Service was scheduled for repair.

The Board instructed Ms. Sobrito to order a new dog waste station.

The Board instructed Ms. Sobrito to schedule MHD Communications to repair the

men's bathroom door.

D. District Engineer

1. Update on Construction Project

Mr. Licari presented the Construction Project Update to the Board.

The Board asked Mr. Licari to work with E&L on getting change order work done for manhole cover.

The Board asked the project manager to see if E&L will adjust the security fencing, in order to open the basketball court area.

The Board asked the project manager to ensure E&L will complete drywall repair by Wednesday.

The Board instructed staff to open the fitness center as soon as possible, and then close temporarily when the drywall repairs need to be completed. Drywall repairs should be contracted to another company if E&L cannot complete them immediately.

The Board requested verification that the siding has been installed on the fitness center.

The Board requested E&L Construction Group to verify irrigation map is correct and in working order, as well as identify non-working areas.

The Board requested the Pergola construction to be put on hold, and instructed the District Manager to determine how long current quote will be honored.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Lowe's Solid Surface Kitchen Remodel quote, in the amount of \$8,593.73 for the Covington Park Community Development District.

E. District Counsel

Mr. Jackson presented his report to the Board.

On a Motion by Mr. Koch, seconded by Mr. Reidt, with all in favor, the Board of Supervisors instructed District Counsel to send a cure notice to E&L for potential liquidated damages, for the Covington Park Community Development District.

On a Motion by Mr. Reidt, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved to have District Counsel continue on with the renewal of the Access Management contract, for the Covington Park Community Development District.

F. District Manager

Mr. O’Nolan noted that the next meeting will be held on July 24, 2023 at 6:00 pm.

1. Review of District Manager Report

Mr. O’Nolan presented his report to the Board.

On a Motion by Mr. Reidt, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Fields sign proposal for Irwin park, for the Covington Park Community Development District.

2. Review of Financial Statement

Mr. O’Nolan presented the Financial Statement to the Board.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors’ Meeting held on May 22, 2023 & the Operation & Maintenance Expenditures for May 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 May 22, 2023 and the Operation & Maintenance Expenditures for May 2023, in the amount of \$70,401.31, for the Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Discussion on Reserve Study Proposals

The Board approved to have Florida Reserve Study complete the reserve study renewal to be scheduled after completion of the construction project.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved to have Florida Reserve Study complete the reserve study, for the Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Gutter Cleaning &
Pressure Washing Proposals**

The Board approved Home Protection Gutter proposal, including standard mesh cover and optional replacement of downspouts, with the contract to be drafted by counsel.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Home Protection Gutter proposal, in the amount of \$3,550, for the Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Solar Panel
Proposal**

The Board decided to table the Solar Panel proposal at this time.

EIGHTH ORDER OF BUSINESS

**Consideration of Tree Uplighting
Proposal**

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the proposal from Hindman Electric to repair the tree uplighting, in the amount of \$6,640, for the Covington Park Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Revising FY 22-23 Meeting Schedule**

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved Resolution 2023-04, Revising FY 22-23 Meeting Schedule, for the Covington Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Revising FY 22-23 Meeting Location**

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved Resolution 2023-05, Revising FY 22-23 Meeting Location, for the Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Access Card printer

Proposal

The Board decided to table this proposal at this time.

TWELFTH ORDER OF BUSINESS

Consideration of 35 Gallon Tank

The Board instructed Ms. Sobrito to purchase the 35 Gallon tank.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Additional
Playground Equipment**

The Board requested the project manager get more proposals on additional playground equipment that spans multiple age groups.

Supervisor Requests

Mr. Koch expressed concerns about Remson Aquatics not being proactive.

Mr. Harrison discussed the Access Management contract and is looking to request bids for a service contract.

Mr. Reidt and Mr. Brown both also expressed their concerns with Remson Aquatics and discussed the option of breaking up the responsibilities into different categories.

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. Brown, with all in favor, the Board of Supervisor adjourned the meeting at 8:59 p.m., for the Covington Park Community Development District.

Assistant Secretary



Chair / Vice Chair

7-24-2023

As Amended