



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
July 15, 2026**

**District Office:
2700 S. Falkenburg Rd.
Suite 2745
Riverview, FL 33578**

www.covingtonparkcdd.org

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

Covington Park Clubhouse, 6806 Covington Garden Drive, Apollo Beach, FL 33572

Board of Supervisors	Stephen Brown Lisa McKinney Tarlese Allen Ann Reichle Joe LaBranche	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Elana Gerstenfeld Scott Ethier Rey Malave	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) 533-2950. 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.

Board of Supervisors
Covington Park Community
Development District

7/8/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Wednesday, July 15, 2026, at 6:00 p.m.**, at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Community Asset Management Report..... Tab 1
 - B. Landscape Responses and Proposals Tab 2
 - C. Presentation of Aquatics Report..... Tab 3
 - D. Amenity Manager Report..... Tab 4
 1. Discussion of CDD/HOA Collaboration
 - E. District Counsel
 - F. District Engineer
 - G. District Managers Report..... Tab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of Stormwater Inspection Report..... Tab 6
 - B. Ratification of Zebra Cleaning Proposal Tab 7
 - C. Consideration of Pool Maintenance Contract Renewal Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Report for May 2026..... Tab 9
 - B. Consideration of Minutes of Board of Supervisor's Minutes held on June 17, 2026, Tab 10
- 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) 533-2950.

Respectfully,
Matt O'Nolan
District Manager

Tab 1

COVINGTON PARK

COMMUNITY ASSET MANAGEMENT REPORT



June 23, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary & Scoring

General Updates, Recent & Upcoming Maintenance Events

- During the month of **June**: Bahia Fertilizer shall be fertilized based on the numbers of the contract (unless adjustment is needed due to unforeseen factors) at a rate of 0-0-20 - .5 lb./1,000 SF, total pounds to be applied 1,400 lbs.
- During the month **July**: St. Augustine shall receive fertilizer based on the numbers of the contract (unless adjustment is needed due to unforeseen factors) at a rate of 0-0-20 - .5 lb./1,000 SF, total pounds to be applied 2,200 lbs.
- During the month of **July**: Celebration Bermuda shall be fertilized based on the numbers of the contract (unless adjustment is needed due to unforeseen factors) at a rate of 0-0-20 - .5 lbs./ 1,000 SF, total pounds to be applied 500 lbs.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates a deficiency of over a month. **Bold Red text** indicates a deficiency of over two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation issue. Staff tasks will be shown in **Orange**.

Performance Monthly Scores:

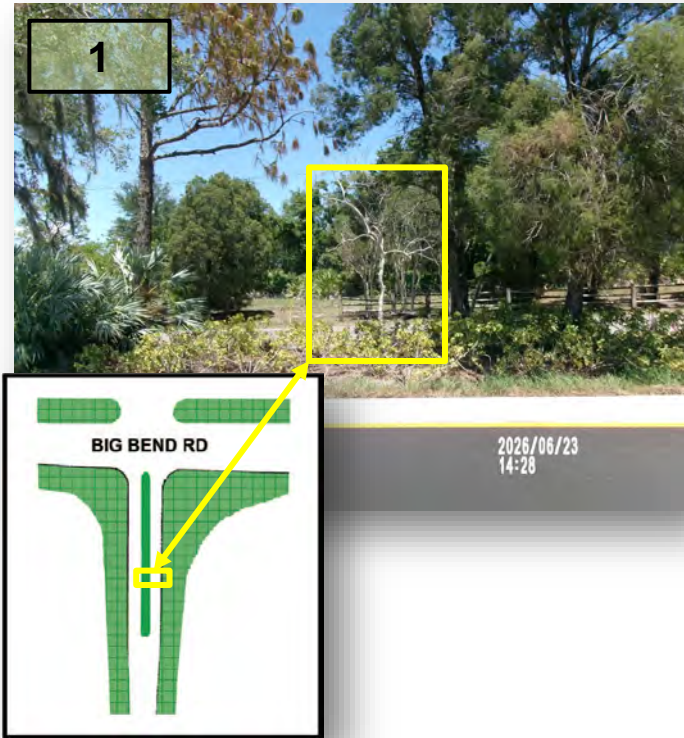
Instructions on how the scoring works:

- 0 – 10-point scale in each of the 5 categories: Turf Conditions, Tree/Palm Conditions, Plant Conditions, Bed Conditions, and Installations/Projects.
- Starting with a ten-point score:
 - Minus 0.25 points for each **RED** item – over a month deficient for each item in each category.
 - Minus another 0.50 points for each **RED** item that goes bold – over two months deficient for each item in each category.
 - Add 1.0 point for each month for anything over 3 months.
- Coloring **RED** for 0-3.5, **ORANGE** for 3.51 to 6.5, **GREEN** for 6.51 to 10.

Turf Conditions	10.00
Tree/Palm Conditions	9.75
Plant Conditions	10.00
Bed Conditions	9.75
Installations/Projects	10.00

Covington Garden Dr

1. **Covington Garden Drive:** As you enter the main road median, remove the dead tree located approximately 300 feet from the Big Bend entrance. (Pic 1)



2. **Covington Garden Drive:** Three pine trees are either declining or dead; recommend removal. Refer to proposal section for full layout. Exit wounds are present, most likely indicative of pine bark beetle activity.

3. **Covington Garden Drive:** The previously flush-cut pine stump remains approximately 14 inches above grade. If tree removal is approved, flush cut the remaining stump to grade. (Pic 3>)

4. **Covington Garden Drive:** South of the monument, the copperleaf is still producing foliage and exhibits strong basal growth; however, at least six plants are underperforming. Once irrigation is operational, recommend replacement of these specimens. **Note: This may be chargeable to the developer due to the irrigation system not functioning, from their negligence.**

5. **Covington Garden Drive:** In a similar area as #4, another grouping of copperleaf and the jasmine are performing poorly beneath the monument sign. Recommend leaving in place and reassessing once irrigation is restored; continue to monitor at this time. Additionally, there is a large tree branch left in the bed atop the jasmine; remove during the next visit. (Pic 5a, 5b>)



6. **Covington Park Monument Area:** All Bahia sod installed by the developer requires replacement. It is not properly installed and was not trenched into the soil. This should be included as part of the estimate when presenting to the developer, with irrigation repairs accounted for separately. These line items should be classified as additional labor required to correct installation deficiencies. (Pic 6a>, 6b>)



Covington Garden Dr, Surrey Park



7. **Covington Garden Monument:** At the bullnose, remove low-growing weeds and treat any vegetation under 3 inches in height.

8. **Covington Garden Monument:** South of.....

(#8 Cont.)....monument continue removal of Brazilian pepper saplings emerging within the variegated jasmine, as multiple seedlings are present throughout the bed.

9. **Covington Garden Drive:** For this median area, defer all hard pruning until irrigation repairs are completed. Pruning under high temperatures without adequate irrigation may result in plant loss.

10. **Covington Garden Drive:** In the median, the last pine tree has a dead limb; remove during the next visit. The limb is approximately 12 feet high, and ladder access will be required.

11. **Covington Park Informational Sign:** At the bullnose, turf is present on the left side but absent on the right. Confirm whether this was installed per developer; otherwise, recommend removal to achieve a consistent appearance. (Pic 11)



12. **Palm Trimming:** Palm trimming has been completed for most palms; the quality of workmanship is excellent and appreciated.

13. **Surrey Park entrance:** At the entrance, there are two identical signs. Determine which sign should remain and which should be removed to avoid redundancy. (Pic 13>)

14. Surrey Park Entrance: On the northwest side, fan palms still require removal of lower dead fronds. (Pic 14)



(#17 Cont.)....tree canopy to improve overall aesthetics and tree health.

18. Surrey Hill Cul-de-Sac (Pocket Park): Lightly trim lower branches of sabal palms to improve clearance and maintain a clean appearance. (Pic 18)



15. Surrey Park Entrance: Lightly limb up bougainvillea around the median on both sides of the security building; maintain a natural, balanced form. Remove Virginia creeper from the birds of paradise and deadhead spent flowers. Additionally, lightly prune the Carissa holly. (Pic 15>)

16. Surrey Hill Cul-de-Sac (Pocket Park): This area between the two cul-de-sacs requires detailed maintenance; remove any broken branches and debris that have fallen.

17. Surrey Hill Cul-de-Sac (Pocket Park): Begin removal of Spanish moss from the....



19. Covington Garden and Surrey Hill: Between the two streets, there is a large broken tree branch hanging down; remove and thoroughly clean the area (See proposal page). Additionally, exercise caution due to a rusted grate that has fallen into the sewer system. This was reported during the inspection to secure the area with cones and caution tape for safety. (Pic 19>)

20. Surrey Pines and Surrey Oak: Treat the flush-cut Brazilian pepper stump....(Nxt pg)

Surrey Wood Ln, Covington Garden, Clubhouse, Carrington Sky

(#20 Cont.).... Remove encroaching Bermuda turf, define clean bed lines, and eliminate all unwanted weed growth throughout the area. Additionally, drench the fakahatchee grasses, as they appear to be exhibiting spider mite damage. (Pic 20)



21. Surrey Wood Lane: A Site One flag is present in the median; it does not appear this area has irrigation. Please clarify the purpose of flagging in this location. (See map below)



22. Covington Garden: On the west side, tree branches are below 10 feet, with the lowest approximately 6 feet from grade; raise canopy accordingly without harming the large branch over the walkway (near the back of the photo). In the same area, a dead tree is being held up by an adjacent branch; remove during the next visit. (Pic 22)



23. Clubhouse: Near the jungle gym, trim browning foliage from liriopoe to improve appearance.

24. Covington Gardens and Regent Village: Two dead magnolias remain within the saw palmetto; remove both. Additionally, there is a significant air potato vine infestation within the saw palmetto; remove all invasive growth and thoroughly detail the bed.

25. Covington Garden (north of clubhouse, west side): Limb up dead palm fronds from the oak tree. (Pic 25>)

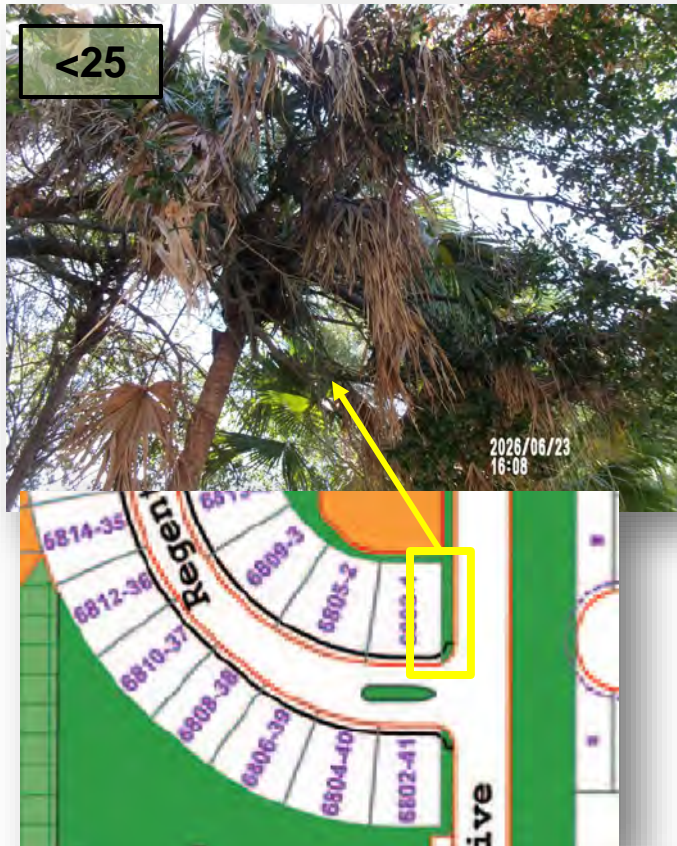
26. Cambridge Monument: Remove palm saplings and encroaching turf from mulch beds. Also remove all weeds present throughout the variegated jasmine.

27. Carrington Sky Drive – Pond 41: East of the pond, the conservation area is encroaching toward the sidewalk; push back vegetation to maintain proper clearance. (Pic 27>)

Pond 41, Covington Stone, Guilford Crest, Cromwell Garden

28. Pond 41: Grass clippings left along the brush, potentially left by resident. Please have the team collect or rework clippings. Additionally, limb up select branches along the pond edge to improve accessibility and appearance. (Pic 28a>, 28b>)

29. Covington Stone Avenue and Guilford Crest: On the east side, clean out arboricola beds; tall grasses and other material are....



(#29 Cont.).... emerging through the canopy. On the opposite side, remove encroaching Bermuda turf from flax lilies.

30. Guilford Crest: In the median, remove fallen palm boots from planting beds.

31. Cromwell Garden Drive: On the west side, limb up low-hanging oak branches encroaching on the sidewalk. (Pic 31>)

32. Cromwell Park Lane: Fakahatchee grasses still require treatment for spider mites and should be properly mounded. (Pic 32>)

33. Covington Stone Avenue – Pond 31: Across from the Cromwell entrance, reduce pond-edge vegetation to no more than 8 inches in height for a clean, maintained....(Nxt pg)

Covington Stone, Water Set, Stone Garden Park

(#33 Cont.)...appearance while preserving erosion control. Additionally, when the pond is dry, remove accumulated debris and litter; over 20 plastic bottles were observed within a single palm area. (Pic 33>)

34. Covington Stone and Water Set: In the median, line trimming of weeds in cracks and edging along the curbs were not completed. Additionally, turf is extremely dry and patchy; determine whether this is irrigation or disease related and treat accordingly. (Pic 34>)



35. Stone Garden Park: Across from Nottingham Sky near the bike racks, remove the broken branch from the sweetgum tree. Additionally, remove branches encroaching on the pergola structure; both oak and sweetgum are contacting the structure. (Pic 35)



Stone Garden Park, Brighton Park

36. Stone Garden Park (east side): The turf adjacent to the retaining wall appears to have been scalped, resulting in bare spots within the Bahia/Bermuda mix; repair and restore this area. (Pic 36)



37. Brighton Park Drive – Pond 5: Between the residence and pond, this area was missed during routine maintenance; restore to contract standard. Maintain turf at no more than 6 inches in height. Additionally, line trim the pond edge to a uniform 8–10 inches for a consistent, maintained appearance. (Pic 37)



Proposal(s)

1. Covington Garden Dr and Big Bend (Median): This proposal would recommend the removal of the three (3) pine trees that have been identified as being infected with pine borer. Due to the severity of the infestation and the associated decline in tree health and structural integrity, removal is necessary to reduce the risk of further spread and to maintain overall landscape safety. The work should include carefully cutting down the trees and performing flush cuts approximately 3–4 inches above soil grade to leave a low, clean stump. All debris will be removed from the site unless otherwise directed. No replacements currently. (Pic 1a, 1b, 1c>)

<1c



1a



1b



Proposal(s)

2. Covington Garden and Surrey Hill: Along the west side of the street, please provide a proposal to perform selective pruning on the specified tree branch. Work shall include: Properly limb the branch back to the branch collar, in accordance with ANSI A300 pruning standards. Remove and dispose of any large vines currently attached to or supporting the branch. Lightly prune any broken, damaged, or hanging limbs to promote structural integrity. Remove all resulting debris from the site and dispose of it off-site in an appropriate manner. All work shall be performed using industry best practices to minimize stress to the tree and ensure long-term health and safety. (Pic 2a, 2b)



Tab 2



COVINGTON FIELD INSPECTION REPORT

RESPONSE

Date Inspection Report Performed 6/23/26 (Juniper not present for inspection)

Date LMP Received Report 6/30/2026

LMP Response Date 7/7/2026

1. Will complete by week of 7/20
2. Estimate submitted.
3. Estimate submitted.
4. Noted.
5. Noted. Will remove branch week of 7/13
6. Noted.
7. Ongoing.
8. Will complete by week of 7/13
9. Noted.
10. Will complete by week of 7/20
11. Will submit proposal.
12. Noted.
13. Board.
14. Will complete by week of 7/13
15. On schedule for week of 7/7

16. Will schedule for week of 7/20
17. Ongoing.
18. Will schedule for week of 7/20
19. Will submit proposal.
20. Drenching scheduled. Clean up scheduled week of 7/13.
21. I do not know. There is another company in this area also. Perhaps they put the flag there for some reason or maybe a child moved it.
22. Will schedule week of 7/20
23. Noted.
24. I will need to look at the Magnolia. We will clean the bed week of 7/13
25. Week 7/20
26. Scheduled week of 7/13
27. I will look at this.
28. Will work on this week of 7/20
29. Week of 7/13
30. Week 7/7
31. Week of 7/20
32. Scheduled for treatment
33. Noted
34. Crack weeds will be sprayed with herbicide. Patch turf is drought stress. Current rains will assist with this.
35. I will look at this to see if they are reachable from the ground.
36. Noted

37. Noted.



Proposal

Proposal No.: 401728
Proposed Date: 05/28/26

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Shrub Wall on Covington Garden Dr.

Proposal to fill in empty shrub row on fence line where Brazilian Pepper was removed on West side behind house 6905 Surrey Hill Place on Covington Garden Dr.

Note: Necessary irrigation modifications will be done separately on a time and material basis.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Covington Garden Fence					
Site Prep					\$195.00
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	\$65.00	\$195.00	
Landscape Material					\$884.07
Odoratissimum Viburnum, 03 gallon - 03G	26.00	03g	\$28.34	\$736.88	
Pine Bark, 03CF bag - 03CF	8.00	03CF	\$18.40	\$147.19	
Fuel Surcharge 5.0%					\$57.20
Fuel Surcharge	1.00	EA	\$57.20	\$57.20	
				Total:	\$1,136.27



Proposal

Proposal No.: 405716
Proposed Date: 06/24/26

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Irwin Clubhouse Structural Pruning

Per June Field Inspection Report...

Hardwood Tree Pruning

The proposal provides for the pruning of 9 hardwood tree at the pool clubhouse parking lot. The trees shall be structurally pruned. End weight reduction to mitigate branch failure and improve the canopy shape. The canopy's shall also be elevated for clearance.

ITEM	QTY	UOM	TOTAL
Irwin Clubhouse			
Site Prep			\$5,850.00
Arbor Work	1.00	EA	
Total:			\$5,850.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/24/2026

Signature - Representative

Date



Proposal

Proposal No.: 405985
Proposed Date: 06/25/26

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Dead Pine and Stump Grind

Proposal per request at June board meeting...
 Declining Pine Tree Removal- & 3 stumps to grind. Located in the center median of the main entrance.

ITEM	QTY	UOM	TOTAL
Big Bend/Covington Stone Median Isle			
Site Prep			\$1,300.00
Arborwork	1.00	EA	
Total:			\$1,300.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/25/2026

Signature - Representative

Date

Tab 3



Covington Park

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview, FL
Matthew Remson, Environmental Scientist
11207 Remson Lane, Riverview, FL 33578
Cell: 813-748-2433 Office: 813-671-2851

Pond: 1

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and Debris were removed.

Water level is very low.



Pond: 2

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.

Water level is very low.



Pond: 3

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Native Lillys are being cut and removed.

Liter and Debris were removed.

Water level is very low.



Pond: 4

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Water level is very low.



Pond: 5

Comments:

Sandhill cranes are still nesting in the littoral zone.

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.

Water level is very low.



Pond: 6

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Native Lilly pads are doing well.

Water level is very low.



Pond: 7

Comments:

Little to no Algae blooms or shoreline vegetation was found at this site.

Native species of vegetation are doing well.

Liter and debris were removed.

Water level is very low.



Pond: 8

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris were removed.

Water level is very low.



Pond: 9

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Water level is very low.



Pond: 10

Comments:

Shoreline vegetation was present and treated.

Native Lilly pads are doing well.

Liter and debris were removed.

Water level is very low.



Pond: 11

Comments:

Little to algae blooms or shoreline vegetation was present during this maintenance event.

Premature torpedo grass was present and treated.

Liter and debris were removed.



Pond: 12

Comments:

Premature torpedo grass and alligator weed were present and treated.

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 13

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Native beneficial vegetation is doing well. Waterfowl nests can be found on the littoral shelf.

Water level is very low.



Pond: 14

Comments:

Algae blooms and underwater weeds were present and treated

Water level is very low.

Liter and debris were removed.



Pond: 15

Comments:

Beadweed was present and treated during this maintenance event.

Liter and debris were removed.

Water level is very low.



Pond: 16

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 18

Comments:

Torpedo grass and primrose willows were present and treated.

Liter and debris were removed.

Pond is almost dry.



Pond: 19

Comments:

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed

Will return in 14 days to retreat.

Water level is very low.



Pond: 20

Comments:

Treated for emergent vegetation and algae blooms.

Liter and debris were removed.



Pond: 21

Comments:

Treated for shoreline vegetation.

Pond is completely dry.



Pond: 22

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 23

Comments:

Shoreline vegetation was present and treated during this maintenance event.

Liter and debris were removed.

Pond is dry.



Pond: 24

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Native vegetation is doing well.

Liter and debris were removed.

The water level is very low.



Pond: 25

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.

The water level is very low.



Pond: 26

Comments:

During this maintenance event, there was little to no algae blooms or shoreline vegetation.

Liter and debris were removed.

Water level is very low.



Pond: 27

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Water level is very low.



Pond: 28

Comments:

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Water level is very low.



Pond: 29

Comments:

Underwater weeds were present and treated during this maintenance event.

Native Lilly pads are doing well.

Liter and debris were removed.

Water level is very low.



Pond: 30

Comments:

The water level is very low.

Underwater weeds were present and treated.

Liter and debris were removed.



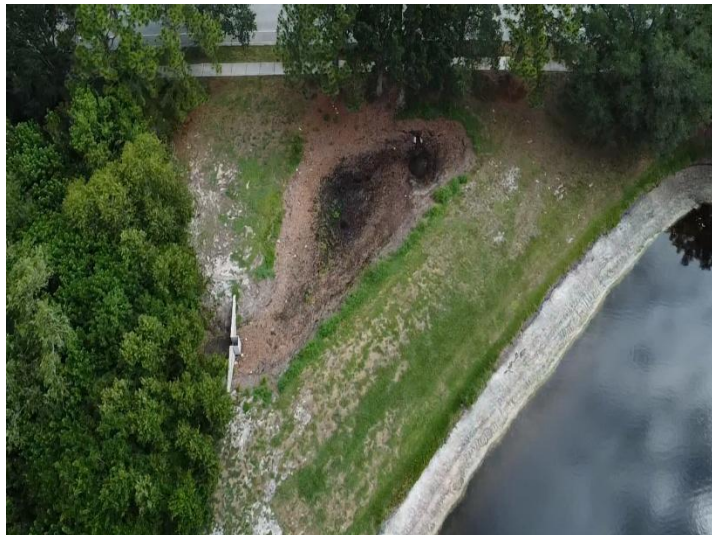
Pond: 31

Comments:

Liter and debris were removed.

Treated for shoreline vegetation and algae blooms.

The water level is very low.



Pond: 32

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.



Pond: 33

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.



Pond: 34

Comments:

Pond is dry.

Liter and debris were removed.



Pond: 35

Comments:

Liter and debris were removed.

During this maintenance event, there were little to no algae blooms, torpedo grass, or shoreline vegetation.

Water level is very low.



Pond: 36

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.

Sediment build-up can be seen in the photo. Should be considered for dredging.



Pond: 37

Comments:

Treated for shoreline and emergent vegetation species.



Pond: 38

Comments:

During this maintenance event, there was little to no algae blooms or shoreline vegetation.

Liter and debris were removed.



Pond: 39

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 40

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 41

Comments:

Algae blooms and beadweed were present and treated during this maintenance event.

Liter and debris were removed.



Pond: Clubhouse

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Covington Park Stormwater Map



Lake/Pond Summary

We conducted our inspection and maintenance activities on July 1st 2nd, and 8th, 2026. Below is a comprehensive list of ponds that exhibited significant growth anomalies compared to the other community ponds. We will return in 14 days from the initial treatment if necessary to address these specific areas.

Current drought conditions and high temperatures can lower pond levels, concentrate nutrients, reduce circulation, and create ideal conditions for algae growth. Ponds are beginning to lose volume due to the lack of rain. We will be proactive and continue to retreat throughout the month, if necessary, but we are also losing volume due to the lack of rain.

Ponds with Large Algae Blooms and Underwater Weeds:

1, 5, 15, 14, 19, 34,

Ponds with Torpedo Grass and Shoreline Vegetation:

10, 20, 37,

Total Volume of Litter and Debris Removed: 30 pounds

Tab 4

July 2026 Manager's Report

Admiral Furniture – Admiral Furniture has been contacted to do a site visit to give us a quote for furniture needed at the Monarch Pool area. **Update 6/21/26** Admiral furniture has turned in a modified estimate as requested by the board at the last CDD meeting.

Monarch Pool Overflow – The Monarch Pool overflowed on Saturday, 6/28. The float assembly got stuck which caused the water to remain running. Our pool monitor Kimberlee was able to cut the water off until Zebra arrived to correct the issue. A new float assembly has been installed.

Spectrum Damage – A Spectrum contractor came to the office and reported that while working on Devonbridge they hit an irrigation line near the Devonbridge monument. LMP was contacted to investigate the irrigation damage. I also contacted Spectrum to file a damage claim. Overnight it was also discovered that the electrical to the Devonbridge monument was also damaged in the same incident. I reached out to Spectrum to have the electrical damage added to the claim. Spectrum has confirmed that they will cover all repairs. An electrician has been called to take care of the electrical work needed at the Devonbridge monument and the Covington Park Monument at the end of Exeter.

Pond 2 – I reached out to Keith and Matt Remson to inform them that the aerator at pond 2 isn't working.

Drain cover across from Oxford – I reached out to Keith Remson about replacing the broken drain cover across from Oxford. Cones and caution tape have been placed around the area. **Update 6/25/26** I met with an employee of the county and took her to the location of the drain. The county employee took pictures and approved the county request for the repair. **Update 7/1/26** - I checked this location to see if the drain has been replaced but as of now it has not. The area is still coned and taped off.

Crosswalk request - A request for a crosswalk and pedestrian activated crossing signal on the north side of Devonbridge to get from east side to west side of Covington Garden Drive was submitted to the county. A response could take up to 45 business days. **Update 6/18/26** - I have placed another county request for this project. **Update 7/1/26** - This request is still open.

Drain Cover at Surrey Hills and Covington Garden – There is a broken drain cover at Surrey Hills and Covington Garden. This has been coned off and reported to the county for repair. **Update 6/25/26** - The same county employee that approved the drain repair request at Oxford also went with me to this location to get pictures and has also approved this county repair request. **Update 7/1/26** - I checked this location to see if the drain has been replaced but as of now it has not. The area is still coned and taped off.

July 4th decor – Independence Day banners have been put up, flags have been placed throughout the community, and the monument lights have been changed for the 4th of July.

Clocks at Clubhouse Pools – I have ordered two outdoor weatherproof clocks. An outdoor weatherproof clock will be placed at each of the clubhouse pools.

Monument cleaning – Maintenance is prepping to begin cleaning the community monuments. They also plan to replace the wooden rails on the main entrance monument. Update 6/25/26 - We are still waiting for the remainder of the materials needed to begin this project. As soon as the materials arrive, the project will begin.

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 12th
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Series 2018 Bonds Eligible for Refunding:** May 1, 2028
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

**District
Manager's
Report**

July 15

2026

C
O
V
I
N
G
T
O
N

P
A
R
K

<u>FINANCIAL SUMMARY</u>	<u>5/31/2026</u>
General Fund Cash & Investment Balance:	\$996,548
Reserve Fund Cash & Investment Balance:	\$670,727
Debt Service Fund Investment Balance:	\$182,153
Total Cash and Investment Balances:	\$1,849,428
General Fund Expense Variance:	\$114.453 Under Budget

Tab 6



MEMORANDUM

Date: June 17th, 2026
To: Stephen Brown – Covington Park CDD Board Chair
From: Elana Gerstenfeld, Dewberry – Staff Engineer
Subject: Covington Park Community Development District (CDD)
Annual Inspection Results (May 2026)

Introduction

This report provides the findings of an annual inspection for proper operation and maintenance of the stormwater systems and areas owned by Covington Park CDD conducted on May 13th & 20th, 2026.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2026 Annual Inspection Results Map (Attachment 1)** and a **Covington Park CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

The findings from the observations during the site inspection are listed below and locations shown on the attached **2026 Annual Inspection Results Map (Attachment 1)**. These measures should be scheduled and implemented as soon as possible to ensure the system is functioning safely and as permitted:

ID	Location	Structure	Condition	Comments	Recommendations
1	Covington Stone Ave. / Sump 281A	MES 140	2 – Needs Maintenance	Covered in debris	Clean out debris to ensure no sediment or debris
2	Surrey Pines Dr.	Yard Drain 37	2 – Needs Maintenance	Covered and clogged	Remove debris and clean out
3	Surrey Hill Pl.	Yard Drain 8	2 – Needs Maintenance	Covered	Uncover
4	Pond 210	MES 55	2 – Needs Maintenance	Cracked	Seal cracks
5	Pond 210	MES 58	2 – Needs Maintenance	Cracked and erosion around structure not in line with bank	Seal cracks and fill and reseed around structure
6	Nottingham Sky Dr. / Sump 13	MES S13	2 – Needs Maintenance	Cracked	Seal cracks
7	Mitigation Pond M	MES EA	2 – Needs Maintenance	Cracked	Seal cracks

MEMORANDUM

8	Covington Stone Ave. / Sump 283E	MES 162	2 – Needs Maintenance	Debris in outlet	Clean out pipe
9	Guilford Pine Ln.	Grate 88B	2 – Needs Maintenance	Overgrown	Clear overgrown vegetation
10	Nottingham Sky Dr.	Grate S8	1 – Emergency	Grate off of structure	Replace grate
11	Pond H	MES 10	2 – Needs Maintenance	Erosion	Fill and reseed eroded section around structure
12	Pond G	MES 13	2 – Needs Maintenance	Erosion	Fill and place rip rap around structure where eroded
13	Pond 252	MES 70B	2 – Needs Maintenance	Erosion	Fill and reseed. Place rip rap around structure where eroded
14	Pond 255B	MES 76	2 – Needs Maintenance	Erosion	Fill and reseed. Place rip rap around structure where eroded
15	Pond 220	MES 48	2 – Needs Maintenance	Erosion	Fill and place rip rap around structure where eroded
16	Amenity Center Retention Pond	Amenity Center FES 2	2 – Needs Maintenance	Sediment, debris, and vegetation in pipe and outlet	Clean out pipe and outlet
17	Pond E	MES 79	2 – Needs Maintenance	Erosion and fallen tree	Remove fallen tree. Fill and reseed bank
18	Sump 283E	Sump 283E	2 – Needs Maintenance	Littoral shelf vegetation sparse and dying	Reseed littoral shelf and ensure watering
19	Pond E	Pond E	2 – Needs Maintenance	Littoral zone unvegetated	Reseed/plant littoral zone
20	Surrey Oak Dr.	Yard Drain 23	2 – Needs Maintenance	No chain	Replace chain
21	Surrey Oak Dr.	Yard Drain 22	2 – Needs Maintenance	No chain	Replace chain



MEMORANDUM

22	Surrey Oak Dr.	Yard Drain 21	2 – Needs Maintenance	No chain	Replace chain
23	Surrey Oak Dr.	Yard Drain 31	2 – Needs Maintenance	No chain	Replace chain
24	Surrey Oak Dr.	Yard Drain 30	2 – Needs Maintenance	No chain	Replace chain
25	Surrey Pines Dr.	Yard Drain 39	2 – Needs Maintenance	No chain	Replace chain
26	Surrey Pines Dr.	Yard Drain 44	2 – Needs Maintenance	No chain	Replace chain
27	Surrey Pines Dr.	Yard Drain 43	2 – Needs Maintenance	No chain	Replace chain
28	Surrey Pines Dr.	Yard Drain 42	2 – Needs Maintenance	No chain	Replace chain
29	Surrey Hill Pl.	Yard Drain 10	2 – Needs Maintenance	No chain and sparse vegetation	Replace chain and reseed around structure to prevent sediment build up in system
30	Surrey Hill Pl.	Yard Drain 11	2 – Needs Maintenance	No chain	Replace chain
31	Surrey Hill Pl.	Yard Drain 12	2 – Needs Maintenance	No chain	Replace chain
32	Surrey Hill Pl.	Yard Drain 7	2 – Needs Maintenance	No chain	Replace chain
33	Surrey Hill Pl.	Grate 1	1 – Emergency	Grate off of structure	Replace grate
34	Pond 220	MH 33	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
35	Cambridge Park Dr.	Yard Drain 3C	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
36	Monarch Park Dr.	MH 36	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
37	Nottingham Sky Dr.	MH 3	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
38	Nottingham Sky Dr.	MH 18	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation

MEMORANDUM

39	Wetland Conservation Area O	MES 5	2 – Needs Maintenance	Not found/overgrown	Remove overgrown vegetation
40	Wetland Conservation Area O	MES 57	2 – Needs Maintenance	Not found/overgrown	Remove overgrown vegetation
41	Surrey Pines Dr.	MH 52	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
42	Surrey Pines Dr.	MH 4	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
43	Regents Village Way	MH 2	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
44	Regents Garden Way	MH 12	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
45	Pond 255B	CS 75	2 – Needs Maintenance	Not found/overgrown	Remove overgrown vegetation
46	Nottingham Sky Dr.	Grate S4	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
47	Sump 283G	CS 121	2 – Needs Maintenance	Not found/overgrown	Remove overgrown vegetation
48	Pond 230	MES 29	2 – Needs Maintenance	Not found/clogged	Water level very low, structure likely clogged. Clean out
49	Pond 240	MES 4	2 – Needs Maintenance	Not found/clogged	Water level very low, structure likely clogged. Clean out
50	Monarch Park Dr.	MH 32	2 – Needs Maintenance	Not found/overgrown	Remove excess vegetation
51	Surrey Pines Dr.	Yard Drain 38	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
52	Pond 252	MES 67	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
53	Sump 283E	CS 159	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
54	Pond 255A	CS 94	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
55	Guilford Pine Ln.	Grate 88A	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation



MEMORANDUM

56	Pond 252	MES 64	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
57	Wetland Conservation area A	MES 71B	2 – Needs Maintenance	Overgrown	Remove overgrown vegetation
58	Surrey Pines Dr.	Yard Drain 46	2 – Needs Maintenance	Covered and clogged	Remove excess vegetation and clean out
59	Surrey Pines Dr.	Yard Drain 45	2 – Needs Maintenance	Overgrown and clogged	Remove overgrowth and clean out
60	Sump 280	CS 116	2 – Needs Maintenance	Inaccessible and overgrown	Remove excess vegetation
61	Surrey Pines Dr.	Grate 47	2 – Needs Maintenance	Overgrowth and no chain	Remove excess vegetation and replace chain
62	Pond 220	CS 220	2 – Needs Maintenance	Overgrown and #5 bars are not attached	Remove overgrown vegetation and repair #5 bars
63	Pond D	CS D	2 – Needs Maintenance	#5 bars dislodged	Repair #5 bars
64	Nottingham Sky Dr.	Grate S5	2 – Needs Maintenance	Piece of loose rebar sitting on top of structure	Remove piece of loose rebar
65	Pond 255B	MES 74	2 – Needs Maintenance	Sediment build up	Clean out sediment
66	Pond 255B	MES 69	2 – Needs Maintenance	Sediment build up	Clean out sediment
67	Amenity Center Retention Pond	Amenity Center MES-1	2 – Needs Maintenance	Sediment, vegetation growth, eroded	Clean out build up, remove excess vegetation
68	Sum 283D	MES 161	2 – Needs Maintenance	Cracked, sediment build up, erosion	Seal cracks, clean out, and replace rip rap around structure
69	Pond E	CS E	2 – Needs Maintenance	Skimmer broken	Repair skimmer



MEMORANDUM

Attachments






Attachment 1. Covington Park CDD 2026 Annual Inspection Results Map

Attachment 2. Covington Park CDD 2026 Annual Inspection Photo Log

Legend

 CDD Parcels

Type

-  Control Structure
-  Grate Inlet/Yard Drain
-  Manhole
-  Mitered End Section
-  Pond/Sump

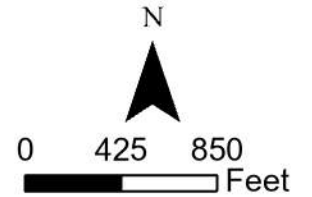
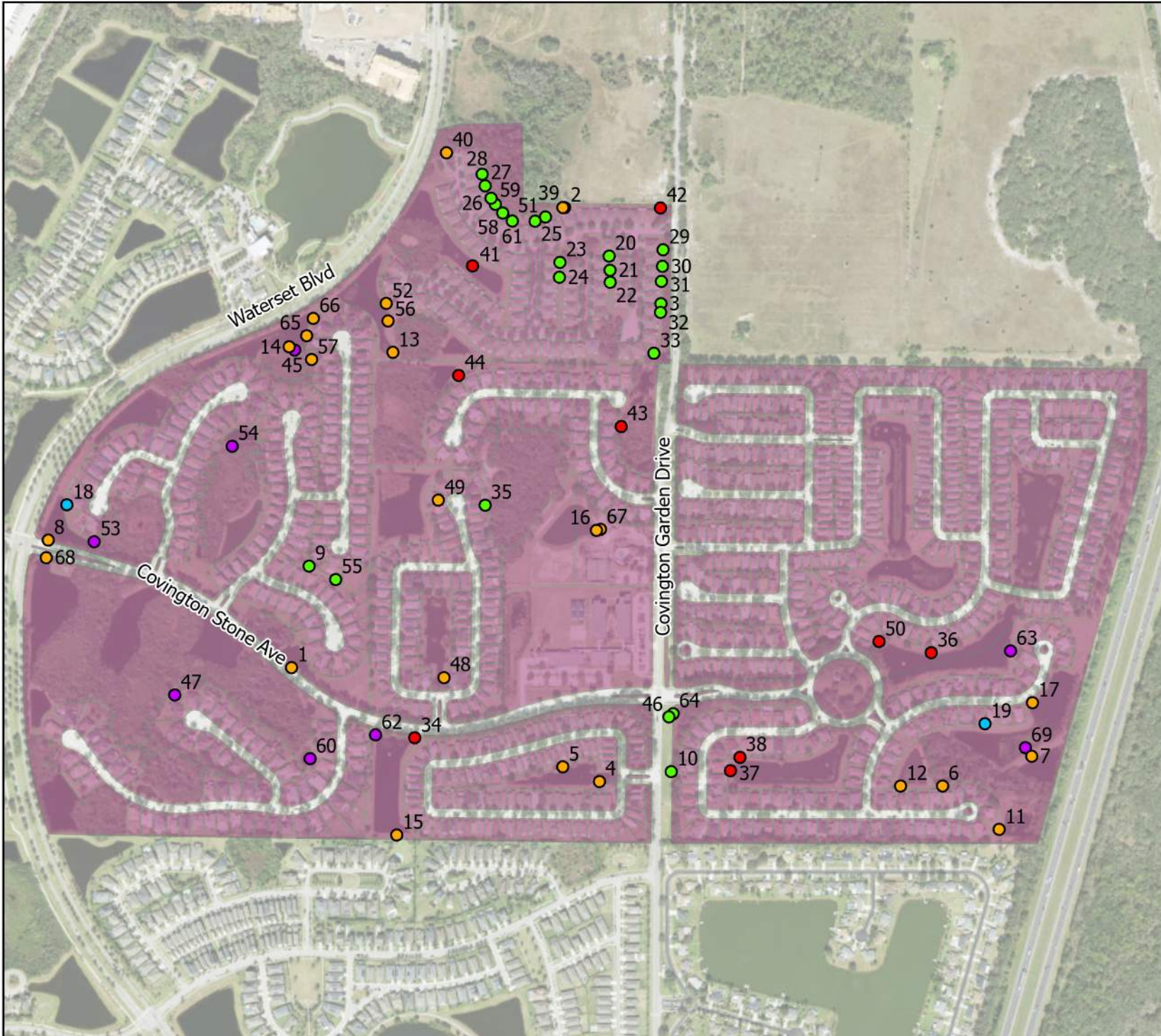


FIGURE 1
2026 Annual Inspection
Results Map
Apollo Beach
Hillsborough County, FL

1- Project No.: 50190428
 2- Data Source - ESRI
 3- This map is intended to be used for planning purposes only. It is not a survey.

Photo 1

Location: Covington Stone Ave. / Sump 281A

Structure: MES 140

Condition: 2 – Needs maintenance

Comments: Covered in debris

Recommendations: Clean out debris and ensure no sediment or debris build up in outlet



Photo 2

Location: Surrey Pines Dr.

Structure: Yard Drain 37

Condition: 2 – Needs maintenance

Comments: Covered, clogged

Recommendations: Remove debris and clean out



Photo 3

Location: Surrey Hill PI

Structure: Yard Drain 8

Condition: 2 – Needs maintenance

Comments: Covered

Recommendations: Uncover



Photo 4

Location: Pond 210

Structure: MES 55

Condition: 2 – Needs maintenance

Comments: Cracked

Recommendations: Seal Cracks



Photo 5

Location: Pond 210

Structure: MES 58

Condition: 2 – Needs maintenance

Comments: Cracked, eroded, not in line with bank

Recommendations: Seal cracks and fill and reseed around structure



Photo 6

Location: Nottingham Sky Dr. / Sump 13

Structure: MES S13

Condition: 2 – Needs maintenance

Comments: Cracked

Recommendations: Seal cracks



Photo 7

Location: Mitigation Pond M

Structure: MES EA

Condition: 2 – Needs maintenance

Comments: Cracked

Recommendations: Seal cracks



Photo 8

Location: Covington Stone Ave. / Sump 283E

Structure: MES 162

Condition: 2 – Needs maintenance

Comments: Debris

Recommendations: Clean out



Photo 9

Location: Guilford Pine Ln.

Structure: Grate 88B

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Clear overgrown vegetation



Photo 10

Location: Nottingham Sky Dr.

Structure: Grate S8

Condition: 1 – Emergency

Comments: Grate off of structure

Recommendations: Replace grate



Photo 11

Location: Pond H

Structure: MES 10

Condition: 2 – Needs maintenance

Comments: Eroded

Recommendations: Fill and reseed eroded section around structure



Photo 12

Location: Pond G

Structure: MES 13

Condition: 2 – Needs maintenance

Comments: Eroded

Recommendations: Fill and place rip rap around structure where eroded



Photo 13

Location: Pond 252

Structure: MES 70B

Condition: 2 – Needs maintenance

Comments: Erosion

Recommendations: Fill and reseed. Place rip rap around structure where eroded



Photo 14

Location: Pond 225B

Structure: MES 76

Condition: 2 – Needs maintenance

Comments: Erosion

Recommendations: Fill and reseed. Place rip rap around structure where eroded



Photo 15

Location: Pond 220

Structure: MES 48

Condition: 2 – Needs maintenance

Comments: Erosion

Recommendations: Fill and place rip rap around structure where eroded



Photo 16

Location: Amenity Center Retention Pond

Structure: Amenity Center FES 2

Condition: 2 – Needs maintenance

Comments: Sediment/Vegetation/Debris

Recommendations: Clean out build up



Photo 17

Location: Pond E

Structure: MES 79

Condition: 2 – Needs maintenance

Comments: Eroded, fallen tree

Recommendations: Remove fallen tree. Fill and reseed bank



Photo 18

Location: Sump 283E

Structure: Sump 283E

Condition: 2 – Needs maintenance

Comments: Littoral shelf vegetation dead

Recommendations:



Photo 19

Location: Pond E

Structure: Pond E

Condition: 2 – Needs maintenance

Comments: Littoral zone unvegetated

Recommendations: reseed/plant littoral zone



Photo 20

Location: Surrey Oak Dr.

Structure: Yard Drain 23

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 21

Location: Surrey Oak Dr.

Structure: Yard Drain 22

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 22

Location: Surrey Oak Dr.

Structure: Yard Drain 21

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 23

Location: Surrey Oak Dr.

Structure: Yard Drain 31

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 24

Location: Surrey Oak Dr.

Structure: Yard Drain 30

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 25

Location: Surrey Pines Dr.

Structure: Yard Drain 39

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 26

Location: Surrey Pines Dr.

Structure: Yard Drain 44

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 27

Location: Surrey Pines Dr.

Structure: Yard Drain 43

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 28

Location: Surrey Pines Dr.

Structure: Yard Drain 42

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 29

Location: Surrey Hill Pl.

Structure: Yard Drain 10

Condition: 2 – Needs maintenance

Comments: No chain and sparse vegetation

Recommendations: Replace chain and reseed to prevent sediment build up in system



Photo 30

Location: Surrey Hill Pl.

Structure: Yard Drain 11

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 31

Location: Surrey Hill Pl.

Structure: Yard Drain 12

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 32

Location: Surrey Hill Pl.

Structure: Yard Drain 7

Condition: 2 – Needs maintenance

Comments: No chain

Recommendations: Replace chain



Photo 33

Location: Surrey Hill Pl.

Structure: Grate 1

Condition: 1 – Emergency

Comments: No cover, emergency

Recommendations: Replace grate



Photo 34

Location: Pond 220

Structure: Manhole 33

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 35

Location: Cambridge Park Dr.

Structure: Yard Drain 3C

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 36

Location: Monarch Park Dr.

Structure: Manhole 36

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 37

Location: Nottingham Sky Dr.

Structure: Manhole 3

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 38

Location: Nottingham Sky Dr.

Structure: Manhole 18

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 39

Location: Wetland Conservation Area O

Structure: MES 5

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove overgrown vegetation



Photo 40

Location: Wetland Conservation Area O

Structure: MES 57

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove overgrown vegetation



Photo 41

Location: Surrey Pines Dr.

Structure: Manhole 52

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 42

Location: Surrey Pines Dr.

Structure: Manhole 4

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 43

Location: Regents Village Way

Structure: Manhole 2

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 44

Location: Regents Garden Way

Structure: Manhole 12

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 45

Location: Pond 255B

Structure: Pond 255B CS (CS-75)

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 46

Location: Nottingham Sky Dr

Structure: Grate S4

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown

Recommendations: Remove excess vegetation



Photo 47

Location: Sump 283G

Structure: Sump 283G CS (CS-121)

Condition: 2 – Needs maintenance

Comments: Not found/Overgrown/Inaccessible

Recommendations: Remove overgrown vegetation



Photo 48

Location: Pond 230

Structure: MES 29

Condition: 2 – Needs maintenance

Comments: Not found/clogged

Recommendations: Clean out



Photo 49

Location: Pond 240

Structure: MES 4

Condition: 2 – Needs maintenance

Comments: Not found/clogged

Recommendations: Clean out



Photo 50

Location: Monarch Park Dr.

Structure: Manhole 32

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove excess vegetation



Photo 51

Location: Surrey Pines Dr.

Structure: Yard Drain 38

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove overgrown vegetation



Photo 52

Location: Pond 252

Structure: MES 67

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove overgrown vegetation



Photo 53

Location: Sump 283E

Structure: Sump 283E CS (CS-159)

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove overgrown vegetation



Photo 54

Location: Pond 255A

Structure: Pond 255A CS (CS-94)

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove excess vegetation



Photo 55

Location: Guilford Pine Ln.

Structure: Grate 88A

Condition: 2 – Needs maintenance

Comments: Overgrown

Recommendations: Remove excess vegetation



Photo 56

Location: Pond 252

Structure: MES 64

Condition: 2 – Needs maintenance

Comments: Overgrown a bit

Recommendations: Remove excess vegetation



Photo 57

Location: Wetland Conservation Area A

Structure: MES 71B

Condition: 2 – Needs maintenance

Comments: Overgrown around

Recommendations: Remove excess vegetation



Photo 58

Location: Surrey Pines Dr.

Structure: Yard Drain 46

Condition: 2 – Needs maintenance

Comments: Overgrown, clogged

Recommendations: Remove excess vegetation and clean out



Photo 59

Location: Surrey Pines Dr.

Structure: Yard Drain 45

Condition: 2 – Needs maintenance

Comments: Overgrown and clogged

Recommendations: remove overgrown vegetation and clean out



Photo 60

Location: Sump 280

Structure: Sump 280 CS (CS-116)

Condition: 2 – Needs maintenance

Comments: Overgrown, inaccessible

Recommendations: Remove excess vegetation



Photo 61

Location: Surrey Pines Dr.

Structure: Grate 47

Condition: 2 – Needs maintenance

Comments: Overgrown, no chain

Recommendations: Remove excess vegetation, replace chain



Photo 62

Location: Pond 220

Structure: Pond 220 CS (CS-220)

Condition: 2 – Needs maintenance

Comments: Overgrown, #5 bars are not attached

Recommendations: Remove excess vegetation, repair #5 bars



Photo 63

Location: Pond D

Structure: Pond D CS (CS-D)

Condition: 2 – Needs maintenance

Comments: #5 bars dislodged

Recommendations: Repair #5 bars



Photo 64

Location: Nottingham Sky Dr.

Structure: Grate S5

Condition: 2 – Needs maintenance

Comments: Piece of loose rebar sitting on top of structure

Recommendations: Remove piece of loose rebar



Photo 65

Location: Pond 255B

Structure: MES 74

Condition: 2 – Needs maintenance

Comments: Sediment build up

Recommendations: Clean out built up sediment



Photo 66

Location: Pond 255B

Structure: MES 69

Condition: 2 – Needs maintenance

Comments: Sediment build up

Recommendations: Clean out built up sediment



Photo 67

Location: Amenity Center Retention Pond

Structure: Amenity Center MES 1

Condition: 2 – Needs maintenance

Comments: Sediment, vegetation growth, eroded

Recommendations: Clean out build up, remove excess vegetation



Photo 68

Location: Sump 283D

Structure: MES 161

Condition: 2 – Needs maintenance

Comments: Sediment, cracked, eroded

Recommendations: Seal cracks, clean out, and replace rip rap around structure



Photo 69

Location: Pond E

Structure: Pond E CS (CS-E)

Condition: 2 – Needs maintenance

Comments: Skimmer broken

Recommendations: Repair skimmer



Tab 7

ESTIMATE

Zebra Cleaning Team

219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Covington Park - Covington Park 3434 Colwell Avenue Suite 200

Bill to

Will Williams
Covington Park
Covington Park 3434 Colwell Avenue Suite
200
Tampa, FL 33614

Estimate details

Estimate no.: 1105

Estimate date: 06/18/2026

#	Product or service	Description	Qty	Rate	Amount
1.	3 HP	Pavilion back pool. This is to change the motor to a single phase 3 HP motor instead of the multiphase motor with mother board.	1	\$825.18	\$825.18
2.	Shaft Seal		1	\$35.00	\$35.00
3.	Labor		1.5	\$175.00	\$262.50
4.	Impeller	3 HP impeller required for replacement.	1	\$168.66	\$168.66
				Total	\$1,291.34

Note to customer

Please note that this is only an estimate. Once we begin the repair, we may identify additional parts that require replacement.

The manufacturer's warranty is valid for one year from the date of installation. Please be advised that water damage is not covered under this warranty.

Accepted date 6.19.26

Accepted by *Matt O'Nolan*

Tab 8

Pool Maintenance Contract

Covington Park

THIS Contract made during the month of June 2026, is between Covington Park, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool service to Covington Park and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 2026 and shall terminate on the 31st of September 2027. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Covington Park shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

6. Arbitration

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any to amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers Compensation Statutory Minimum. \$100,000

9. Payment: As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service – 3 community pools and kid feature	
Oakpark Pool	\$900
Pavillion Pool	\$1000
Kid Feature	\$250
Monarch Pool	\$450

October 1, 2026- September 31, 2027 \$2600 monthly

This is payable monthly on or before the 30th day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

10. ASSIGNMENT: This Agreement may be assigned or transferred by the Contractor to any successor, parent, affiliate, or purchaser of all or substantially all of the Contractor's business assets without the prior written consent of the Client. In the event of a merger, acquisition, sale of substantially all assets, or change of control of the Contractor, this Agreement shall remain in full force and effect and be upon the Contractor's successors and

assigns. Either party may terminate without cause upon providing at least a (30) day written notice to the other party.

11. **NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

12. **ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

13. **HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2, Thanksgiving Day, Christmas Eve, Christmas Day.

14. **CERTIFICATION REQUIRED:** Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and always maintained.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling conditions.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to ensure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook kept on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

Additional chemicals-special chemicals additives such as:

- Stabilizing compounds and D.E. powder will be added to the pool at no additional cost.
- Phosphate treatment \$200 per gallon of treatment.
- Black algae remover at cost of \$100 per 25 lbs. of treatment for bottom of pool and an hourly rate of \$50 per hour for removal on walls.

Additional fees for services such as:

- Labor hourly rate for repairs \$200.00
- Minimum Repair Charge \$100.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

Additional services such as:

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$150.
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Contact us via phone call or text if it is an emergency. Please do not email emergencies.
 - Lance Wood 813-291-0456
 - Misty McCormick 813-446-0151

Signature

Signature

Printed Name

Printed Name

Chairman

President

Date

Date

Covington Park
6806 Covington Gdn Dr
Apollo Beach, FL 33572

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

Tab 9



Rizzetta & Company

Covington Park Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

covingtonparkcdd.org
rizzetta.com

Covington Park Community Development District

Balance Sheet

As of 05/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	236,549	0	0	0	236,549	0	0
Investments	728,999	670,727	182,153	140	1,582,018	0	0
Accounts Receivable	7,875	0	3,191	0	11,067	0	0
Prepaid Expenses	1,683	0	0	0	1,683	0	0
Refundable Deposits	18,266	0	0	0	18,265	0	0
Due From Other	0	0	0	3,762	3,763	0	0
Fixed Assets	0	0	0	0	0	4,207,387	0
Amount Available in Debt Service	0	0	0	0	0	0	185,344
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,386,168
Total Assets	993,372	670,727	185,344	3,902	1,853,345	4,207,387	4,571,512
Liabilities							
Accounts Payable	8,922	6,981	0	0	15,903	0	0
Accrued Expenses	10,714	0	0	0	10,714	0	0
Due To Other	3,982	0	0	0	3,982	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	4,558,000
Lease Payable							
Leases Payable	0	0	0	0	0	0	13,512
Total Lease Payable	0	0	0	0	0	0	13,512
Total Liabilities	23,618	6,981	0	0	30,599	0	4,571,512
Fund Equity & Other Credits							
Beginning Fund Balance	411,055	556,968	174,780	3,899	1,146,703	0	0
Investment In General Fixed Assets	0	0	0	0	0	4,207,387	0
Net Change in Fund Balance	558,698	106,778	10,564	3	676,043	0	0
Total Fund Equity & Other Credits	969,753	663,746	185,344	3,902	1,822,746	4,207,387	0
Total Liabilities & Fund Equity	993,372	670,727	185,344	3,902	1,853,345	4,207,387	4,571,512

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,154	6,154
Special Assessments				
Tax Roll	1,376,013	1,376,013	1,385,906	9,893
Other Misc. Revenues				
Miscellaneous Revenue	0	0	2,079	2,079
Total Revenues	1,376,013	1,376,013	1,394,139	18,126
Expenditures				
Legislative				
Supervisor Fees	14,000	9,333	8,000	1,333
Total Legislative	14,000	9,333	8,000	1,333
Financial & Administrative				
Accounting Services	21,658	14,439	14,439	0
Administrative Services	5,709	3,806	3,806	0
Arbitrage Rebate Calculation	500	500	0	500
Assessment Roll	5,000	5,000	5,000	0
Auditing Services	3,610	3,610	3,000	610
Bank Fees	800	533	727	(194)
Disclosure Report	5,000	3,334	3,334	0
District Engineer	10,000	6,666	8,227	(1,560)
District Management	35,893	23,929	23,928	0
Dues, Licenses & Fees	500	500	175	325
Financial & Revenue Collections	3,740	2,493	2,494	0
Legal Advertising	1,000	667	205	461
Public Officials Liability Insurance	4,563	4,563	3,922	641
Technology Services Contract	2,640	1,760	960	800
Trustees Fees	8,082	7,408	7,408	0
Website ADA Compliance Contract	1,831	1,831	2,338	(507)
Total Financial & Administrative	110,526	81,039	79,963	1,076
Legal Counsel				
District Counsel	25,000	16,666	9,076	7,590
Total Legal Counsel	25,000	16,666	9,076	7,590
Security Operations				
Security Services & Patrols	45,926	30,618	27,244	3,374
Total Security Operations	45,926	30,618	27,244	3,374
Electric Utility Services				
Utility - Recreation Facilities	17,000	11,333	15,108	(3,775)
Utility - Street Lights	13,000	8,667	8,192	475
Utility Services	67,000	44,666	48,351	(3,685)
Total Electric Utility Services	97,000	64,666	71,651	(6,985)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,320	3,547	4,414	(867)
Total Garbage/Solid Waste Control Ser-	5,320	3,547	4,414	(867)

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility Services	9,500	6,333	7,706	(1,373)
Total Water-Sewer Combination Services	9,500	6,333	7,706	(1,373)
Stormwater Control				
Aquatic Maintenance	30,180	20,120	11,225	8,895
Aquatic Service Outside Contracts	30,000	20,000	15,340	4,660
Brazilian Pepper Removal	2,640	1,760	0	1,760
Conservation & Weir Maintenance Contract	3,340	2,227	0	2,227
Fountain/Aeration Repairs & Maintenance	10,000	6,667	0	6,666
Total Stormwater Control	76,160	50,774	26,565	24,208
Other Physical Environment				
Clock Tower Maintenance	500	333	9,278	(8,944)
Entry & Walls Maintenance & Repair	1,500	1,000	0	1,000
Field Services	12,000	8,000	8,000	0
General Liability Insurance	5,676	5,676	4,634	1,042
Holiday Decorations	5,000	5,000	0	5,000
Irrigation Maintenance & Repair	22,356	14,904	4,938	9,966
Irrigation Repair	15,000	10,000	20,342	(10,342)
Landscape - Fertilizer	30,590	20,393	12,746	7,647
Landscape - Mulch	28,500	28,500	34,915	(6,415)
Landscape - Pest Control	5,100	3,400	2,125	1,275
Landscape Maintenance	136,674	91,116	107,236	(16,120)
Landscape Replacement Plants, Shrubs, Tr	40,000	26,667	15,162	11,505
Property Insurance	35,416	35,416	32,787	2,629
Tree Removal	25,000	16,667	15,227	1,440
Tree Trimming Services	5,500	3,666	780	2,887
Well & Pump Maintenance Contract	3,080	2,054	2,310	(257)
Well & Pump Repairs/Abandonment	5,000	3,333	1,062	2,271
Total Other Physical Environment	376,892	276,125	271,542	4,584
Parks & Recreation				
Alarm Monitoring Contract	540	360	0	360
Computer Support, Maintenance & Repair	1,500	1,000	1,783	(783)
Dog Waste Station Supplies & Maintenance	27,559	18,373	17,826	546
Employee - Mobile Phone Contract	1,081	720	0	721
Employee - Salaries	357,072	238,048	194,749	43,300
Fitness Equipment Repair	2,000	1,334	175	1,158
Fitness Equipment Service Contract	1,000	666	275	392
Furniture Repair & Replacement	1,500	1,000	0	1,000
HVAC Maintenance Contract	5,837	3,892	15,976	(12,085)
Janitorial Service	13,800	9,200	10,011	(811)
Maintenance & Repairs	55,000	36,666	8,472	28,194
Management Contract	16,000	10,667	50	10,617
Office Supplies	4,500	3,000	12,028	(9,028)

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Pest Control Contract	1,500	1,000	427	573
Pool Furniture Replacement	8,000	5,333	0	5,333
Pool Permits	1,000	1,000	400	600
Pool Repairs	5,800	3,867	9,445	(5,578)
Pool Service Contract	31,300	20,867	19,600	1,267
Pressure Washing	2,000	1,333	408	925
Surveillance System Contract	7,000	4,667	8,402	(3,736)
Surveillance System Repairs/Additions	4,000	2,666	389	2,278
Telephone	5,000	3,334	4,206	(872)
Vehicle	6,700	4,466	4,413	53
Vehicle Maintenance	2,000	1,334	0	1,334
Wildlife Management Services	4,000	2,666	0	2,666
Total Parks & Recreation	565,689	377,459	309,035	68,424
Contingency				
Miscellaneous Contingency	50,000	33,334	20,245	13,089
Total Contingency	50,000	33,334	20,245	13,089
Total Expenditures	1,376,013	949,894	835,441	114,453
Total Excess of Revenues Over(Under) Ex- penditures	0	426,119	558,698	132,579
Fund Balance, Beginning of Period	0	0	411,055	411,055
Total Fund Balance, End of Period	0	426,119	969,753	543,634

Covington Park Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,633	14,633
Special Assessments				
Tax Roll	100,000	100,000	100,000	0
Total Revenues	<u>100,000</u>	<u>100,000</u>	<u>114,633</u>	<u>14,633</u>
Expenditures				
Contingency				
Capital Reserve	100,000	100,000	7,856	92,144
Total Contingency	<u>100,000</u>	<u>100,000</u>	<u>7,856</u>	<u>92,144</u>
Total Expenditures	<u>100,000</u>	<u>100,000</u>	<u>7,856</u>	<u>92,144</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>106,777</u>	<u>106,777</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>556,969</u>	<u>556,969</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>663,746</u>	<u>663,746</u>

510 Debt Service Fund S2015A1-A2/S2022 **Springton Park Community Development District**

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,445	6,445
Special Assessments				
Tax Roll	453,303	453,303	456,328	3,026
Total Revenues	<u>453,303</u>	<u>453,303</u>	<u>462,773</u>	<u>9,471</u>
Expenditures				
Debt Service				
Interest	66,303	66,303	70,150	(3,848)
Principal	387,000	387,000	387,000	0
Total Debt Service	<u>453,303</u>	<u>453,303</u>	<u>457,150</u>	<u>(3,848)</u>
Total Expenditures	<u>453,303</u>	<u>453,303</u>	<u>457,150</u>	<u>(3,848)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>5,623</u>	<u>5,623</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>49,481</u>	<u>49,481</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>55,104</u>	<u>55,104</u>

Covington Park Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,987	3,987
Special Assessments				
Tax Roll	144,921	144,921	145,888	967
Total Revenues	<u>144,921</u>	<u>144,921</u>	<u>149,875</u>	<u>4,954</u>
Expenditures				
Debt Service				
Interest	84,921	84,921	84,933	(12)
Principal	60,000	60,000	60,000	0
Total Debt Service	<u>144,921</u>	<u>144,921</u>	<u>144,933</u>	<u>(12)</u>
Total Expenditures	<u>144,921</u>	<u>144,921</u>	<u>144,933</u>	<u>(12)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>4,942</u>	<u>4,942</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>125,298</u>	<u>125,298</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>130,240</u>	<u>130,240</u>

510 Capital Projects Fund S2015/S2022 **Geyington Park Community Development District**

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,763</u>	<u>3,763</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,763</u>	<u>3,763</u>

510 Capital Projects Fund S2018 **Covington Park Community Development District**
 Statement of Revenues and Expenditures
 As of 05/31/2026
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	3
Total Revenues	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>137</u>	<u>137</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>140</u>	<u>140</u>

See Notes to Unaudited Financial Statements

Covington Park Community Development District
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 728,999
	Total General Fund Investments	\$ 728,999
Valley National Bank	Governmental Checking/ICS	\$ 670,727
	Total Reserve Fund Investments	\$ 670,727
US Bank S2018 - Reserve	First American Treasury Obligation Fund Class Y	\$ 75,945
US Bank S2018 - Revenue	First American Treasury Obligation Fund Class Y	53,523
US Bank S2022 - Revenue	US Bank GCTS 0490	52,685
	Total Debt Service Fund Investments	\$ 182,153
US Bank S2018 - Construction	First American Treasury Obligation Fund Class Y	\$ 140
	Total Capital Projects Fund Investments	\$ 140

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Covington Park Community Development District
Summary A/R Ledger
From 05/01/2026 to 05/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
510, 2540	510-001	510 General Fund	Hillsborough County Tax Collec- tor	AR00002940	12110	10/01/2025	7,874.96
Sum for 510, 2540							7,874.96
510, 2542	510-200	510 Debt Service Fund S2015A1-A2/S2022tor	Hillsborough County Tax Collec- tor	AR00002940	12110	10/01/2025	745.24
	510-200	510 Debt Service Fund S2015A1-A2/S2022tor	Hillsborough County Tax Collec- tor	AR00002940	12110	10/01/2025	1,673.23
Sum for 510, 2542							2,418.47
510, 2544	510-202	510 Debt Service Fund S2018	Hillsborough County Tax Collec- tor	AR00002940	12110	10/01/2025	773.19
Sum for 510, 2544							773.19
Sum for 510							11,066.62
Sum Total							11,066.62

See Notes to Unaudited Financial Statements

**Covington Park Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
510, 2540					
510 General Fund	05/07/2026	FitRev, Inc.	38608	Preventative Maintenance 05/26	275.00
510 General Fund	05/07/2026	Frontier Communications of FL	23911311331125155-050726	Fios Internet 05/26	149.98
510 General Fund	12/08/2025	Home Depot Credit Services	6035322531918559-112825	6035 3225 3191 8559 11/25	(1,429.40)
510 General Fund	05/07/2026	Juniper Landscaping of Florida, LLC	397854	Irrigation Repairs 05/26	255.65
510 General Fund	05/22/2026	Juniper Landscaping of Florida, LLC	397855	Irrigation Repairs 05/26	393.05
510 General Fund	05/07/2026	Juniper Landscaping of Florida, LLC	397852	Irrigation Repairs 05/26	68.30
510 General Fund	05/22/2026	Juniper Landscaping of Florida, LLC	397853	Irrigation Repairs 05/26	204.95
510 General Fund	05/27/2026	Juniper Landscaping of Florida, LLC	397850	well pump and controller diagnostic 05/26	195.00
510 General Fund	05/27/2026	Juniper Landscaping of Florida, LLC	397851	well pump and controller diagnostic 05/26	195.00
510 General Fund	05/27/2026	Landscape Maintenance Professionals, Inc.	399582	Landscape Replacement 05/26	19.10
510 General Fund	05/27/2026	Landscape Maintenance Professionals, Inc.	399582	Landscape Replacement 05/26	924.89
510 General Fund	05/27/2026	Landscape Maintenance Professionals, Inc.	398200	Irrigation Repairs 05/26	2,237.00
510 General Fund	05/07/2026	Landscape Maintenance Professionals, Inc.	397834	Tree Trimming 05/26	780.00
510 General Fund	05/22/2026	Marc Security Services LLC	1988	Security Services 05/26	4,012.80
510 General Fund	05/19/2026	Mobile Helpdesk, Inc.	41220	Need 2 Packets of Access Cards 05/26	231.00
510 General Fund	05/27/2026	Redwire	647944	Trip Charge 05/26	79.00
510 General Fund	05/27/2026	Redwire	647943	Trip Charge 05/29	79.00
510 General Fund	01/07/2026	TECO	311000010158-010726	211015062220 806 COVINGTON GARDEN DR 12/25	199.15
510 General Fund	05/22/2026	The Observer Group, Inc.	26-01861H	Legal Advertising 05/26	52.50
Sum for 510, 2540					8,921.97
510, 2541					
510 Reserve Fund	05/27/2026	United Restoration Services LLC	5856	Final Billing 05/26	6,980.80
Sum for 510, 2541					6,980.80
Sum for 510					15,902.77
Sum Total					15,902.77

Covington Park Community Development District
Notes to Unaudited Financial Statements
May 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 10

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 Wednesday, June 17, 2026, 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
Lisa McKinney Board Supervisor, Vice Chairman
Tarlese Allen Board Supervisor, Assistant Secretary (via phone)
Ann Reichle Board Supervisor, Assistant Secretary
Joe LaBranche Board Supervisor, Assistant Secretary

Also present were:

- Matt O’Nolan District Manager, Rizzetta & Co., Inc.
Aimee Brodeen Community Asset Inspection, Rizzetta & Co., Inc
David Jackson District Counsel, Persson, Cohen, & Mooney
Paula Means Representative, LMP
Keith Remson Representative Remson Aquatics
Elana Gerstenfeld Representative, Dewberry
Scarlett Spongberg Amenity Manager, Rizzetta & Co., Inc.
Thomas Giella Representative, Complete IT

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order and conducted a 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.

On a Motion by Ms. Reichle, seconded by Mr. LaBranche, with all in favor, the Board of Supervisors approved Supervisor Allen to vote by phone, for the Covington Park Community Development District.

46 **THIRD ORDER OF BUSINESS**

Audience Comments

47
48 The Board heard comments on the budget, trash and ponds.
49

50 **FOURTH ORDER OF BUSINESS**

Staff Reports

51
52 **A. Landscape Inspection Report & Landscaper's Responses**

53 Ms. Brodeen presented her report to the Board and spoke about ongoing
54 maintenance, Oak trees, mulch, debris removal behind homes, trees behind
55 Monarch pool, the entry monument and median island and entryway.
56

57 Ms. Means presented her responses to the Board and spoke about fertilizer ban,
58 water restrictions and hedgerow replacement being deferred until July 1.
59

60 The Board requested staff work on sprucing up the timbers at the main entrance
61 and LMP stump grind remaining stump at the main entrance island.
62

63 The Board tabled LMP proposal #401728 for shrub wall on Covington Garden Drive
64 in the amount of \$1,136.27 to the July meeting.
65

66 **B. Presentation of Aquatics Report**

67 Mr. Remson presented his report and spoke to the Board about the fountain
68 equipment, drought, heat, treatment strategy, pond variability, crew operations and
69 Grass Carp stocking.
70

71 Supervisor Brown requested Remson add a section to his reports to update on pond
72 equipment issues/repairs.
73

74 **C. Community Coordinator Report**

75 Mr. Williams presented her report to the Board and spoke about monuments and
76 property maintenance, a leak discovered in the gutters at the back of the building,
77 e-blast to remind residents not to let children climb on the monuments, nonresident
78 fishing, guests physically accompanied by residents, safety concerns, pool
79 operations and County requests.
80

On a Motion by Ms. McKinney, seconded by Ms. Reichle, with all in favor, the Board of Supervisors approved a not to exceed of \$16,000 for Admiral furniture, 2 tables, 8 chairs, 2 umbrellas with stands and 20 lounge chairs. Color to match existing Irwin Park new furniture and to be paid out of reserves, for the Covington Park Community Development District.

81
82 **D. District Counsel**

83 Mr. Jackson presented his report to the Board and spoke to the Board about the
84 Ethics training and Form 1 due July 1, 2026.
85
86
87
88

89 **E. District Engineer Report**

90 Ms. Gerstenfeld presented her report to the Board and spoke about the annual
91 stormwater inspection report, safety issues, erosion, manholes being obscured by
92 grass and control structures.

93
94 **F. District Manager Report**

95 Mr. O’Nolan presented his report to the Board and spoke about financials, elections,
96 HOA projector and advised the next meeting will be held on July 15th at 6:00p.m.

97
98 **FIFTH ORDER OF BUSINESS**

Consideration of Pool Drain Proposals

99
100 The Board held a discussion on drainage and agreed that it is crucial to connect
101 any extension to the existing system.

102
103 The Board requested the Amenity Manager to reach out to the District Engineer
104 and obtain the original plans.

105
106 **SIXTH ORDER OF BUSINESS**

**Consideration of Basketball Court
fence and Gate Proposal**

107
108
109 The Board discussed the proposals as presented and decided not to move
110 forward at this time.

111
112 **SEVENTH ORDER OF BUSINESS**

**Ratification of Pergola Post Removal
Proposal**

113
114
115 On a Motion by Mr. Brown, seconded by Mr. LaBranche, with all in favor, the Board of
116 Supervisors approved the United Restoration Services Proposal in the amount of
117 \$1000.00, for the Covington Park Community Development District.

118
119 **EIGHTH ORDER OF BUSINESS**

Ratification of Pool Motor Proposal

120
121
122 On a Motion by Mr. Brown, seconded by Ms. McKinney, with all in favor, the Board of
123 Supervisors approved the Zebra Pool motor proposal number 1098 in the amount of
124 \$996.24, for the Covington Park Community Development District.

125
126 **NINTH ORDER OF BUSINESS**

**Discussion of Security System and
Access Control**

127
128 A discussion ensued on Security System and access control.

129
130 **TENTH ORDER OF BUSINESS**

**Review of Financial Statement for May
2026**

The Board reviewed the Financial Statement for May 2026.

131 **ELEVENTH ORDER OF BUSINESS** **Approval of Operation & Maintenance**
132 **Expenditures for May 2026**

133
134 This topic was tabled to the July meeting.

135
136 **TWELFTH ORDER OF BUSINESS** **Consideration of the Board of**
137 **Supervisor’s Meeting Minutes held on**
138 **May 14 and May 20, 2026**
139

On a Motion by Ms. Reichle, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the meeting minutes for the Board of Supervisors for the May 14 and May 20, 2026, for the Covington Park Community Development District.

140
141 **THIRTEETH ORDER OF BUSINESS** **Supervisor Requests**

142
143 No requests were made by the Board at this time.

144
145 **FOURTEETH ORDER OF BUSINESS** **Adjournment**

146
147 Mr. O’Nolan stated that if there was no further business to come before the Board
148 then a motion to adjourn would be in order.
149

On a Motion by Ms. Reichle, seconded by Ms. McKinney, with all in favor, the Board of Supervisors adjourned the meeting at 8:17 p.m., for the Covington Park Community Development District.

150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171

172
173
174
175
176
177
178
179
180
181
182
183
184
185
186

Assistant Secretary

Chair / Vice Chair

DRAFT