

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, December 18, 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:

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|---------------|--|
| 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 |
| Bert Smith | Representative, Sitex |

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| 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.

THIRD ORDER OF BUSINESS

Audience Comments

The Board heard comments on HOA storage, Dog Park needing barrier between resident's fences.

On a Motion by Mr. Brown, seconded by Ms. Allen, 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

Staff Reports

A. Landscape Inspection Report and Responses

Mr. Fowler presented his report to the Board.

Ms. Means spoke on behalf of LMP and how the landscaping issues are being addressed.

1. Consideration of Landscape Proposals

The Board requested LMP provide sod and mulch proposal for the Covington Stone/Garden median.

2. Consideration of Landscape Inspection Services Contract Addendum

The Board requested current Landscape Inspection agreement for comparison to addendum, and addendum added to January agenda.

B. Presentation of Aquatics Report

Mr. Remson presented his report to the Board.

Mr. Remson advised that Pond 34 was able to be sprayed and that he now has access.

1. Consideration of Aquatics Proposals

The Board requested more detail on scope and line by line breakdown of costs for Remson Aquatics proposal.

Supervisor Koch requested copy of Remson Aquatics contract.

The Board requested District Manager continue to pursue Stormwater Maintenance proposals for January meeting.

C. Community Coordinator Update

Mr. Reed presented his report to the Board. There was a discussion on internet outages and pool closures.

92 **D. District Engineer Report**

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94 Mr. Licari presented his report to the Board. There was a discussion regarding
95 manhole construction.

96
97 The Board requested irrigation proposals for Irwin Park be presented in January
98 meeting.

99
100 **1. Discussion on Construction Project**

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102 Mr. Reed and Mr. Licari discussed the current status of the construction project.

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104 **E. District Counsel**

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106 Board members agreed to provide desired Security Guard scope of work specifics to
107 the District Manager to compile and discuss at January meeting.

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109 The Board directed District Counsel/Manager move forward with executing Bales
110 security contract.

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112 The Board directed Amenity manager to go through patio furniture in container and to
113 use what is usable and to donate or discard what furniture is not usable.

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115 The Board requested District Counsel to provide update on upcoming mandated
116 training.

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118 **F. District Manager**

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120 Mr. O'Nolan noted the next meeting will be held on January 22, 2023 at the Covington Park
121 Clubhouse at 6:00 pm.

122
123 **1. Review of District Manager Report**

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125 Mr. O'Nolan presented his report to the Board. He stated that the District is
126 \$4,102 over budget. \$1,120 of that is from the security budget. Mr. O'Nolan
127 advised that the District has already spent over half of the budget for Aquatic
128 service outside of the contract. The fountain/aeration repair budget was set for
129 \$5,000 and the Board has currently spent \$3,880. The landscaping maintenance
130 budget was set at \$150,000 and the Board has currently spent \$43,653. The
131 Maintenance/Repairs and Surveillance budgets are both trending over as well.

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133 The Board requested District Manager provide a specific work authorization
134 tracker included in DM report.

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136 **FIFTH ORDER OF BUSINESS**

137 **Consideration of Minutes of Board of**
138 **Supervisors' Meeting held on**
139 **November 27, 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 November 27, 2023, for the Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation &
Maintenance Expenditures for October
& November 2023**

On a Motion by Mr. Reidt, seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for October (\$77,429.43) & November (\$135,905.96) 2023, for the Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Change Order
Request No. 20**

On a Motion by Mr. Reidt, with no one else in favor, Change Order Request No. 20 was not approved, for the Covington Park Community Development District.

The Board tabled COR 20 pending proof of when TECO changed requirements on meter use and date of installation of original incorrect meter.

EIGHTH ORDER OF BUSINESS

**Consideration of Change Order
Request No. 23**

On a Motion by Mr. Koch, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved Change Order Request No. 23, pending counsel draft letter reserving rights, for the Covington Park Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of MHD Access
Proposal**

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the MHD Access Proposal, in the amount of \$28,842.55, for the Covington Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Security Services
Quotes**

On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the MHD Access Proposal, in the amount of \$28,842.55, for the Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Redwire Proposals
with Coverage Map**

On a Motion by Mr. Koch, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Redwire proposal "CCTV Install", in the amount of \$6,654, and "NVR Gym Camera", in the amount of \$5,433.26, and "Camera Addition for New Construction", in the amount of \$29,135.25, for the Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Vacant Board Seat
Resume**

On a Motion by Mr. Reidt, seconded by Mr. Brown, with Mr. Koch opposed, the Board of Supervisors appointed Lisa McKinney to the vacant board seat 2, for the Covington Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Discussion on Pergola and Solar
Installation**

The Board tabled the Pergola and solar installation discussion until January meeting.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Allen requested Amenity Manager work on addressing dog park fence situation.

FIFTEENTH 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.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

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On a Motion by Ms. Allen, seconded by Mr. Koch, with all in favor, the Board of Supervisor adjourned the meeting at 8:38 p.m., for the Covington Park Community Development District.

Assistant Secretary

Chair / Vice Chair

1-24-2024