



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
October 26, 2020**

**District Office:
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625**

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
	Scott Harrison	Vice Chairman
	Tarlese Allen	Assistant Secretary
	Jennifer Van Haren	Assistant Secretary
	Dr. Ronald Blue	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Biff Craine	Brooks, Sheppard & Rocha
District Engineer	Richard Ellis	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.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.covingtonparkcdd.org

October 16, 2020

Board of Supervisors
Covington Park Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday October 26, 2020 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.** The following is the advanced agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Community Coordinator Report and Proposals Tab 1
 - i. Discussion Regarding Reopening Amenities
 - B. Field Manager Report and Landscaper's Responses..... Tab 2
 - i. Consideration of LMP's Proposals - none
 - C. Presentation of Aquatics Report..... Tab 3
 - i. Consideration of Proposal for Fountain Install Tab 4
 - ii. Consideration of Proposal for Work on Pond #4..... Tab 5
 - iii. Consideration of Proposal for Work on Pond #8..... Tab 6
 - iv. Consideration of Proposal for Work on Pond #1 Tab 7
 - v. Consideration of Proposal for Brazilian Pepper Removal Tab 8
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 - i. Presentation of Current Financial Statements..... Tab 9
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on September 28, 2020..... Tab 10
 - B. Consideration of Operation & Maintenance Expenditures for September 2020..... Tab 11
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposals for District Management (under separate cover)
 - B. Consideration of Adding Additional Items for District's Insurance Renewal (previously tabled)..... Tab 12
 - C. Ratification of Second Addendum for District Services..... Tab 13
 - D. Consideration of Arbitrage Engagement Letter..... Tab 14
- 6. SUPERVISOR REQUESTS**
- 7. 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,
Taylor Nielsen
District Manager

Tab 1

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, September 28, 2020 at 6:06 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-179 as extended by Executive Order 20-193.

Present via teleconference and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Scott Harrison	Board Supervisor, Vice Chairman
Tarlese Allen	Board Supervisor, Assistant Secretary
Dr. Ronald Blue	Board Supervisor, Assistant Secretary

Also present via teleconference were:

Justin Croom	District Manager, Rizzetta & Co., Inc.
Taylor Nielson	District Manager, Rizzetta & Co., Inc.
Greg Cox	Regional District Manager, Rizzetta & Co., Inc.
Biff Craine	District Counsel, Brooks, Sheppard & Rocha
Steve O'Dell	Field Services Manager, Rizzetta & Co., Inc.
Cathy Sobrito	Community Coordinator
Paula Means	Representative, LMP
Keith Remson	Representative, Remson Aquatics
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted roll call confirming a quorum for the meeting. Mr. Nielsen led those present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Audience Comments were entertained regarding the ponds, pond #8 specifically and some possible encroachments on District property.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Manager Report

Mr. Nielsen presented and reviewed the Field Inspection Report dated

49 September 22, 2020. He introduced himself to the Board and outlined initial
50 observations.

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52 Mr. Nielsen presented the proposals from LMP. The Board approved the
53 following proposals:
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On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved LMP's proposal #67884 after amending that there are 2 trees to be included in this scope for the Covington Park Community Development District.

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58 On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of
59 Supervisors approved LMP's proposal #67885 after amending that there are 3 trees to
60 be included in this scope for the Covington Park Community Development District.

On a Motion by Dr. Blue, seconded by Ms. Van Haren, with all in favor, the Board of Supervisors approved LMP's proposal #67883 the Covington Park Community Development District.

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62 On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of
63 Supervisors approved proposal #67624 to landscape bare area north and east of
64 Exeter Drive (\$742.75) for the Covington Park Community Development District.

On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved proposal #67626 to flush cut dead and decomposing pine tree at Exeter cul-de-sac (\$250.00) for the Covington Park Community Development District.

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65 Mr. Cox gave the Board an overview of the billing from Remson Aquatics.
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On a Motion by Mr. Harrison, seconded by Dr. Blue, with all in favor, the Board of Supervisors authorized District Counsel to conduct an RFP for District Management Services for Covington Park Community Development District.

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70 **B. Aquatics Report**

71 Mr. Remson presented the Aquatics Report dated September 11, 2020.
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On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved resigning their contract with Remson Aquatics for Aquatic Maintenance for the Covington Park Community Development District.

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On a Motion by Dr. Blue, seconded by Ms. Van Haren, with all in favor, the Board of Supervisors approved Remson Aquatics' proposal #1375 for the removal of Brazilian Pepper from the conservation area behind pond #22 (\$4,300.00) for Covington Park Community Development District.

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On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved tabling Remson Aquatics' proposal #1379 for dredging pond #4 (\$5,180.00) until the next meeting for the Covington Park Community Development District.

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The Board requested that Mr. Remson make a list of the weirs and evaluate which ones need servicing. They also requested a proposal for work on pond #8.

On a Motion by Mr. Brown, seconded by Mr. Harrison, with all in favor, the Board of Supervisors approved Remson Aquatics' proposal to install a fountain and lights for Pond #3 (\$7,670.25) for the Covington Park Community Development District.

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On a Motion by Mr. Harrison, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved paying Remson Aquatics \$1,875.00 for monthly maintenance on all outstanding invoices for the Covington Park Community Development District.

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C. District Counsel

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Mr. Craine gave the Board an update on the Executive Order set to expire on October 1, 2020.

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D. District Engineer

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Mr. Ellis gave the Board an update on the SWFWMD responses were submitted on October 22nd, and the County responses are waiting on a letter from the utility company to be submitted.

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E. Community Coordinator Report

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Ms. Sobrito presented her report.

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101 A discussion ensued regarding employee raises.

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103 A discussion ensued regarding reopening the amenities.

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On a Motion by Dr. Blue, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the proposed raises for the Access Management employees for the Covington Park Community Development District.

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F. District Manager

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108 Mr. Nielsen noted that the next Board of Supervisors' regular meeting will be
109 held on October 26, 2020 at 6:00 p.m. The Board requested that District
110 Management set up a workshop for the amenity project budget.

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FOURTH ORDER OF BUSINESS

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**Consideration of Revised
Minutes of Board of
Supervisors' Meeting held on
August 34, 2020**

Mr. Nielsen presented the August 24, 2020 meeting minutes to the Board. There was one change made to these meeting minutes.

On a Motion by Dr. Blue, seconded by Mr. Harrison, with all in favor, the Board of Supervisors approved the revised minutes from the Board of Supervisors' meeting held August 24, 2020 as amended for the Covington Park Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
July and August 2020**

Mr. Nielsen presented the July and August 2020 Operation and Maintenance Expenditures.

On a Motion by Dr. Blue, seconded by Mr. Harrison, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for July (\$75,608.06) and August 2020 (\$64,216.00) for the Covington Park Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Security Cameras**

Mr. Nielsen presented the proposals from Redwire, Envera, Securiteam and MHD for Security Cameras. A discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Harrison, with all in favor, the Board of Supervisors approved Redwire's proposal for security camera installation as presented for the Covington Park Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
Renewal of Security Contract**

Mr. Nielsen presented the proposal from Bales Security Agency for Security Services.

On a Motion by Mr. Harrison, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved the renewal of Bales Security Agency for the Covington Park Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for
Pressure Washing**

Mr. Nielsen presented the proposal from Pro Performance for pressure washing.

On a Motion by Mr. Brown, seconded by Dr. Blue, with all in favor, the Board of Supervisors approved tabling Pro Performance's proposal for Pressure Washing until their next meeting for the Covington Park Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Proposal from Seffner
Rock and Gravel**

Mr. Nielsen presented the proposal from Seffner Rock and Gravel.

On a Motion by Mr. Brown, seconded by Mr. Harrison, followed by a vote of all in favor, the Board of Supervisors approved the proposal from Seffner Rock and Gravel for Covington Park Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-09,
Appointing an Assistant Secretary**

Mr. Nielsen presented Resolution 2020-09, Appointing an Assistant Secretary.

Mr. Nielsen explained that the resolution would appoint Taylor Nielsen as an Assistant Secretary for signature purposes.

On a Motion by Mr. Brown, seconded by Ms. Allen, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2020-09, Appointing an Assistant Secretary (Taylor Nielsen) for Covington Park Community Development District.

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165 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposals for ADA**
166 **Chairlift System**
167

168 Mr. Nielsen presented the proposals from Suncoast Pool Service and Pulexa. A
169 discussion ensued.
170

On a Motion by Mr. Brown, seconded by Ms. Allen, followed by a vote of all in favor, the Board of Supervisors approved Suncoast Pool Services' proposal #379 for the ADA Chairlift System (\$13,200.00) for Covington Park Community Development District.

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172 **TWELFTH ORDER OF BUSINESS** **Consideration of District's Insurance**
173 **Renewal**
174

175 Mr. Nielsen presented and reviewed the proposal from Egis Insurance for the
176 District's insurance renewal.
177

On a Motion by Dr. Blue, seconded by Mr. Harrison, followed by a vote of all in favor, the Board of Supervisors ratified the approval of Egis Insurance's Proposal for the District's Insurance Renewal (\$16,867.00) and to table the additional proposed items until their next meeting for Covington Park Community Development District.

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179 **THIRTEENTH ORDER OF BUSINESS** **Proposals for Well Repairs**
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181 Mr. Nielsen presented three proposals from Accurate Drilling Solutions for the well
182 repairs.
183

On a Motion by Mr. Harrison, seconded by Mr. Brown, followed by a vote of all in favor, the Board of Supervisors approved Accurate Drilling Solutions proposals for well repairs for a total of \$5,450.88 for Covington Park Community Development District.

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185 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Contract**
186 **Renewal with Zebra Cleaning**
187 **Team**
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189 Mr. Nielsen presented the contract renewal from Zebra Cleaning Team for the
190 cleaning of the pool.
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On a Motion by Dr. Blue, seconded by Ms. Allen, followed by a vote of all in favor, the Board of Supervisors approved Zebra Pool Cleaning Team's contract renewal for pool cleaning (\$9,906.00/annually) for Covington Park Community Development District.

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193 **FIFTEENTH ORDER OF BUSINESS** **Fast Signs' Proposal**
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195 Mr. Nielsen presented the proposal from Fast Signs
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On a Motion by Dr. Blue, seconded by Mr. Harrison, followed by a vote of all in favor, the Board of Supervisors approved Fast Sings' proposal (\$980.00) for Covington Park Community Development District.

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SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor requests. The Board requested that Mr. Nielsen provide an updated list of contracts to the Board.

The Board also requested that Mr. Remson provide a proposal for a fountain install including electric if needed for pond #22.

It was stated that there are invasive plants on pond #5.

District Chairman will develop plans for the re-opening of the amenities.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Brown, seconded by Mr. Harrison, with all in favor, the Board of Supervisors adjourned the meeting at 9:27 p.m. for the Covington Park Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 2

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$88,535.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 through August 31, 2020

<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.	002491	37495	Security Patrol 08/02/20-08/15/20	\$ 660.00
A Bales Security Agency, Inc.	002491	37515	Security Patrol 08/16/20-08/29/20	\$ 660.00
A Bales Security Agency, Inc.	002501	37536	Security Patrol 08/30/20-09/12/20	\$ 660.00
ABM Building Services, LLC	002485	15395182	Maintenance Agreement 08/20	\$ 367.00
Access Residential Management LLC	002492	CPCDD-2020-09F	Management Fee 09/20	\$ 1,400.00
Access Residential Management LLC	002492	CPCDD-2020-09P	Payroll 09/20	\$ 11,935.53
Accurate Drilling Solutions, LLC	002502	11932	Bi-Annual Well Maintenance 09/20	\$ 770.00
Apollo Beach Plumbing Inc.	002493	8888	Service Call - 08/20	\$ 579.90
BOCC	002479	3434800000 08/20	7036 Monarch Park Drive 08/20	\$ 42.81
BOCC	002479	8825800000 08/20	7734 Covington Stone Avenue 08/20	\$ 13.59
BOCC	002494	Water Summary 08/20	BOCC Water Bill Summary - 08/20	\$ 659.39
Dewberry Engineers Inc	002503	1874547	Engineer Services 08/20	\$ 4,145.00
Dog Waste Depot	002509	366016	Dog Waste Roll Bags	\$ 630.47

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors LLC	002507	12144	General/POL Liability Insurance FY 20/21	\$ 16,867.00
EZ Mulch, Inc.	002510	6251	Playground Chips Installed	\$ 2,016.00
Frontier Florida LLC	002504	112515-5 09/20	Fios Internet 09/20	\$ 158.42
Frontier Florida LLC	002482	121515-5 - 09/20	Fios Internet 09/20	\$ 177.15
Home Depot Credit Services	002495	7261529 08/20	Clubhouse Office/Janitor Supplies 08/20	\$ 199.79
Jennifer Van Haren	002490	JV082420	Board of Supervisors 08/24/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	002511	154272	Irrigation Repairs 07/20	\$ 55.00
Landscape Maintenance Professionals, Inc.	002484	154505	Irrigation Repairs 08/20	\$ 1,192.00
Landscape Maintenance Professionals, Inc.	002511	154566	Landscape Maintenance 09/20	\$ 12,389.50
Landscape Maintenance Professionals, Inc.	002511	154942	Fertilizer 08/20	\$ 220.00
Landscape Maintenance Professionals, Inc.	002511	154943	Pest Control 08/20	\$ 400.00
Landscape Maintenance Professionals, Inc.	002511	155126	Jasmine Replacement 09/20	\$ 151.65
Landscape Maintenance Professionals, Inc.	002511	155127	Tree Removal/Replace 09/20	\$ 715.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lenox Millennial Cleaning, LLC	002512	10090	Clubhouse Cleaning 09/20	\$ 425.00
Michael T. Ambriati	002508	2042	Monument Repair 09/20	\$ 1,100.00
Mobile Helpdesk, Inc. dba MHD Communications	002486	21317	Cameras Down Monarch 08/20	\$ 101.25
Mobile Helpdesk, Inc. dba MHD Communications	002486	21318	Pool Gate Reader Repair 08/20	\$ 33.75
Mobile Helpdesk, Inc. dba MHD Communications	002496	21352	Cameras Down 08/20	\$ 202.50
Mobile Helpdesk, Inc. dba MHD Communications	002496	21409	Quarterly Agreement 10/20 - 12/20	\$ 75.00
Mobile Helpdesk, Inc. dba MHD Communications	002513	21509	Pool Gate Reset 09/20	\$ 101.25
Remson Aquatics, LLC	002514	112896	Erosion Repairs 08/20	\$ 1,150.00
Remson Aquatics, LLC	002514	112951	Conservation Maintenance 09/20	\$ 3,700.00
Remson Aquatics, LLC	002514	112952	Embankment Tree Removal 09/20	\$ 2,850.00
Republic Services # 696	002488	00696-000696297	6806 Covington Garden Dr 09/20	\$ 347.23
Rizzetta & Company, Inc.	002487	INV0000052570	District Management Fees 09/20	\$ 6,812.50
Rizzetta Technology Services, L	002489	INV0000006212	Email/Website Hosting Services 09/20	\$ 190.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ronald W Blue	002480	RB082420	Board of Supervisors 08/24/20	\$ 200.00
Scott Harrison	002483	SH082420	Board of Supervisors 08/24/20	\$ 200.00
Sprint	002505	536265800-127	Board Member and Staff Cell Phones 08/20	\$ 53.19
Stephen J Brown	002481	SB082420	Board of Supervisors 08/24/20	\$ 200.00
Tarlese Allen	002478	TA082420	Board of Supervisors 08/24/20	\$ 200.00
TECO	002497	211015064275 - 08/20	7411 Surrey Pines Dr 08/20	\$ 174.38
TECO	002497	211015064382 - 08/20	7574 Oxford Garden 08/20	\$ 47.99
TECO	002506	311000010158 08/20	Summary Bill 08/20	\$ 4,053.14
Terminix	002498	400004920	Pest Control Services 08/20	\$ 184.00
U.S. Bank	002499	5849778	Trustee Fee S2015 08/01/20 - 07/31/21	\$ 4,040.63
U.S. Bank	002499	5850468	Trustee Fee S2015 08/01/20 - 07/31/21	\$ 3,771.25
Zebra Cleaning Team, Inc.	002500	4109	Pool Cleaning 08/20	\$ 275.00
Zebra Cleaning Team, Inc.	002515	4126	Pool Cleaning 09/20	\$ 734.00

Covington Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Zebra Cleaning Team, Inc.	002515	4140	Pool Repairs 09/20	\$ <u>48.50</u>
Report Total				\$ <u>88,535.76</u>

Tab 3

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2020 (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 District Services dated October 1st, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - 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 B** - Schedule of Fees attached.

The amended **Exhibit B** - 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.



Rizzetta & Company

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

BY: *Stephen J. Brown*

PRINTED NAME: Stephen J. Brown

TITLE: Chairman/Vice Chairman

DATE: 10/8/2020

ATTEST: *Taylor Nielsen*

Vice Chairman/Assistant Secretary
Board of Supervisors

Taylor Nielsen
Print Name

Exhibit B – Schedule of Fees



Rizzetta & Company

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	\$3,399.00	\$40,788
Administrative:	\$540.75	\$6,489
Accounting:	\$1,957.00	\$23,484
Financial & Revenue Collections:	\$437.50	\$5,250
Assessment Roll (1):		\$5,250
Total Standard On-Going Services:	\$6,334.25	\$81,261

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.



ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 180.25
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 54.00
District Manager	\$ 42.00
Accounting & Finance Staff	\$ 29.00
Administrative Support Staff	\$ 25.00

LITIGATION SUPPORT SERVICES: Hourly Upon Request

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request



Rizzetta & Company

Tab 4



LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

February 25, 2019

Ms. Shandra Torres
Covington Park Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

\$2,500,000
Covington Park Community Development District (Hillsborough County, Florida)
Capital Improvement Revenue Bonds, Series 2018 (Bank Qualified)

Dear Ms. Torres:

I have reviewed the bond documents for the above bond issue, and it is exempt from arbitrage based on a "small issuer exception" created in IRS Code Section 148(f)(4)(D). The requirements for the "small issuer exception" from arbitrage are the following:

1. The issuer must be a governmental entity with taxing powers, not private activity bonds.
2. At least 95% of the proceeds used for governmental activities.
3. On the date of issuance, the issuer must reasonably expect that it will not issue more than \$5 million in aggregate amount of all governmental bonds including related entities of the issuer during the current calendar year.
4. The small issuer exception is an exception from rebate and not from the arbitrage rules altogether thus other required arbitrage rules must also be met to qualify. Other qualifications are met as the bond documents establish that the reserve fund set up is reasonably required and a temporary period for construction fund investments is established.

After review, it appears this bond issue meets all the above requirements and therefore no arbitrage calculation is required.

If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

October 5, 2020

Covington Park Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Covington Park Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,240,000 Covington Park Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending August 4, 2020, August 4, 2021, and August 4, 2022 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Covington Park Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____