

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

Date of Meeting: Monday, October 2, 2023                      Next meeting: November 6, 2023  
Time: 5:15 pm  
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida  
Attendees: John Hall, Facilities Manager; Debbie Maronic; Todd Apple; Norma Walker; Rich Carpenter. Guest: Ryan Foster

## Minutes

**Call to Order: 5:16 pm**

### Landscape

#### Entrances:

##### **Cross Creek Entrance:**

Thank you to John for the robellini palm in the center isle at the stop sign.

Removal of dead plants on Cross Creek entrance is an ongoing process. LMP removes them as they see them when working on the entrance landscape.

##### **Morris Bridge Entrance:**

The disease in the Zoysia grass has been treated and is now recovering. It takes a couple weeks after treatment to see results.

#### **Trees/Bushes/Flowers/Turf:**

-Plantings at isle entrances with some needing more plant material, such as at Barbados - Since we are going into a dry season, it's not recommended to plant at this time. March-April would be a better time. Committee members agreed to ride around the community to view and assess areas that needed planting, so that we could put a plan together at the next meeting.

-Regarding the complaint that LMP does not mow the bank on the property first house on right after turning left at CC entrance - It was noted that about a foot or more of tall grass is growing along the shore bank, even though it is not noticeable from the road. LMP to take note.

-John reported that although we're in a new budget year, funds aren't readily available until sometime in January in order to use for landscaping, since monies right now are for continuing operations for the remaining months of the calendar year.

-Courtesy cut palm trees - John reported that forced maintenance has started. The clubhouse area is first, followed by the entrances, and then the street palms. Fertilization and trimming are being done.

-Ligustrum trim from CC guard gate to Cory Lake Drive - The committee decided that the previous trimming was appropriate and adequate, as the trees do not interfere with any vehicles.

-Timing of trim on street island entrances - John reported that the isle entrances are trimmed monthly.

-During discussion, landscape debris blocking drains was mentioned. The committee recommends that the CDD Board send a reminder notice to residents not to place debris on or near the street drainage structures. In addition, the committee recommends that the CDD Board request that the POA also send the same message, as well as to remind homeowners that their landscape company is to take any debris with them when they finish trimming trees in their yards.

### Aquascape

#### **Lake:**

-Plan to trim back the conservation trees and vines – Since it's been several years from being done, the committee asked John to get a quotation as to the cost, because there are some dead trees lying in the water and the vines have again started to overcome the trees, especially the Cyprus.

-Weirs – Stantec had been asked to review the plans and reported that the current plans are the appropriate fix. They were to reach out to another contractor, since the estimate of \$350K seemed to be appropriate. But since no contractor really wants to do the job, it seems that the \$750K is the “don't want to do it” price.

## **Facilities**

### **Gates/Entrances/Gate houses**

Gate arm replacements - John mentioned that approximately 3,500 cars go through the gates daily. With the gate arm coming down and stopping abruptly, there is a lot of stress on the shear pins that are there to prevent major damage. It's a mechanism that is not made to handle such volume of traffic. John will be asking the Board to approve funds for a better system that does not use shear pins and is made for heavier traffic volume.

### **Roadways:**

-John will investigate the sinkhole developing in middle of road on CLI near Java entrance.

-Paver repair plans – The committee was most concerned about the deterioration of the pavers at the Cross Creek entrance and was hoping to get some much-needed repairs started. The committee discussed closing the entrance for repairs, but several obstacles, such as bus runs presented a problem.

-Also, and more importantly for the near future, John mentioned that he was unable to get the contractor to do any work, because they have not yet been paid for previous work by Breeze, the CDD management company. Without being paid for work already done, they will not schedule any new work. With John holding approximately 5 weeks of unpaid invoices, including those for LMP, the non-payment of contractors was a concern to the committee

-John will investigate the objects protruding in the sidewalk on 10524, 10517, and 10508 Cory Lake Drive. Apparently when service is done to a resident's sewer pipes, the company doing the service will oftentimes put a cap on the cleanout that sticks above the sidewalk. John then has to rework the cap in order to make it flush with the sidewalk.

### **Beach Club:**

Beach Club renovations – Todd gave a report that his special committee held 3 public hearings wherein 7 residents attended the first, 4 the second and 3 on the third. He is preparing a summary and scope of work to present to the Board at its next meeting, at which he will ask their input on next steps to take.

### **Recreation Areas:**

-Volleyball Court condition – The problem with sand missing from the center of the court has been fixed. John explained that there is a weed preventive matting covering the court under the several inches of sand which prevents weeds from growing, but also keeps water from seeping quickly into the soil below. So, people will pull up the matting to allow the water to seep quickly. But doing so also allows sand to get under the matting. John then has to remove the sand from the top of the matting, dig the sand out from under the matting, replace the matting, and replace the sand. Also, the piping along the sides of the court gets damaged, and thus the pipes rise. The pipes when placed in the ground are filled with water in order to keep them in the ground. When the pipes become cracked or damaged, the water escapes, and the pipes eventually rise up. John will need to remove the pipes, repair them, refill with water, dig the trench to hold the pipe, and replace it so that it can continue to do the job of holding the sand in the court.

-Basketball Court condition – A check on the surface of the court shows multiple cracks which are cosmetic and not a safety hazard. Because cars have been known to drive on the court after hours in order to light the court, some of the cracks may be due to the weight of the vehicle. The court is not made to the same specifications as a road, and only has a few inches of macadam which is highly susceptible to cracking, especially under weight for which it was not constructed.

**Fitness Center:**

The ceiling fans are set for as fast as they can go. They cannot be run on high speed because the blades have been bent from objects or balls being thrown at them. Thus, they are completely unbalanced for any higher speed. The temperature is set to 69 degrees. However, if a person works out on a machine near the window in the sun, the temp will appear to be much higher.

**Other items**

-The holiday lighting will be the same as last year at the same cost.

-Thank you to John for the two new Pickleball nets. The two nets in the enclosure next to the skate park keep being taken apart and thrown about. Some of the pickleball players have tried to keep them together, but to no avail. Apparently, some of the skaters dislike that the nets stick out of the enclosure, or more than likely use them as rails to do skating tricks on them. The committee asked John to remove them and store them out of the weather.

-Rust on playground equipment platforms – John estimates that the cost to replace them to be about \$4-6,000 each. The committee asked that he see if he can come up with a fix for the platform with a rusty edge. The committee agreed that it should request money in the 2025 budget to replace some of the playground equipment which has had good usage and lifespan.

**Adjournment: 6:38 pm**