

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

December 15, 2022

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Cory Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

December 8, 2022

Board of Supervisors
Cory Lakes Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on December 15, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, Meeting ID: **833 9795 4590**, or telephonically at **1-929-205-6099**, Meeting ID: **833 9795 4590**. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Administration of Oath of Office to Newly Elected Supervisors, Ann Belyea [**SEAT 4**] and Cynthia McIntyre [**SEAT 5**] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
6. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date
7. Staff Updates
 - A. Landscape Maintenance

- B. Allied Universal
- 8. Staff Report - Office Administrator: *Amanda Evans*
 - Consideration of Beach Club Usage Agreement
- 9. Discussion: Town Hall Meeting Regarding Gym Improvements
 - Discussion: Previous Gym Expansion Estimates
- 10. Discussion/Consideration of Speeding Camera Estimates
- 11. Discussion: Community Announcement Marquee Usage by Resident Groups
- 12. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities (LAF)
- 13. Approval of Minutes
 - A. Board of Supervisors: November 17, 2022
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
 - B. Sunshine Board Online Workshop: November 18, 2022 – December 14, 2022 (*to be provided under separate cover*)
 - C. LAF Committee: December 5, 2022
 - D. Other
- 14. Acceptance of Unaudited Financial Statements as of October 31, 2022
- 15. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - Update: Weir Replacement Proposals
 - B. Facilities Manager: *John Hall*
 - Consideration of Proposals to Improve Monuments
 - Update: Geotech Study Costs for Manholes Within Community
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

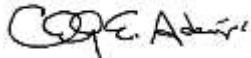
- NEXT MEETING DATE: January 19, 2023 at 6:00 P.M.
 - QUORUM CHECK

Ronald Acoff	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Rene Fontcha	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jorge Castillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Ann Belyea	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Cynthia McIntyre	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

16. Other Business
17. Public Comments (*non-agenda items*) [3 minutes per speaker]
18. Supervisors' Requests
19. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR PUBLIC PARTICIPATION
<https://us02web.zoom.us/j/83397954590>
MEETING ID: 833 9795 4590
 OR
CALL IN NUMBER: 1-929-205-6099
MEETING ID: 833 9795 4590

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cory Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. Chesley E. Adams, Jr. is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 15th day of December, 2022.

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

8

Office Administrator & Events Monthly Report

Meeting date: December 15, 2022

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast, Facebook and signage updates.
- Routine invoice coding and AP aging reports.
- There was a total of 7 Beach Club rentals in December.
- Still trying to hire staff for the office and pool. Several interview have been requested and confirmed but no one has showed up to the interviews.
- Editing Beach Club Usage policy to include a deposit and other board requests continued.
- Office was painted and closed for 2 days due to the renovations.

CDD Events

ACTION ITEMS:

UPCOMING:

- Holiday Boat Parade & Celebration | 12/10 Parade to start at 6pm Beach Club Party 6:30-8:30pm – Residents and their families can join in the holiday fun by celebrating at the Beach Club. We will have a DJ, cash bar, trackless train & popcorn machine. Residents can view the boats ending the parade at the dock around 7pm.
- Cookies with Santa | 12/17 11am-1pm – Families can come enjoy story time with Santa and take pictures. Then each resident can decorate cookies to take home or eat. We will also have hot chocolate and popcorn available.
- International Food & Arts Festival | 2/18/23 11am-2pm --Vendors have been registering on the website to participate in the event. This date is our rain date from when we tried to host this event earlier this fall.

COMPLETED:

- Veteran's Day Flag Ceremony **See report**

EVENT RECAP

Veteran’s Day Ceremony

Event Summary

Date: November 22, 2022 **Time:** 11am **Location:** Beach Club

Gross/Net Cost: \$405.57 Projected Budget: \$650 Difference: **\$244.43**

Event Costs & Revenue:		
Vendor Name	Description	Cost
Amazon	Decorations, Flags & plates/silverware	\$144.92
Publix	Food	260.65
	TOTAL:	\$405.57

Sponsors: None

Event Description: Honoring all those that served our Military.

Successes: This event was a HUGE success. Wharton High School’s JROTC Color Guard came to the event to present the colors. We had many Veterans in attendance along with civilian residents who came out to thank those that served.

Setbacks: Weather has been an issue with this event since we started this event. However, the color guard comes prepared to present the colors inside.

Recommendations: I thought it would be a good idea to have a local school/class/resident group make Thank You cards/Notes that we can hand out to the Veterans that attend this event.



**Cory Lakes Community Development District
Beach Club Usage Agreement***

Beach Club Facility access will be issued to all Patrons, which includes all children fourteen (14) years of age and older. All patrons are required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status will be required for facility access. Guests must always be accompanied by a Patron when using any District Facility (per CDD Rules & Regulations).

Patrons (21 years of age or older) may reserve an area of the Beach Club for special activities during operation hours. The use of the facility shall remain open to other Patrons and their guests during these activities. The Patron reserving an area of the Beach Club must submit a completed Beach Club Usage Agreement to the CDD Office along with a check (or cash) for the Security Deposit before the agreement becomes valid.

1. Reservations: The Office Administrator and/or Facilities Manager, at their sole discretion, will accept reservations based on availability of the Beach Club. Denial of a request may be appealed to the District's Board of Supervisors at the next available meeting.
2. Available Facilities and Capacity: The Beach Club usage agreement is only for reservations up to two (2) hours, including set up and post-event clean up, between the hours of 9am-9pm. The maximum capacity allowed for use under the Beach Club Usage Agreement is twenty-five (25) people. Patrons planning larger events should complete the CLI Beach Club Reservation Agreement.
3. Security Deposit: A security deposit of \$200 in the form of check or cash.
4. General Policies:
 - a. The patron must be present for the duration of the 2-hour reservation.
 - b. No alcoholic beverages will be served.
 - c. All debris must be removed from the building: including food, decorations, and remnants of the event and all furnishings returned to their original position.
 - d. The CDD on-site staff will periodically check activity during the event. Patron is responsible for any damage to the Beach Club and its property. If the Beach Club, during the term of the event, shall be damaged by the act, default, or negligence of the Patron, or of any of the Patrons guests, employees, or any persons admitted to the Beach Club by Patron, Patron agrees to pay the District upon demand all sums as necessary to restore the Beach Club to its condition prior to the event. The Security Deposit will be held until any issue is resolved.

5. Name of Patron: _____

6. Address: _____ Phone #: _____

7. Type of Event: _____

8. Date / Time: _____

Patron Signature & Date

CDD Staff & Date

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**SUMMARY OF MOTIONS MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 17, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Cynthia McIntyre	Supervisor-Elect
Steve Small	LMP
Rich Carpenter	Resident/LAF Committee Member
Angela Delgatto	Resident/Security Committee Member

Residents present were:

Harry Ramphal	Ryan Foster	Carlos Guzman	Robert Marcantonio
Marcelo Mejia	Brian Little	Taffy Corrigan	Mary Marcantonio
Roberta Carroll	Don Taylor	Kara Greco	Carlene Carpenter
A.J. Forbes	Roy Sevalia	Other Residents	

On MOTION by Mr. Fontcha and seconded by Ms. Belyea, with Mr. Fontcha, Ms. Belyea, Mr. Castillo and Mr. Shah in favor, and Mr. Acoff dissenting, purchasing a boat, in a not-to-exceed amount of \$10,000, was approved. (Motion passed 4-1).

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On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the September 15, 2022 Summary of Motions and Regular Meeting Minutes, as amended, October 20, 2022 through November 16, 2022 Sunshine Board Online Workshop Meeting Minutes, October 3, 2022 and November 7, 2022 LAF Committee and October 3, 2022 Security Committee Meeting Minutes, as presented, were approved.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 17, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Cynthia McIntyre	Supervisor-Elect
Steve Small	LMP
Rich Carpenter	Resident/LAF Committee Member
Angela Delgatto	Resident/Security Committee Member

Residents present were:

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Marcelo Mejia	Brian Little	Taffy Corrigan	Mary Marcantonio
Roberta Carroll	Don Taylor	Kara Greco	Carlene Carpenter
A.J. Forbes	Roy Sevalia	Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Acoff and Belyea were present at roll call. Supervisor Fontcha was not present at roll call.

***Disclaimer:** Readers should be aware that these **summary minutes** are intended to provide highlights of topic discussions and items being considered.*

40 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

41
42 Mr. Castillo stated a new Supervisor will join the Board. He thanked Mr. Shah for his
43 many years of service to the community. He congratulated and welcomed Ms. McIntyre to the
44 Board.

45

46 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

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48 Mr. Acoff and Ms. Belyea thanked Mr. Shah for his service, wished him well and stated
49 the Board would continue to move the community forward.

50 Mr. Shah stated it has been a very good run for him serving on the CDD Board for six-
51 plus years, noted that his departure is bittersweet and voiced his plans to spend more time with
52 his family. He wished everyone a happy Thanksgiving and thanked CDD Staff, the Sub-
53 committees, fellow Supervisors and all CLI residents.

54

55 **FOURTH ORDER OF BUSINESS**

**Public Comments (*agenda items*) [3
minutes per speaker]**

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57

58 Resident Brian Little asked if the POA is receiving everything it needs from the CDD to
59 take action against residents who regularly receive stickers on their vehicles for illegal overnight
60 street parking.

61 Mr. Hall stated the POA has made no requests for parking violation data, violation
62 letters are sent to residents reminding them that repeated violations are a towable offense
63 and, although the CDD does not have a current contract with a towing company, Staff is actively
64 working on securing one. Mr. Acoff opined that the CDD has a responsibility to submit collected
65 parking violation information to the POA for enforcement purposes. Mr. Castillo suggested that
66 Mr. Little meet with Mr. Hall regarding overnight parking. The CDD is awaiting a towing contract
67 and, once finalized, frequent offenders will be towed.

68 Resident Ryan Foster voiced his perception that there is ongoing, dangerous speeding
69 in the community and a need for more police presence. He stated that individuals are
70 trespassing on his property. He discussed dock inspections by the POA and improving the gym.

71 He voiced opposition to the upcoming 5K event and felt that the tennis courts should be for
72 everyone rather than those paying for private lessons.

73 Resident and Supervisor-Elect Cindy McIntyre felt that the Beach Club User Agreement
74 is inconsistent with the CDD's Rules and Regulations and that there is misinformation about use
75 of the Beach Club for political events. She read the following Florida Statute into the record:

76 "No person shall make and no person shall solicit or knowingly accept any political
77 contribution in a building owned by a government entity, for purposes of subsection except
78 means to receive a contribution by personal hand delivery from a contributor or agent. This
79 subsection shall not apply when a government-owned building or any portion thereof is rented
80 for a specific purpose, such as a campaign fundraiser."

81 Resident Roberta Carroll suggested displaying an American flag in the Clubhouse and
82 reciting the Pledge of Allegiance at the start of all meetings. She reported that she was recently
83 almost struck in the face by a cricket ball while riding her bike. She voiced her opinion that
84 there should have been a resident survey before the cricket field was approved.

85 Resident and CLI Book Club member Carline Carpenter voiced the Club's concern about
86 ambiguous wording in the proposed Beach Club Usage Agreement and asked for clarification of
87 "special activities" and the \$200 deposit requirement in the Agreement, before approval, to
88 prevent arbitrary decisions in the future.

89 Resident Rich Carpenter concurred with Ms. Carpenter regarding the wording of the
90 Beach Club Usage Agreement and with Ms. McIntyre regarding holding political events in the
91 Clubhouse. He read Florida Statute 720.304 into the record, as follows:

92 "No entity or entities shall unreasonably restrict any parcel owner's right to peaceably
93 assemble or right to invite public officers or candidates for public office to appear, speak in
94 common areas or recreational facilities. "

95 Resident Taffy Corrigan echoed Ms. Carpenter's sentiments regarding the Beach Club
96 Usage Agreement, discussed alligators in a lake behind her home and asked the Board to
97 investigate ways to resolve the alligator population in the lakes.

98 Mr. Carpenter voiced his understanding that the Sunshine Board (SB) was set up so
99 decisions could be made between meetings, noted the SB is rarely utilized and suggested the
100 Board consider rescinding it.

101 Resident Harry Ramphal voiced his opinion that usage of the Beach Club should be free
102 for CLI homeowners since they pay CDD assessments. He questioned the proposed refunding of
103 the Series 2013 bonds and asked Staff to invite an MBS Capital Markets, LLC (MBS)
104 representative to the meeting the next time this item is included on the agenda. Mr. Adams
105 responded to questions regarding the Bond Underwriter, 10-year callable bond, costs of
106 issuance and the reasoning behind including the bond refunding on the agenda.

107 Mr. Castillo stated by no means will the CDD charge members of the Book Club or other
108 groups \$200 to use the Clubhouse and voiced his understanding that the \$200 refundable fee is
109 for planned events with 20 to 25 people that are bringing in meals, etc., and the purpose of the
110 Beach Club Usage Agreement is for the Board to control and ensure that the Beach Club is
111 cleaned after events. The Agreement will be revised and clarified.

112 Mr. Acoff stated the Agreement was drafted because individuals were showing up,
113 littering the facility and not cleaning up after themselves. A final decision regarding the
114 Agreement has not been rendered; further discussions are needed.

115 Mr. Shah stated another reason the Usage Agreement was created is to save the
116 community from liability and exposure to illnesses from the various events.

117 Ms. Evans stated that any ambiguous verbiage will not be in the final Usage Agreement.

118 Resident Mary Marcantonio voiced her concerns about speeders and suggested
119 installing speed bumps on Cory Lake Drive. Mr. Castillo stated that speed bumps were
120 previously considered but, for them to be effective, they must be placed every 20 to 25 yards,
121 meaning hundreds would be needed for the entire circle.

122 Resident Don Taylor asked if it is legal to pass a moving vehicle on Cory Lake Drive.

123 Resident A.J. Forbes wished Mr. Shah farewell, welcomed Ms. McIntyre to the Board,
124 announced that there will be a Unity Walk on Saturday at 8:00 a.m., on Cory Lake Drive, and a
125 meet and greet at the Beach Club after the walk; all are welcomed. He commented on the lack
126 of use of the SB and requested access to the marquee to post community-related events like

127 the Unity Walk. Mr. Castillo thanked Mr. Forbes for his years of service to the community as
128 the Security Committee Board Chair.

129

130 **FIFTH ORDER OF BUSINESS**

Update: Landscape Maintenance

131

132 Mr. Small presented the Monthly OLM Landscape Maintenance report and responded
133 to questions regarding palm tree trimming completion, tree trimmers not decontaminating
134 their equipment as they moved from tree to tree and well maintenance.

135

136 **SIXTH ORDER OF BUSINESS**

Update: Allied Universal

137

138 There was no update.

139 Asked how he would grade Allied over the last few months, Mr. Hall stated Allied
140 improved from a D to a C, turnover is ongoing and “floaters” familiar with the community have
141 been brought in to fill empty schedules.

142

143 **SEVENTH ORDER OF BUSINESS**

**Staff Report - Office Administrator:
Amanda Evans**

144

145

146 • **Consideration of Beach Club Usage Agreement**

147 Ms. Evans presented the November Office Administrator and Events Report.

148 Discussion ensued regarding the Fall Festival and the Beach Club Usage Agreement,
149 relative to the Book Club, dance groups and birthday party rentals.

150 Mr. Acoff voiced his opinion that the Agreement is not user-friendly and must be
151 revised. Ms. Belyea offered to rewrite the Agreement and present it at the next meeting. Ms.
152 Evans will compile and forward the Board Member comments to Ms. Belyea.

153

154 **EIGHTH ORDER OF BUSINESS**

**Discussion: Coach B’s Tennis Program
Funds**

155

156

157 Mr. Adams stated he contacted Coach B to request backup documentation on several
158 occasions and Coach B indicated he would forward the documents but has yet to do so. In
159 subsequent conversations with Mr. Hall, Coach B exhibited disinterest in reinstating the

160 Agreement. Asked if this means that Coach B would no longer do business in CLI, Mr. Adams
161 stated no, Coach B would like to continue operating as he was prior to engaging in an
162 exclusivity arrangement with the CDD, as it appears he no longer sees the value in it and feels
163 that he can continue being invited by CLI residents to provide tennis lessons.

164 The Board and Staff discussed tennis court usage policies, whether to enforce the
165 provisions of the Tennis Agreement, which includes a payment to the CDD of 3% or 5% of the
166 gross proceeds. Further discussion ensued regarding Coach B teaching children from other
167 communities on the CLI courts, monitoring the number of children Coach teaches via an app
168 used in neighboring communities and terminating the Agreement with Coach B and keeping his
169 business card on file in case residents ask for his contact information.

170 Mr. Shah recapped that Coach B is in violation of several CDD rules and, although he
171 could return to CLI and coach privately, he will not have exclusivity. Ms. Evans will contact
172 Administrators in Hunter’s Green and Arbor Green for information regarding recreational
173 monitoring technology and report her findings.

174

175 **NINTH ORDER OF BUSINESS**

Discussion: Community Speeding

176

177 Mr. Shah stated this item was placed on the agenda because of the increasing number
178 of complaints about speeding on Cory Lake Drive and suggested that the CDD install a camera
179 between the Lanai and Cory Lake Drive stop signs. He stated for less than \$300 a camera could
180 be installed, with Wi-Fi, to start capturing license tag numbers. He proposed setting up a “wall
181 of shame” at the Clubhouse, which is very effective in other communities.

182 Discussion ensued regarding issues with the “wall of shame” suggestion, developing a
183 results-oriented action plan, use of speedometer that displays driving speed, engaging law
184 enforcement for four-hour shifts every other week, the impracticality of speed bumps and
185 advanced camera technology.

186 Mr. Hall will discuss the “wall of shame” concept with District Counsel, obtain stand-
187 alone camera estimates and include the speeding camera and “wall of shame” as discussion
188 items on the next agenda.

189

190 **TENTH ORDER OF BUSINESS**

**Discussion: Town Hall Meeting Regarding
Gym Improvements**

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192
193 Mr. Shah felt that holding a town hall meeting regarding gym improvements would be
194 more effective than circulating surveys on how to proceed with this item. He proposed having
195 several town hall meetings before deciding whether to improve, expand or leave the gym as is;
196 there are a number of options to consider. Mr. Adams stated a new gym is very impactful to the
197 community and holding town hall meetings makes sense.

198 Discussion ensued regarding gym financing options, the Board addressing basic
199 infrastructure items before considering improving new amenities, issues with gym surveys,
200 planning town hall meeting details, bond issuance process, 10-year no call provision, a
201 conditional call provision in the CDD’s Trust Indenture, replacing the pavers and reserve funds.

202 Mr. Adams stated the Board and Staff will start planning the first town hall meeting
203 after the holidays. Per Mr. Castillo, Mr. Adams to retrieve previously-obtained gym expansion
204 estimates, update the data and present them at the next meeting

205

206 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Request to Hold 5K Event in the
CDD**

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208
209 This item was previously-approved and essentially tabled.

210

211 **TWELFTH ORDER OF BUSINESS**

Committee Reports

212

213 **A. Security**

214 Mr. Hall stated the minimum block of time for the Florida Highway Patrol (FHP) is four
215 hours. In response to Mr. Castillo’s question regarding the Tampa Police Department (TPD)
216 offering a two-hour block, Mr. Adams stated four hours is the standard. The consensus was to
217 engage the Hillsborough County FHP twice a week to curtail holiday speeding.

218 Mr. Hall responded to questions regarding LMP trimming the branches along the Cross
219 Creek entrance back to the curb, sidewalk trip hazard repair by the County and tree damage
220 caused by Hurricane Ian.

221 **B. Landscape Aquascape Facilities (LAF)**

222 The November LAF Committee Report was included for informational purposes.

223 Mr. Carpenter asked about purchasing a boat for Mr. Hall. Mr. Adams stated a new 16'
224 boat with 25-horsepower and trailer will cost \$10,000.

225 Discussion ensued regarding the reasons for purchasing a boat, whether to purchase a
226 gently-used boat, boat warranty, insurance costs, operating licenses, whether the POA will have
227 access to the boat, whether to enter into a cost-sharing agreement with the POA and resident
228 back yards.

229

230 **On MOTION by Mr. Fontcha and seconded by Ms. Belyea, with Mr. Fontcha,**
231 **Ms. Belyea, Mr. Castillo and Mr. Shah in favor, and Mr. Acoff dissenting,**
232 **purchasing a boat, in a not-to-exceed amount of \$10,000, was approved.**
233 **(Motion passed 4-1)**

234

235

236 **THIRTEENTH ORDER OF BUSINESS** **Consideration of MBS Capital Markets, LLC,**
237 **Potential Refunding for Series 2013 Bonds**

238

239 **A. Refunding Analysis Memorandum**

240 **B. Agreement for Underwriting Services**

241 This item was deferred to next summer.

242

243 **FOURTEENTH ORDER OF BUSINESS** **Discussion: Dock Inspection by the POA**

244

245 This item was addressed during Item 12B.

246

247 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01, Relating**
248 **to the Amendment of the General Fund**
249 **Portion of the Budget for the Fiscal Year**
250 **Beginning October 1, 2021 and Ending**
251 **September 30, 2022; and Providing for an**
252 **Effective Date**

253

254 Mr. Adams presented Resolution 2023-01. This is necessary due to the unbudgeted
255 expenditure for the new roofs, which had to be accounted for to avoid a finding in the audit.

256 Mr. Adams responded to questions regarding the “Unassigned” line item on Page 3 of
257 the Exhibit, the tax collector variance of \$67,000 on Page 1, accruals, increase in the
258 “Streetlights” line item and the General Fund and the operating budget.

259

260 **On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor,**
261 **Resolution 2023-01, Relating to the Amendment of the General Fund Portion of**
262 **the Budget for the Fiscal Year Beginning October 1, 2021 and Ending**
263 **September 30, 2022; and Providing for an Effective Date, was adopted.**

264

265

266 **SIXTEENTH ORDER OF BUSINESS**

Approval of Minutes

267

268 **A. Board of Supervisors: September 15, 2022**

269

I. Summary of Motions

270 Line 29: Change “Nadimpalli” to “Eziakonwa”

271 Lines 30: Change “Ijrshyla” to “Ursula”

272 **II. Regular Meeting**

273 The following changes were made:

274 Line 29: Change “Nadimpalli” to “Eziakonwa”

275 Lines 30 and 126: Change “Ijrshyla” to “Ursula”

276 Line 41: Change “True-Up” to “approved”

277 Line 43: Delete entirely

278 Line 48: Change “dogs” to “docks”, insert “lake” after “community” and delete
279 “captured and” after “were”

280 Lines 50, 52 and 53: Change “Bronson” to “Branston”

281 Line 51: Change “is” to “will be”

282 Line 55: Change “public” to “private” and delete “with the CDD”

283 Line 56: Change “Cory Lake Isle (CLI)” to “Branston Park”

284 Line 127: Change “Emek ___” to “Emeka Eziakonwa”

285 Lines 241 and 242: Change “Mr. Acoff voiced his opinion that both sides of Board
286 discussions should be included in the minutes but some items can be omitted to keep the

287 minutes clean and professional” to “Mr. Acoff stated some items could be removed from the
288 minutes to keep them clean and professional.”

289 **III. Action/Agenda or Completed Items**

290 This item was not addressed.

291 **B. Sunshine Board Online Workshop: October 20, 2022 – November 16, 2022 (to be**
292 ***provided under separate cover)***

293 **C. LAF Committee**

294 **I. October 3, 2022**

295 **II. November 7, 2022**

296 **D. Security Committee: October 3, 2022**

297 **E. Other**

298

299 **On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the**
300 **September 15, 2022 Summary of Motions and Regular Meeting Minutes, as**
301 **amended, October 20, 2022 through November 16, 2022 Sunshine Board**
302 **Online Workshop Meeting Minutes, October 3, 2022 and November 7, 2022**
303 **LAF Committee and October 3, 2022 Security Committee Meeting Minutes, as**
304 **presented, were approved.**

305

306

307 In response to Ms. Belyea’s request for more information regarding the SB, Mr. Castillo
308 stated that the SB is an online platform that Board Members and CDD Staff use to communicate
309 between meetings. At one point, it was accessible to the community at large, which proved
310 unproductive so it was subsequently limited to Board Members and Staff. The Board’s
311 consensus was to uphold the SB, since there is no cost involved.

312

313 **SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of September 30, 2022**

314

315

316 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022.

317 The financials were accepted.

318

319 **EIGHTEENTH ORDER OF BUSINESS**

Staff Reports

320 **A. District Engineer: *Johnson Engineering, Inc.***

321 Mr. Adams distributed an update from Mr. Chang and stated the project manual was
322 completed and forwarded to several contractors to generate proposals. The submittal deadline
323 is the first week of December. The proposals will be tabulated and presented at the next
324 meeting.

325 Mr. Adams and Mr. Hall responded to questions regarding the roofing contract, the
326 warranty and the paint project.

327 **B. Facilities Manager: *John Hall***

328 Mr. Hall presented the November 2022 Activity Report and responded to questions
329 about the holiday lighting, track lights, the COT re-piping the lift stations, need to repair a
330 pothole near Morris Bridge, feral hog issues, the alligator trapper, faded appearance of the
331 monuments and replacing the gym equipment.

332 Mr. Hall will obtain proposals to improve the monuments.

333 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 334 • **NEXT MEETING DATE: December 15, 2022 at 6:00 P.M.**
- 335 ○ **QUORUM CHECK**

336 The next meeting would be held on December 15, 2022.

337

338 **NINETEENTH ORDER OF BUSINESS****Other Business**

339

340 Ms. Carroll offered to donate an American flag, stand and a pole to the Clubhouse.

341 Mr. Shah suggested allotting \$5,000 for a Geotech contractor to conduct a manhole
342 study to present to the COT to have them repair all the sewer manholes in the community.

343 Discussion ensued regarding whether to approve funding for a Geotech study, Geotech
344 study costs, the COT report and ground sounding radars. Per Mr. Castillo, Mr. Hall to research
345 the cost of a Geotech study and report his findings at the next meeting.

346

347 **TWENTIETH ORDER OF BUSINESS****Public Comments (*non-agenda items*)**

348

349 Mr. Little felt that towing contractors will likely be very reluctant to tow vehicles off CDD
350 streets because the streets are public and overnight street parking is a violation of the CDD's
351 own internal Covenants but it is not illegal in the COT, Hillsborough County or State of Florida.

352 Mr. Carpenter listed potential liability issues with the upcoming Unity Walk that were
353 not addressed by the Board. Ms. Belyea stated there is no way of regulating the event.

354 Ms. McIntyre asked if the insurance company was notified that the Clubhouse has a new
355 roof for cost-saving purposes and if the recent \$700,000 loan was averaged in the general
356 budget.

357 Mr. Adams will notify the insurance carrier that the Clubhouse roof was replaced and
358 stated that the loan was included in the general budget with a separate accounting on the
359 general ledger. Once the weir project is completed and reconciled, the remaining funds will be
360 returned to reduce the outstanding debt.

361 Resident Carlos Guzman asked about the interest on the \$700,000 loan, questioned the
362 CDD seemingly being okay with accumulating additional debt to improve the gym and voiced
363 his opinion that, if the CDD cannot save money, it should not be borrowing money. Mr. Adams
364 stated that the interest rate was in the 4% range, before rates started to increase.

365 Resident Marcelo Mejia voiced his appreciation for the Board's willingness to at least
366 undertake the discussion of a new fitness center instead of a gym, as the word "gym" has
367 become polarizing in the community. He cautioned against refunding the bonds in the next two
368 years because of the rising interest rates.

369 Mr. Ramphal discussed the Board's plan to conduct another survey for a new gym,
370 issuing another bond and the need to form a gym committee and a bond committee.

371 Resident and Security Committee Member Angela Delgatto stated that the Security
372 Committee is working on curtailing speeding. She wondered when residents will take
373 responsibility when lending their vehicles to family or friends who speed, for leaving the
374 Clubhouse messy after events and damaging the pool furniture.

375 Resident Kara Greco voiced her opinion that the budget is confusing, a new gym is not
376 worth a bond issue and infrastructures are necessities, whereas amenities are luxuries.

377 Resident Roy Sevalia felt that the Board could be both fiscally-responsible and provide
378 wellness to the community in the form of a new fitness center.

379 Mr. Foster expressed his opinion that surveys are not reliable, continuing to borrow
380 money is irresponsible and a gym is not a necessity. He stated his neighbors and other residents
381 are furious and feel like their money is being stolen and not spent well.

382 Mr. Forbes asked the Board to modify its policy and allow residents to use the marquee
383 to announce social events or activities. Per Mr. Castillo, Mr. Adams will include granting
384 resident groups access to the marquee on the next agenda.

385

386 **TWENTY-FIRST ORDER OF BUSINESS** **Supervisors' Requests**

387

388 There were no Supervisors' requests.

389

390 **TWENTY-SECOND ORDER OF BUSINESS** **Adjournment**

391

392 There being no further business to discuss, the meeting adjourned at 9:35 p.m.

393

394

395 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

396

397

398

399

400

401 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

AIII

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang: Adjust Work Authorization proposal costs & email revised cost opinion & sample exhibits to BOS before Nov mtg.			X	11.18.21
2	10.21.21	ACTION	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.			X	04.21.22
3	10.21.21	ACTION	Mr. Hall to obtain security proposals & present at the next meeting.			X	11.18.21
4	10.21.21	ACTION	Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe. PER 01.20.22 MEETING – NO LONGER NECESSARY				01.20.22
5	10.21.21	AGENDA	Mr. Hall to have City manhole repairs update on future agendas.			X	3.17.22
6	10.21.21	ACTION	Staff to negotiate two-ply underlayment option with Roof X for a NTE amount of \$220,000; otherwise, secure the single-ply for \$195,000.			X	11.18.21
7	10.21.21	ACTION	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	ACTION	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	ACTION	Mr. Adams: Confirm whether stickers can be put on windows of vehicles parked on streets and report findings prior to next meeting.			X	11.18.21
10	10.21.21	ACTION	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	AGENDA	Mr. Adams: Include Facility Rental Policy and rates on next agenda.			X	11.18.21
12	10.21.21	AGENDA	Mr. Adams: Include Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	AGENDA	Mr. Adams: Have FineMark Term Sheet discussion item on next agenda.			X	11.18.21
14	11.18.21	ACTION	Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21
15	11.18.21	ACTION/AGENDA	Mr. Adams: Draft letter to homeowners of all positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	01.20.22
16	11.18.21	ACTION/AGENDA	Ms. Schewe: Revise Clubhouse Rental Policy and present it at the next meeting.			X	01.20.22
17	11.18.21	ACTION	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22

CORY LAKE CDD

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18	11.18.21	ACTION/AGENDA	Mr. Shah to email letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
19	11.18.21	ACTION	Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11.18.21	ACTION	Mr. Hall to issue modified post orders to security to put stickers on vehicles blocking sidewalks & parked on street, photograph & notate it.			X	12.16.21
21	11.18.21	ACTION	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	ACTION	Ms. Schewe to contact neighboring CDDs regarding reservation blackout dates and report her findings at the next meeting.			X	01.20.22
23	12.16.21	AGENDA	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	AGENDA	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	ACTION	Mr. Hall to invite 3 security firms to the next meeting.			X	01.20.22
26	12.16.21	ACTION	Mr. Hall to invite Mr. Tim Gay to the next meeting.			X	06.16.22
27	12.16.21	ACTION	Staff to invite an OLM representative to the February meeting.			X	06.16.22
28	01.20.22	ACTION	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	03.17.22
29	01.20.22	ACTION	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	ACTION	Ms. Schewe: Revise CLI Facility Rental Policy, subject to items discussed.			X	02.17.22
31	01.20.22	ACTION	Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repairs start dates.			X	02.17.22
32	01.20.22	ACTION	Ms. Schewe to forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.			X	02.17.22
33	01.20.22	AGENDA	Mr. Adams to include a joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
34	01.20.22	AGENDA	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.			X	06.16.22
35	02.17.22	ACTION	Mr. Hall: Secure and present updated final proposals from SI and Allied.			X	03.17.22
36	02.17.22	AGENDA	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
37	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			

CORY LAKE CDD

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38	02.17.22	ACTION	Mr. Hall to order “no music” signage for the basketball courts and “no hard balls allowed” for the cricket field.			X	06.16.22
39	02.17.22	ACTION	Mr. Hall: Confer with rover about Mr. Sanyam Shah’s comments.			X	03.17.22
40	02.17.22	AGENDA	Mr. Adams: Add “TPD Presence & Traffic Enforcement” to March ag.			X	003.17.22
41	02.17.22	AGENDA	Mr. Adams to include “Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair” on the March Agenda.			X	03.17.22
42	02.17.22	AGENDA	Mr.. Adams to include “Consideration: Award of Security Contract to either Allied or Securitas” on the next agenda.			X	3.17.22
43	03.17.22	ACTION	Ms. Schewe: Send additional e-blast & post a link stressing pool safety.			X	06.16.22
44	03.17.22	ACTION	Mr. Mr. Hall to inspect the lake behind Mr. Sideique’s house, inspect a damaged fence in Capri Isle and check the lights on the volleyball court.			X	06.16.22
45	03.17.22	ACTION/AGENDA	Mr. Adams: Email revised post orders to Board. Carry over post order revisions as a review/discussion item on the next agenda.			X	06.16.22
46	03.17.22	ACTION	Staff: Invite Allied reps to every meeting for the next 6 months.			X	06.16.22
47	03.17.22	ACTION	Mr. Adams to email policy specific to sidewalks and roads to the Board.			X	06.16.22
48	03.17.22 AGENDA		Mr. Adams: Put Commissioner Hagen’s presentation on next agenda			X	06.16.22
49	04.21.22	ACTION	County Commissioner Ken Hagen will provide an update on what the long-range plans were for the Chapel area in the next couple of months.			X	06.16.22
50	04.21.22	ACTION	Mr. Small: Provide suggestions & proposals to replace aged plants and provide amounts to Mr. Adams for Fiscal Year 2023 budget. Advise crew to clean up the hedges and debris toward Cross Creek Boulevard.			X	06.16.22
51	04.21.22	ACTION	Ms. Schewe to post Resolution 2022-04 to the website, which contains relevant dates to be considered a candidate for the upcoming election.			X	06.16.22
52	04.21.22	ACTION	Ms. Schewe: Post Reso 2022-06 on website. Announce Parking/Towing Policy was approved at CDD meeting and will be effective May 1, 2022.			X	06.16.22
53	04.21.22	ACTION	Mr. Forbes to email a sample Security Incident Report to the Board.			X	06.16.22
54	04.21.22	ACTION/AGENDA	Staff to clean up latest version of the Post Orders and present the final draft version at the next meeting.			X	06.16.22
55	04.21.22	ACTION/AGENDA	Mr. Adams to make “Security-Update: Allied Universal” a stand-alone agenda item on agendas for the foreseeable future.			X	06.16.22

CORY LAKE CDD

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56	04.21.22	ACTION	Mr. Hall to review what charges caused the "Security-gate maintenance & Repair line-item budget to exceed budget.			X	06.16.22
57	04.21.22	ACTION	Ms. Schewe to eblast new office hours to be effective on May 1, 2022.			X	06.16.22
58	04.21.22	ACTION/AGENDA	WHA Staff to move up "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.			X	06.16.22
59	04.21.22	ACTION	Mr. Hall: Email Mr. Holmes for outcome of the meeting on freon issue.			X	06.16.22
60	04.21.22	ACTION	Mr. Hall: Work with Ms. Schewe on e-blast regarding golf cart use.			X	06.16.22
61	04.21.22	ACTION/AGENDA	Mr. Carpenter to provide Mr. Adams with landscape costs to redo the plantings at Cross Creek, to incorporate into the proposal Fiscal Year 2023 budget, which will be presented at the next meeting.			X	06.16.22
62	05.19.22	ACTION	Mr. Hall to assist Mr. Shingala in finding a Site Engineer to repair the dispersion pond issue at the rear of 17923 and 17927 Cachet Isle Drive.			X	06.16.22
63	05.19.22	ACTION	Ms. Schewe to email the Board's uniform choices to Mr. Henderson.			X	06.16.22
64	05.19.22	ACTION	Per Mr. Acoff, Mr. Adams to email updated list of budget changes to Board. Ms. Schewe: Send Facebook reminder of budget season & the proposed FY 2023 budget will not be finalized until July mtg.			X	06.16.22
65	05.19.22	ACTION	Mr. Adams would email a copy of the SOLitude contract to Mr. Acoff.			X	06.16.22
66	05.19.22	ACTION	Per Mr. Acoff, Mr. Adams would prepare a reconciliation sheet of sources and uses of the \$700,000 loan for tracking purposes.			X	06.16.22
67	05.19.22	ACTION	Mr. Hall to contact the Construction Engineer regarding safety concerns for motorists turning left onto CLI from Morris Bridge.			X	06.16.22
68	05.19.22	ACTION	Mr. Hall to invite Tim from Holiday Illuminations to the June meeting.			X	06.16.22
69	05.19.22	AGENDA	Mr. Adams to include holiday lighting discussion item on next agenda.			X	06.16.22
70	05.19.22	AGENDA	Mr. Adams: Include FY 2023 Budget Review discussion on next agenda.			X	06.16.22
71	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.	X			
72	06.16.22	ACTION	Ms. Schewe to contact Members of the POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.	X			
73	06.16.22	ACTION	Per Mr. Acoff, Staff to obtain COT's Emergency Plan for hurricanes.	X			
74	06.16.22	ACTION	Mr. Adams to prepare a breakdown schedule listing sources and uses of funds and add check boxes for completed and pending items.			X	07.21.22
75	06.16.22	ACTION	Mr. Hall: Secure proposals to level soccer field & present at next mtg.			X	07.21.22
76	06.16.22	ACTION	Mr. Hall: Ask TPD for police patrols to CLI to control speeders.			X	07.21.22

CORY LAKE CDD

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77	06.16.22	ACTION	Mr. Adams would finalize the date and time of the next joint POA/CDD meeting with Mr. Rawls of the POA.			X	07.21.22
78	06.16.22	AGENDA	Mr. Adams: Include improvements wish-list as presented previously.			X	07.21.22
79	07.21.22	AGENDA	Mr. Adams: Include Reso to consider slate of officers on next agenda.			X	08.18.22
80	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract	X			
81	07.21.22	ACTION	Per Mr. Castillo, Mr. Hall to write a letter to Waste Management asking them to not damage the garbage cans.	X			
82	07.21.22	AGENDA	Mr. Adams: Put Security Update after Public Comments on all agendas.			X	08.18.22
83	07.21.22	ACTION	Ms. Schewe: Start email & the Facebook page campaign to alert TPD of security issues, info needed, time, etc. Continue to work with Becky and Mr. Henderson to make sure issues are getting addressed.			X	09.15.22
84	07.21.22	ACTION	Mr. Hall to purchase a camera for the No Wake Zone buoy and for the kitchen in the Clubhouse.	X			
85	07.21.22	ACTION/AGENDA	Mr. Adams will invite the Tennis Coach to the next meeting and include the Tennis Contract as a discussion item in the next agenda.			X	09.15.22
86	08.18.22	ACTION	Ms. Schewe to coordinate with Ms. Lawrence to formulate an event plan for the 5K run, based on prior events and report back to the Board.	X			
87	08.18.22	ACTION	Ms. Schewe to draft rules for Beach Club usage similar to the gym and pool rules, including charging a deposit, for review at the next meeting.			X	09.15.22
88	08.18.22	ACTION	Mr. Adams to update the financials to include the \$700,000 loan data for review at the next meeting.			X	09.15.22
89	08.18.22	ACTION	Mr. Hall: Contact COT about the sewer manholes, request credit from Envera due to broken radar system & ask Alex to report a perpetual.			X	09.15.22
90	08.18.22	AGENDA	Mr. Adams to include dock inspection by the POA on the next agenda.			X	09.15.22
91	09.15.22	ACTION	Staff to procure/prepare a plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.	X			
92	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.	X			
93	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe & Mr. Hall revise Clubhouse Usage Agreement before next meeting. 11.17.22 Ms. Evans to gather Board comments/edits to Agreement and email to Ms. Belyea for revision and presentation at the next meeting.	X			

CORY LAKE CDD

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94	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Springer, to Mr. Babbar for review.	X			
95	09.15.22	ACTION	Per Mr. Shah, Mr. Hall to have the palms trimmed on the sidewalk side.	X			
96	09.15.22	ACTION	Mr. Adams and Mr. Hall; Ask TECO to waive the costs of the enhanced LED Streetlights and report outcome at the next meeting.	X			
97	09.15.22	ACTION	Coach B to review his financial records and report back to the Board with the percentage of revenue owed to the CDD.	X			
98	09.15.22	AGENDA	Per Mr. Shah, Mr. Adams to put "Community Speeding" discussion on October agenda.	X			
99	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.	X			
100	09.15.22	ACTION	Mr. Adams: Ask Staff to email Ms. Belyea's agenda packet to her residence at address on Bible Pages.	X			
101	11.17.22	ACTION	Ms. Evans: Contact nearby communities about their recreational monitoring technology & apprise of her findings.	X			
102	11.17.22	ACTION/AGENDA	Mr. Adams: Retrieve previously-obtained gym expansion estimates, update and present at the next meeting.	X			
103	11.17.22	ACTION	Mr. Hall: Engage Hillsborough Co FHP twice per week for four-hour shifts to curtail holiday speeding.	X			
104	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			
105	11.17.22	ACTION	Per Mr. Castillo, Mr. Hall to research cost of Geotech study & update at next meeting.	X			
106	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.	X			
107	11.17.22	AGENDA	Mr. Adams: Put granting resident groups access to the marquee discussion on next agenda.	X			
108	11.17.22	ACTION/AGENDA	Mr. Adams to obtain and include weir replacement and stand-alone speed board camera proposals on the next agenda	X			
109	11.17.22	AGENDA	Mr. Adams: Put "Pledge of Allegiance" after "Roll Call" on all agendas.	X			

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

C

Committee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting: Monday, December 5, 2022 Next meeting: January 2, 2023

Time: 5:15 pm

Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

Attendees: John Hall, Facilities Manager; Stephanie Squires, Chair; Norma Walker; Dinah Lykthey; Deb Maronic; Rich Carpenter

Minutes

Call to Order: 5:19 pm

Landscape

Cross Creek Entrance:

The committee discussed the removal and replanting of azaleas along the entrance. John mentioned that there is no money in this year's budget to cover the cost, due to the \$10,000 overage in costs of trimming the ferns from the street palm trees.

Trees/Bushes/Flowers/Turf:

The committee discussed replacing the dead looking plants in the area along CLD at the speed radar installation with more Jasmine that seems to be doing well in that environment. John mentioned that this might be able to be done within this year's budget.

The bushes that were trimmed along the pocket park are dead and need to be replaced. After much discussion as to what else might be done in this area, the committee voted to recommend to the Board that these bushes be replanted at an approximate cost of \$7,000.

There was much discussion about replacing a palm at the Cross Creek entrance stop sign island. John mentioned that the soil was toxic, and that to replace a palm and soil would be upwards of \$12,000, which could not be done in the current budget with the overrun in palm trimming costs (see above) and all the other trees that were being replaced. He was going to check whether a Robellini palm could be planted to suffice.

Facilities

Gates/Entrances/Gate houses

The committee voted to recommend that isle monuments and the entrance tower and light pillars be painted to match Beach Club/gatehouse colors.

Roadways:

The repair/replace of the roadway paving at CC entrance from halfway down the street to the stop sign is planned and will be done. It's a problem working there, as the street needs to remain open for busses.

Beach Club:

The painting of the exterior and interior should be completed by the end of this week, or early next week.

The deck structure at the back of the Beach Club is to be painted, but John feels that painting the dock structure will cause even more rotting.

After lengthy discussion about replacement of some of the outdated and overused furniture (i.e. the tables and chairs) the committee took no action. Some committee members wanted the opportunity to research alternatives.

Fitness Center:

New equipment needs to receive Board approval. In the past, most of the equipment was replaced at an approximate cost of \$30,000. However, to do so this year, the cost would exceed \$90,000. So, John is proposing to the Board that the treadmills and the free weights (which are the most worn) be replaced at an approximate cost of \$30,000. All the equipment in the fitness center is now off lease and is owned by the CDD.

Old Business

Lengthy discussion of the Holiday Lighting resulted in no decisions. However, it was noted that the colorful effect of the street light toppers was lost because of all the lights on the palms. Saving the cost of having those, or installing them on the median lights on Morris Bridge were a couple of suggestions offered. Committee members were to take a closer look at the lighting and discuss again in January.

Jon boat purchase for the CDD has been approved by the Board and is in process of procurement.

Well drilling start is waiting on getting the permits.

Other items

There was much discussion regarding the policing of the roads, and whether having police presence without ticketing was a viable strategy to reduce speeding.

Adjournment/Continuance: 6:28 pm

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
ASSETS					
Operating account					
Iberia - operating acct	\$ 9,703	\$ -	\$ -	\$ -	\$ 9,703
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	555,709	-	-	-	555,709
SunTrust - debit card	2,029	-	-	-	2,029
MMK account	157,223	-	-	-	157,223
Investments					
Revenue	-	121,639	182,580	18,563	322,782
Reserve	-	52,303	3,150	10,001	65,454
Prepayment	-	226,305	6,028	-	232,333
Due from other	1,806	-	-	-	1,806
Due from other funds					
General	-	850	3,895	-	4,745
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 757,480</u>	<u>\$ 401,097</u>	<u>\$ 195,653</u>	<u>\$ 28,564</u>	<u>\$ 1,382,794</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 49,605	\$ -	\$ -	\$ -	\$ 49,605
Credit card	1,977	-	-	-	1,977
Due to other funds					
Debt service fund - series 2013	850	-	-	-	850
Debt service fund - series 2013A-1	3,895	-	-	-	3,895
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>60,541</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>60,541</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	401,097	195,653	28,564	625,314
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	305,544	-	-	-	305,544
Total fund balances	<u>696,939</u>	<u>401,097</u>	<u>195,653</u>	<u>28,564</u>	<u>1,322,253</u>
Total liabilities and fund balances	<u>\$ 757,480</u>	<u>\$ 401,097</u>	<u>\$ 195,653</u>	<u>\$ 28,564</u>	<u>\$ 1,382,794</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ -	\$ 2,380,347	0%	\$ 198,362
Interest and miscellaneous	1,654	1,654	30,000	6%	2,500
Total revenues	<u>1,654</u>	<u>1,654</u>	<u>2,410,347</u>	0%	<u>200,862</u>
EXPENDITURES					
Administrative					
Supervisors	-	-	12,000	0%	1,000
Payroll services	56	56	600	9%	50
Payroll taxes - FICA	-	-	900	0%	75
Payroll taxes - unemployment	-	-	325	0%	27
District management	4,583	4,583	55,000	8%	4,583
Assessment roll preparation	417	417	5,000	8%	417
Bond amortization schedule fee	-	-	1,500	0%	125
Disclosure report	250	250	3,000	8%	250
Trustee	-	-	7,200	0%	600
Audit	-	-	6,400	0%	533
Arbitrage rebate calculation	-	-	2,500	0%	208
Legal - general counsel	-	-	10,000	0%	833
Engineering	-	-	10,000	0%	833
Insurance: general liability & public officials	39,293	39,293	42,000	94%	3,500
Insurance: worker's compensation	4,170	4,170	5,500	76%	458
Legal advertising and Sunshine Board	-	-	4,500	0%	375
Bank fees	-	-	1,500	0%	125
Credit card discount	46	46	200	23%	17
Dues & licenses	175	175	175	100%	15
Postage	-	-	2,000	0%	167
Tax collector	-	-	99,181	0%	8,265
Contingencies	57	57	2,000	3%	167
Total administrative	<u>49,047</u>	<u>49,047</u>	<u>271,481</u>	18%	<u>22,623</u>
Field operations					
Utilities					
Communication	3,359	3,359	20,000	17%	1,667
Website	-	-	705	0%	59
ADA website compliance	210	210	210	100%	18
Streetlights	-	-	155,000	0%	12,917
Electricity	-	-	60,000	0%	5,000
Propane	-	-	400	0%	33
Water, sewer & irrigation	-	-	20,000	0%	1,667
Solid waste removal	1,382	1,382	8,000	17%	667
Sewer lift stations	170	170	2,500	7%	208
Total utilities	<u>5,121</u>	<u>5,121</u>	<u>266,815</u>	2%	<u>22,235</u>
Security operations					
Security staffing contract services	-	-	445,000	0%	37,083
Contractual virtual guard	3,340	3,340	59,000	6%	4,917
Off-duty policing	-	-	21,000	0%	1,750
Total security operations	<u>3,340</u>	<u>3,340</u>	<u>525,000</u>	1%	<u>43,750</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Field office administration					
Field manager	4,987	4,987	67,100	7%	5,592
Office administrator	3,863	3,863	53,900	7%	4,492
Payroll taxes	751	751	15,000	5%	1,250
Seasonal decorations	29,475	29,475	60,000	49%	5,000
Beach club office equipment	53	53	4,500	1%	375
Beach club office supplies	413	413	3,000	14%	250
Beach club gym supplies	1,154	1,154	20,600	6%	1,717
Guard office equipment	-	-	1,000	0%	83
Guard office supplies	-	-	1,500	0%	125
Community events supplies	4,936	4,936	18,500	27%	1,542
Pool & beach club attendants	962	962	26,000	4%	2,167
Total field office administration	<u>46,594</u>	<u>46,594</u>	<u>271,100</u>	17%	<u>22,592</u>
Landscape maintenance					
Landscaping	57,600	57,600	407,000	14%	33,917
Beach sand	-	-	3,000	0%	250
Annuals & seasonal plant installation	-	-	5,000	0%	417
Plant replacement	-	-	30,000	0%	2,500
Sod replacement	-	-	10,000	0%	833
Well maintenance - irrigation	-	-	3,000	0%	250
Irrigation - maintenance	220	220	7,500	3%	625
Tree removal	-	-	35,000	0%	2,917
Lake & pond maintenance	3,864	3,864	55,640	7%	4,637
Total landscape maintenance	<u>61,684</u>	<u>61,684</u>	<u>556,140</u>	11%	<u>46,345</u>
Facilities maintenance					
Outside facilities maintenance	38,015	38,015	100,000	38%	8,333
Capital reinvestment note 2022 repayment	10,442	10,442	161,292	6%	13,441
Car and cart repairs and maintenance	-	-	6,000	0%	500
Rentals and leases	-	-	31,644	0%	2,637
Cleaning	1,430	1,430	16,000	9%	1,333
Pest control	-	-	1,800	0%	150
Security gate maintenance & repair	-	-	5,000	0%	417
Security gate maintenance & repair - cachet	-	-	2,000	0%	167
Monuments & signs	-	-	5,000	0%	417
Fountains	-	-	7,000	0%	583
Storm water drainage	-	-	35,000	0%	2,917
Recreation equipment maintenance & repair	1,589	1,589	15,000	11%	1,250
Building equipment maintenance & repair	1,950	1,950	15,000	13%	1,250
Pressure washing	1,500	1,500	7,500	20%	625
Paver, streets and sidewalk repairs, cleaning	1,720	1,720	75,000	2%	6,250
Total facilities maintenance	<u>56,646</u>	<u>56,646</u>	<u>483,236</u>	12%	<u>40,270</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)					
Pool maintenance	2,000	2,000	21,000	10%	1,750
Pool repairs	-	-	7,000	0%	583
Pool heater utilities	8	8	8,000	0%	667
Pool permit	-	-	575	0%	48
Total facilities maintenance (pool)	<u>2,008</u>	<u>2,008</u>	<u>36,575</u>	5%	<u>3,048</u>
Total field operations	<u>175,393</u>	<u>175,393</u>	<u>2,138,866</u>	8%	<u>178,239</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	-	-	360,000	0%	30,000
Total infrastructure reinvestment	<u>-</u>	<u>-</u>	<u>360,000</u>	0%	<u>30,000</u>
Total expenditures	<u>224,440</u>	<u>224,440</u>	<u>2,770,347</u>	8%	<u>230,862</u>
Excess/(deficiency) of revenues over/(under) expenditures	(222,786)	(222,786)	(360,000) *		
Fund balance - beginning (unaudited)	<u>919,725</u>	<u>919,725</u>	<u>1,004,835</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	391,395	391,395	482,069 **		
Unassigned	<u>305,544</u>	<u>305,544</u>	<u>162,766</u> ***		
Fund balance - ending	<u>\$ 696,939</u>	<u>\$ 696,939</u>	<u>\$ 644,835</u> ****		

Notes:

The District's fiscal year begins October 1 and ends 12 months later on September 30.

* This number determined by subtracting total expenditures from total revenues

** This number is calculated by multiplying total expenditures by .25. Covers first quarter operating expenses.

*** This number is Fund Balance beginning plus excess/(deficiency) of revenues over/(under) expenditures, minus 3 months working capital.

**** This number is calculated adding 3 months working capital and Unassigned. This number will also be equal to fund balance beginning plus excess/(deficiency) of revenues over/(under) expenditures

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ -	\$ 106,214	0%
Interest	499	499	-	N/A
Total revenues	<u>499</u>	<u>499</u>	<u>106,214</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	30,000	0%
Interest	-	-	71,788	0%
Total debt service	<u>-</u>	<u>-</u>	<u>101,788</u>	0%
Other fees & charges				
Tax collector	-	-	4,426	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>4,426</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>106,214</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	499	499	-	
Fund balances - beginning	<u>400,598</u>	<u>400,598</u>	<u>175,749</u>	
Fund balances - ending	<u>\$ 401,097</u>	<u>\$ 401,097</u>	<u>\$ 175,749</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ -	\$ 93,958	0%
Interest	465	465	-	N/A
Total revenues	<u>465</u>	<u>465</u>	<u>93,958</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	460,000	0%
Principal prepayment	-	-	5,000	0%
Interest	-	-	12,534	0%
Total debt service	<u>-</u>	<u>-</u>	<u>477,534</u>	0%
Other fees & charges				
Tax collector	-	-	3,915	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>3,915</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>481,449</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	465	465	(387,491)	
Fund balances - beginning	<u>195,188</u>	<u>195,188</u>	<u>387,491</u>	
Fund balances - ending	<u><u>\$ 195,653</u></u>	<u><u>\$ 195,653</u></u>	<u><u>\$ -</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 NOTE
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>28,564</u>	 <u>28,564</u>
Fund balances - ending	<u><u>\$ 28,564</u></u>	<u><u>\$ 28,564</u></u>

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,290,000.00	-	\$1,128,834.38	\$2,418,834.38

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$1,435,000.00	-	\$78,454.50	\$1,513,454.50

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	44,845.25	4.860%	1,089.74	45,934.99
Total	\$87,976.20	-	\$4,317.30	\$92,293.50

* The rate on the Series 2017 Note changed as of 01/01/2018 to 4.86% from 4.00% due to tax law changes

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

B

Cory Lakes Community Development District

Facilities Manager

Dec. 2022, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Exterior painting of Clubhouse in progress
3. Interior painting of Clubhouse in progress
4. Moved all furniture for painting and returned to place for rentals.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Did with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Working on sling replacements on remaining loungers.
5. Replaced the hinges on the gates.
6. Replaced one post on the tot lot exit do to rotting out from pool water.
7. Replaced breaker for recirculating pump. Restructured the breaker panel so t his does not happen again.

PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Working with Life Fitness on affordable equipment package for equipment re placement. Prices have drastically gone up.
5. Painting in progress.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. OLM inspection was on 12/8/2022. LMP awarded 96% rating. Inspection rep orts to be provided under separate cover.
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line as water le vels recede.

6. Resident and community palms mostly complete.
7. Approved well drilling proposals now waiting on start date from vendor.
8. LMP will be replacing the three Washingtonian Palms at the Cross Creek entrance due to lightning damage within the next few weeks.
9. LMP will have to remove and replace two Sylvester palms on the Morris Bridge entrance road due to palm decline.
10. The Annuals were changed out.
11. The community mulching is completed.

LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Solitude looked at the buoys and they seem to be in place. Not as many resident complaints about them being moved as of late.
3. Solitude looked at the fish fence by the outflow structure and it will need the posts replaced due to rust and rot. This will be done sometime in January to allow the waters to recede so we can see the bottom of the fence during install.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face.
3. So far we have 292 street parking violators notified, 18 are in a towable status and 57 sidewalk parking violators notified. So far no issues from residents that have been warned. Seems to be having positive affects.
4. CDD has approved one garage hardship to date.
5. Working out contract details with new towing vendor. New entrance signs in progress. Vendor keeps pushing the on site meeting.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Proposals to be provided at January meeting due to bid deadline being extended at vendors requests.
2. All Tennis screens reinstalled.
3. Working with Ryan Homes on Capri Isle drainage issues. Contractor is working on homes along Anguilla Isle. Construction and sodding of the swales are complete. Working with Ryan Homes and their fence contractor on getting resident fences reinstalled. Ryan Homes is ordering parts and will fix each fence as the parts come in per Kevin King with Ryan Homes.
4. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Resident reported that they now have to find another Engineering company.
5. Working on adding ball stop safety netting along wood line by cricket pitch..

- Trying to get updated date from vendor. Not until January.
6. Working with Arbor Green and Hunters Green to raise awareness of the hog issue in our communities. We reached out to the City of Tampa, County and SWFWMD. All are looking into possible solutions. SWFWMD is looking to contract a trapper or trappers in October. No new updates.
 7. Low voltage uplights on exit side may need to be replaced due to lightning strike. Working with manufacturer to try and replace under warranty but may not be covered for lightning damage. Removed 22 fixtures to return to manufacturer.
 8. Holiday lighting is complete. Fixed extension cords damaged by landscapers.
 9. Replaced extension cords stolen from holiday lights at main entrances.
 10. City will be rehabbing 7 manholes this budget year. City is finalizing contract with vendors.
 11. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins. No Start date yet.
 12. Repaired Cachet entrance side gate due to someone hitting it.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Envera replaced barcode reader and fingerprint reader. New fingerprint reader not reading cards. Envera looking into the issue.
4. Bar code reader is not reading some barcodes. Some barcodes are needing to be replaced but there also seems to be an intermittent communication issue.
5. Holiday lights installed.
6. Resident hit island before gatehouse. TECO will be replacing the light post.
7. Repaired outlet boxes in island damaged by resident accident.
8. Envera replaced the stacking camera.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Holiday lights installed.
3. Working with Envera on camera system issues.
4. Exit gate arm has a bad gearbox. Replacement gearbox is on order.

Action Plan for Jan. 2023

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa manhole projects.
4. Continue working with Team on Capri drainage easement violations. Should be done in
5. Work with Engineer on Cachet issues.

6. Verify timeline for well replacement. Still waiting on permits.
7. Work with Holiday lighting vendor on any lighting issues.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022 CANCELED NO QUORUM	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
November 17, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
December 15, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
January 19, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
February 16, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
March 16, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
April 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
May 18, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
June 15, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590		

Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
July 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
August 17, 2023	Public Hearing & Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
September 21, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		