

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
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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.

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197 **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.

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200 **D. Consideration of MHD Gate Access Proposal**

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

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205 **E. Consideration of Redwire Camera Quote**

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

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210 **F. Presentation of Construction Administration Duties**

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212 **1. Designation of Replacement/Interim Project Manager (DAA)**

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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.

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216 **G. Presentation of 3rd Quarter Website Audit.**

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

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220 **H. Consideration of Resume for Vacant Board Seat**

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

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225 **I. Discussion on Advertising Vacant Board Seat**

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

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230 **ELEVENTH ORDER OF BUSINESS Supervisor Requests**

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

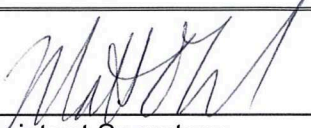
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TWELFTH ORDER OF BUSINESS

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