

**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, October 23, 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	<b>Board Supervisor, Chairman</b>
Scott Harrison	<b>Board Supervisor, Vice Chairman</b>
Tarlese Allen	<b>Board Supervisor, Assistant Secretary</b>
Rick Reidt	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
David Jackson	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson</b>
John Fowler	<b>Landscape Specialist, Rizzetta &amp; Co., Inc.</b>
Bryan Schaub	<b>Landscape Specialist, Rizzetta &amp; Co., Inc.</b>
Matthew Reed	<b>Clubhouse Manager</b>
Keith Remson	<b>Representative, Remson Aquatics</b>
Paula Means	<b>Representative, LMP</b>

**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 led the Pledge of Allegiance for all who wished to participate.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board heard comments regarding fence line trimming and missing decoration items.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report and Responses**

Mr. Fowler presented his report to the Board.

**1. Consideration of Landscape Proposals**

The Board requested LMP follow up on 7 proposals that are pending completion and already approved.

The Board did not approve the Landscape Pros proposal.

The Board requested LMP mow closer to resident fences than they are currently.

**2. Consideration of Aquatic Inspection Services**

The Board did not approve the Aquatic Inspection Services but would like to reconsider it around March 2024.

**B. Presentation of Aquatics Report**

Mr. Remson presented his report to the Board.

**1. Consideration of Aquatics Proposals**

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, The Board approved Remson Aquatics proposal #2006, in the amount of \$2,780, for pond 11 aeration replacement for the Covington Park Community Development District.

On a Motion by Ms. Allen, seconded by Mr. Harrison, with all in favor, The Board approved Remson Aquatics proposal #2007, in the amount of \$3,295, for sediment removal within pond 23, for the Covington Park Community Development District.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, The Board approved Remson Aquatics proposal #2011, in the amount of \$935, for electric panel replacement, for the Covington Park Community Development District.

The Board requested District Manager obtain proposals from Sitex Aquatics to address the issues in the July Inspection report.

**C. Community Coordinator Report**

Mr. Reed presented his report to the Board.

**1. Consideration of Clubhouse Proposals**

The Board did not approve the MHD outdoor speaker proposal.

The Board requested a revised quote from MHD with the correct number of access points for the pool.

**D. District Engineer Report**

**1. Discussion on Construction Project**

Mr. Licari gave his report to the Board and stated he still needs the as-builts for the project from E&L.

**2. Consideration of Work Authorization**

On a Motion by Mr. Reidt, seconded by Mr. Harrison, with all in favor, the Board approved Dewberry Work Authorization Number 2024-1, for the Covington Park Community Development District.

**E. District Counsel**

Mr. Jackson presented his report to the Board.

**1. Public Hearing on Amenity Rules and Rates**

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors opened the Public Hearing on Amenity Rules and Rates, for the Covington Park Community Development District.

The Board requested a redlined outline of the Amenity Rules and Rates from Mr. Jackson to discuss further at the November meeting.

**F. District Manager**

Mr. O’Nolan noted the next meeting will be held on November 27, 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 and noted the District is \$46,270 under budget.

**2. Review of Financial Statement**

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors’ Meeting held on September 25, 2023, & the Operation & Maintenance Expenditures for September 2023**

On a Motion by Mr. Harrison, seconded by Ms. Allen, with Mr Reidt opposed, the Board of Supervisors approved the Minutes of the Board of Supervisors’ Meeting held on September 25, 2023, and approved the Operation & Maintenance Expenditures for September 2023, in the amount of \$140,965.90, noting that the Lowe’s kitchen remodel should be paid out of reserves, not Operating & Maintenance, for the Covington Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Revised Rules and Rates for All Amenity Facilities**

The Board requested further review of the Rules and Rates for all amenity facilities at the November meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Change Order Requests**

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved a not to exceed amount of \$120,000 for CO16 updated bid, for the Covington Park Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of All About Food Trucks**

The Board requested the HOA provide notice before resuming the food trucks, with the understanding that they may have to cease operations during certain construction events.

**NINETH ORDER OF BUSINESS**

**Consideration of Pergola Final Plans**

The Board had no objection to previously approved Pergola final plan location.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor Allen expressed concerns regarding the necessity of reciting the pledge of allegiance at BOS meetings.

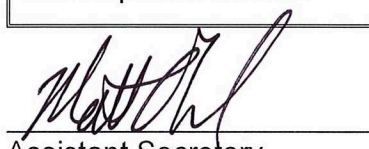
Supervisor Reidt recommended an acid wash of the existing Irwin Park pool during the winter down time.

**ELEVENTH 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 Mr. Harrison, seconded by Mr. Brown, with all in favor, the Board of Supervisor adjourned the meeting at 8:52 p.m., for the Covington Park Community Development District.

  
Assistant Secretary

  
Chair/Vice Chair