

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Meeting***

***Wednesday
August 20, 2014***

6:00 p.m.

***Cory Lake Beach Club
10441 Cory Lakes Drive
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Cory Lakes Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105
Fax: 813-374-9106

August 14, 2014

Board of Supervisors
**Cory Lakes Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Wednesday, August 20, 2014**, at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

The advanced copy of the agenda for the meeting is attached along with associated SUPPLEMENTAL documentation for your review and consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature. Staff and the Committees will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

Cc: Attorney
Engineer
Facilities Manager
Beach Club
Files

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Wednesday August 20, 2014**
Time: **6:00 p.m.**
Location: Cory Lake Beach Club
10441 Cory Lakes Drive
Tampa, Florida

Conference Call In. No.: 712.432.1500

Code: 434537#

***Business Meeting
Agenda***

- I.** Roll Call
- II.** Chairperson's and Manager's Opening Remarks
- III.** Audience Comments on Agenda Items
[Residents/Audience will have TWO opportunities to address the Board and staff during the meeting under the Third and Eighth Orders of Business. All Residents planning to speak at the meeting, please fill out an index card upon arrival with name, address, and the topic of your comment. Three minutes per individual.]
- IV.** Board Member Revisions to Agenda
- V.** Administrative Items:
 - A. Consent Agenda Items
 - Minutes of July 16, 2014 **Board Meeting** [Separate Cover]
 - Minutes of August 12, 2014 **LAF Committee Meeting** Exhibit 1
 - June Financials & Summary [Separate Cover]
 - July Security Report Exhibit 2
- VI. Public Hearing on Capital Projects Special Assessments**
 - A. Open Public Hearing
 - B. Presentation of Engineering Report Exhibit 3
 - C. Presentation of Assessment Methodology Report Exhibit 4
 - D. Public Comments
 - E. Close Public Hearing
 - F. Resolution 2014-14, Imposition of Special Assessment for Capital Projects [Separate Cover]

VII. Budget for FY 2014-2015

- A. Open Public Hearing
- B. Presentation of Budget [Separate Cover]
- C. Public Comment
 - Written Objections Exhibit 5
- D. Close Public Hearing
- E. Resolution 2014-15 Annual Appropriation and Adoption of Budget Exhibit 6
- F. Resolution 2014-16 Assessment Levy Exhibit 7

VIII. Business Matters:

- A. Pool Construction Project
- B. LAF Committee Recommendation Exhibit 8
- C. Facilities
 - 1. Facilities Manager Report Exhibit 9
 - 2. Kitchen Freezer Replacement Work Authorization Exhibit 10
 - 3. Pool Chemical Controller Work Authorization Exhibit 11
 - 4. Lifestyle Events Recap
- D. Additional Matters

IX. Staff Reports**X. Supervisor Requests****XI. Public Comments****XII. Adjournment**

EXHIBIT 1.

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, August 12, 2014 at 10 a.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Frank James (Facilities Manager), Mylitta Butler, Rich Carpenter (LAF Chair), AJ Forbes, Stephanie Squires.

First Order of Business: Call to Order: Attendance

The meeting was convened at 10:02 a.m.

Second Order of Business: Landscape

1. Mylitta asked the committee to consider the planting of additional trees at the Cory Lake Drive side of the new pool house. It was suggested that some type of plantings to what was already in place should be added to give a varied height to improve the look of that side of the pool house. In addition, it was suggested that street palms should be added to extend down the road to compliment those at the Beach Club. The plantings should be an extension of what's already in place at the Beach Club. Frank was to get a proposal from LMP to complete the planting.
2. As for the new planter at the Cross Creek gate arm, Mylitta and Carrie were going to purchase one at a discount in the next few days in order to add the larger planter to that area of the gate.
3. Removal of the large oak tree on the right of the Morris Bridge exit road within the ponding water was discussed and discouraged (and possibly would not be allowed by Tampa). It was decided to remove the large branch overhanging the roadway, in order to help improve the stability for the tree. In addition, Frank was to see whether the area of the ponding water could be filled and then planted to match the rest of the landscaping along that stretch of the exit. Frank was given the go-ahead to do the filling and planting if he found that the ponding water could be eliminated.
4. It was again discussed that areas of the landscaping had not yet been filled with additional plants that were missing leaving a mulched area without plants. The areas discussed in particular were the plantings around the palms on Cross Creek entrance and empty areas along Morris Bridge entrance and exit roadways. Other areas that may need plantings are the islands throughout the community. Frank was to notify Steve from LMP that some areas still need planting, and Rich is to ride with Steve to help point out the areas.
5. The mulching of the oleanders along the Cross Creek exit has not yet been done. Mark from LMP was to have suggested something other than mulch, but no recommendation had been yet received. So, the committee decided to go ahead with the mulching of that stretch of roadway, which should have been done at the time of planting and in accordance with the complete mulching of the property back in the Spring. No further costs for mulch should be forthcoming.
6. Rich mentioned that he was concerned about the overall look of landscaping and that it looked more unkempt than it did manicured. Shrubbery was growing into other shrubbery; palm trees had drooping fronds and clusters of seed pods. Weeds were growing throughout the beds. In general, the landscape did not look "resort quality" as expected. Frank mentioned that we'd had lots of rain, and that the landscape crew has been working as well at the pool landscaping. That work took away from the general landscaping work. It was discussed that we have a performance contract with a large company (not a mom and pop with few workers), and that if more workers are needed to get and keep the desired look, then Steve should request the additional help. Frank mentioned that he

thought that Steve had done so, and that it's most likely higher up that needs to approve the additional work. So, it was requested that Frank draft a letter to all whom he thought should get it at LMP and express the concern of the committee that the care and look of the landscaping is not meeting our standards. It was suggested that the current practice of dividing the community into quarters with each quarter getting worked on one week of the month allows for unbecoming growth in the other three quarters during the three other weeks. During the summer especially, all areas need working each week, and LMP may need to rethink their strategy and come up with a better work program. Frank stated that OLM mentioned very similar comments in its last monthly evaluation and gave LMP its lowest score this year to date.

7. AJ brought up a concern about the inadequacy of the storm drains in sections of Canary Isle. Frank noted that unless a major undertaking of capital expenditures to create larger drains and piping to replace what was currently there, then it pretty much is what it is. If flooding of the roadway occurs two or three times a year, then it should be expected during heavy rains. In addition, many other areas of the community experience the same excess water as the storm water system just can't handle the amount of rain of a few storms during the year. Frank agreed to check as to whether there was any extenuating circumstance with the current system, but suspected that it was just sometimes overpowered by the heavy downpours.
8. Frank reported that he did more research into the washing away of the soil along the right side of the sidewalk along the exit of Morris Bridge. He concluded that just filling the eroded area with hardpan would not be a permanent solution. He recommended that geotech (just like what was used on the hillside of the pool slide area) be used to hold the soil in place. The cost, however, to do so would be upwards of \$24,000. The committee decided that since the money for such a project was not in the budget and with Frank stating that the sidewalk is not at this time compromised to forgo this project.

Third Order of Business: Aquascape

1. Frank reported that Armstrong Environmental has completed about half of the needed spraying of the vines and other growth that is encroaching on the Cypress trees at all of the conservation areas around the lake. They will be completing the other half in the near future.

Fourth Order of Business: Facilities

Gates:

1. After much discussion again about providing parking spaces for the gate attendants' personal vehicles, and noting that the cost for each entrance was conservatively estimated to be approximately \$6,000, the committee recommended that Frank identify exactly where the parking spaces would be located and get a firm cost of installation, so that in the future if the budget were to allow the expenditure, all costs and decisions would be firmed up. In the meantime, it was recommended that Frank tell the gate attendants to park their vehicles in the spaces available at the unused gates. That would move them from directly behind the gate house and under the canopy which would provide shade during the day.
2. The committee unanimously voted to ask the CDD Board to transfer funds so that two gate arms could be installed at the visitor entrance of both entrances. The gate arm is to be placed behind the stopped vehicle at the entrance gate to prevent the next vehicle from moving forward until the gate has closed for the previous vehicle. The committee is asking for a transfer of \$12,000 for the installation.

3. The committee unanimously voted to purchase and replace the stop signs at the visitor entrance to read in addition to the word "stop" that "driver's license must be presented for access" in order to help make it easier for the attendants to request and require positive id and to fit the requirements of the new security system.

Beach Club:

2. Frank reported that a new freezer is needed for the kitchen area before he can apply for permits. In addition, there is more air conditioning work that needs to be done. He estimated that it would be 6 to 9 months before permits could be obtained for operation. Stephanie volunteered to take over the processing of the paperwork so that the kitchen may be up and running as soon as possible.
3. Mylitta asked whether there was any money allotted in next year's budget to complete the improvements to the back of the Beach Club to bring them up to par with the pool. Rich noted that no monies were approved for such in next year's budget.

Recreation Areas:

4. Discussion of concerns and issues at the pool ensued. Noted were that the electrical boxes on the pillars facing the pool were not locked, and small children were noted playing with them. The umbrella on the tall table has been wind blown out of place and into the pool. Loose tiles plague the decking. Green slimy slippery stuff was noted on the stairways to the slide entrance. Damage to the slide entrance needed repair. Frank mentioned that all these concerns either have or will be taken care of, except he noted that the tiles were an ongoing problem. Other concerns were no lightening detection, patrons smoking as well as drinking alcoholic beverages not only on the pool deck but within the pool. Attendants when bringing these rules violations to the patrons are being criticized and yelled at. The committee highly recommended that the rules be prominently posted at the entrances so that the attendants would be able to point them out to the patrons. There is no reason for the attendants to have to put up with any berating from patrons who are breaking the rules.
5. The cost for renovation of the gym was estimated to be in the \$60,000 to \$75,000 range. This included removing the present men's bathroom and custodial closet and all walls thereof and turning that space into a larger area for gym equipment. The current women's bathroom would be re-designed to accommodate both a men's and women's bathroom. Although it may be possible to transfer the funds for such a renovation within this year's budget in order to complete this project, the committee felt that the project was a bit out of reach at the present time with the current budget needing to have some reserves and next year's budget still undecided.
6. Frank reported that the pool security system was being installed this week, and that by the end of the week it should be completed.

Fifth Order of Business: Old Business

1. Frank reported that there was a meeting this week with the Kolter/phase 7 group to discuss the installation of appropriate sidewalks for that area of the community.

Sixth Order of Business: Other items

1. OLM report for June - LMP Score 89%.

Seventh Order of Business: Adjournment

12:46 p.m.

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____,
2014.

Judith Beck, Chairperson
Cory Lakes Community Development District

ATTEST:

Bruce St Denis, Secretary
Cory Lakes Community Development District

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

Date of Meeting: Tuesday, August 12, 2014

Time: 10:00 a.m.

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

Agenda

Landscape

Entrances

1. Trees in front of Pool House facing the street ~ Mylitta
2. CC entrance – larger potted plant - update
3. Removal of Big Oak tree On Cory Lake Drive Leading out to Morris Bridge Gate Exit~ Frank

Beach Club/Beach Area

Trees/Bushes/Flowers/Turf

- 1.

Irrigation

1. Storm drains in Canary Isle~ AJ

Aquascape

Lake

- 1.

Ponds

Wetlands

Fountains

Facilities

Gates/Entrances/Gate houses

1. Update on Soil and side walk going to the MB gate are being washed away and/or their integrity compromised.

Beach Club

1. Status of kitchen and permits ~ Frank
2. Money in the budget for next year? Back of Beach Club improvements? ~ Mylitta & Stephanie

Recreation Areas

1. Pool ~ improvements re: rules and updates on repairs ~ Mylitta and Stephanie
2. Renovation of gym – costs, etc. Date Oct 1st??~ Mylitta
3. Update on security system around Pool.~ Frank

Old Business

1. Update on Kitchen area in Club House (permit, repairs, etc)~ Frank

Other Items

1. How are we as the LAF committee going to have influence on the board in where to utilize the monies?
2. OLM report – 89%

Adjournment/Continuance

**Notice of Landscape-Aquascape-Facilities Meeting
Cory Lakes Community Development District**

NOTICE

The Landscape-Aquascape-Facilities (LAF) Committee of the Cory Lakes Community Development District will be holding a meeting on Tuesday, August 12, 2014 at 10:00 a.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. The committee meeting may be continued to a date, time and place to be specified on the record at the meeting.

One or more supervisors of the Board of Supervisors of the Cory Lakes Community Development District may be in attendance.

Bruce St. Denis, District Manager

EXHIBIT 2.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
JULY 2014

Incident Totals

Incident type:	Total
Other	1
Property Damage	3
Trespass	1
Medical	1
Total:	6

Law Enforcement Frequency

Agency	On-site total:
Tampa Police Department	24
Hillsborough Co. Sheriff's Department	6
Tampa Fire/Rescue	3
Fire Department	0
HCS Process Server	1
Total:	34

Off-Duty Assignments (TPD)

Agency	On-site total:
Total Hours	12
Total Stops	6
Total Citations	1
Equipment	1
Stop Sign	4
Speeding	1
Warnings	

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
JULY 2014

Incident Type:	PROPERTY DAMAGE
Date:	07/03/2014
Time:	2337
Location:	10859 CLD

Summary:

As the patrol officer was doing his rounds, he received a call from the Cross Creek gatehouse officer, regarding a mailbox on Cory Lake Drive that had apparently been hit by a vehicle. He found the mailbox lying in the middle of the street and belongs to 10859 Cory Lake Drive. He had the Cross Creek officer contact the resident at this address, as well as TPD. When the resident came out to where the patrol officer was standing, he explained to the resident what had occurred and that the TPD had been contacted and was on the way. The resident told the patrol officer that there was video surveillance of the property and a description would be made of the vehicle. The TPD entered the property at 0010 and the officer assisted the patrol officer in moving the mailbox out of the street to the side of the street. He also wrote up the paperwork required and will wait for the vehicle description from the resident before moving forward in the investigation. The resident will be pressing charges.

Incident Type:	MAINTENANCE ISSUES
Date:	7/04,06,10,30/2014
Time:	OVERNIGHTS
Location:	ISLES OF CACHET GATE

Summary:

There were issues with the Cachet gate not opening and not closing, as well as a lighting issue that was resolved. These instances have been reported to Mr. James, or he has been contacted by phone. The gate issue is still being worked on.

On 7/31/2014, Gate Tech responded and will be looking at the gate issue.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
JULY 2014

Incident Type:	911 CALL
Date:	07/11/2014
Time:	1946
Location:	18014 MALAKAI

Summary:

As the patrol officer-in-training was completing the deggy round on Malakai Isle Drive, he stopped at 18014 Malakai Isle Drive to greet some new residents moving in. One of the young guys from the moving company, a young white male in his early 20s, was standing at the back of the moving truck. He was observed looking blankly into the distance, and then took a step onto the ramp leading to the ground and fell to the pavement, face down. The patrol officer was accompanied by the regular patrol officer who called 911 immediately. In the meantime the other young men from the moving company had found two blankets from the truck which they placed under his head, after turning him over on his back. The young man tried several times to get up, but the patrol officer took his hand and began to talk to him, telling him his name, and wanting him to answer back. His eyes remained fixed, his heartbeat was heavy, but he never lost consciousness. The resident found some small dishtowels and wet them in the ice water and kept the rag on the forehead of the injured man. He was able to say a few words into the cell phone to his brother, but stayed lying down. Tampa Fire/Rescue arrived at approximately 1959 and took over, getting the young man into the emergency vehicle. From there they took the young man to Florida Hospital Wesley Chapel. They departed the scene at 2025. The patrol officers left the scene shortly afterward.

Incident Type:	POOL TRESPASS
Date:	07/16/2014
Time:	2138
Location:	10441 CLD POOL

Summary:

The patrol officer reported that at approximately 2138 he opened the pool gate and began the perimeter patrol of the pool. He found a white male, upper teens, with red hair, inside the pool area. The white male is a resident at 10505 BERMUDA ISLE DRIVE, was over by the men's bathroom. The patrol officer escorted him out of the pool area and secured the pool again. He cleared the call at 2155.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
JULY 2014

Incident Type:	PROPERTY DAMAGE
Date:	7/16/2014
Time:	1045
Location:	CROSS CREEK GATEHOUSE

Summary:

At 1040, lightning hit the gatehouse, causing all systems to go to battery backup. The top of the gatehouse was smoking. At 1045, lightning struck a second time and the Resident gate bar malfunctioned. It worked a few times, then stayed up ½ way. The gatehouse officer coned off the resident lane, for safety reasons, and because the exit gate did not open until she had time to pop the breaker, she had all exiting traffic coming through the exit lane beside the gatehouse. When she tripped the breakers the exit gate did open and she was able to close the guard gate next to the exit gate. On the third lightning strike, at 1047, she lost all electricity. TECO had already been contacted and I advised the TECO truck that came through the gate at MB about the Cross Creek gatehouse and the other residences without power. Power was restored to the gatehouse at approximately 1237. The battery backup continued to beep and no power was coming in to power the computer, DSX, and the cameras until Linda found a power strip and unplugged everything from the backup battery. Just after 1415, the supervisor drove over to the Cross Creek gatehouse and that was when Linda had some time to look for the power strip, since her relief officer was there. The computer, cameras, and DSX were all up and running when I left the gatehouse at 1430.

Incident Type:	POA ISSUE
Date:	07/21/2014
Time:	0610
Location:	17806 ST LUCIA

Summary:

The resident at 17806 St Lucia stopped at the gatehouse this morning at 0610 with a complaint that Enos Executive Painting had been doing some work on the residence at 17808 St Lucia, but when they finished, they used this resident's hose and left his landscaping discolored from the rinsing off of their paint equipment. He is quite put out about that. He was informed by the gatehouse officer that this was a POA issue or a CDD issue, but that it would be reported via email to the CDD and POA.

SECURITY SUMMARY REPORT
 U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
 JULY 2014

Date:	Time:	Complainant:	Complaint:	Actions Taken:
<i>(example)</i> 11-26-11	2245	Smith, John 12345 Cory Lake Dr	Noise complaint from Party	Contacted patrol officer for follow-up
07-05-2014	2205	10815 COZUMEL	Noise Complaint for this address	Dispatched rover to this address, no further issues.
07-11-2014	1035	10705 CLD	Resident called because some had been knocking on her door, but ran away before she got to the door.	Officer went back into the log to see if anyone had been logged in to this address or next door. No one logged in.
07-18-2014	2326	10518 BERMUDA	Noise complaint for 10538 Bermuda	Dispatched patrol to the address. No further issues.
07-22-2014	1534	10544 CLD	Resident reported 5-Star Meats soliciting	The following morning, we searched the logs and found
07-22-2014	1545	10519 BERMUDA	Resident reported 5-Star Meats soliciting	the vehicle that Linda suspects of being 5-Star as being authorized to 17936 Cachet by resident.

Respectfully Submitted on July 31, 2014

CAPTAIN JAMES ENEMARK JR

U.S. Security Associates - Cory Lake Isles

EXHIBIT 3.

2014 SPECIAL ASSESSMENT
REPORT OF THE DISTRICT ENGINEER
PREPARED FOR
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
C/O DEVELOPMENT PLANNING & FINANCING GROUP, INC.
15310 AMBERLY DRIVE
SUITE 175
TAMPA, FL 33647

June 17, 2014

Prepared by:

Stantec Consulting
2205 N. 20th Street
Tampa, Florida 33605
(813) 223-9500



Stantec

INTRODUCTION

The Cory Lakes Community Development District (the "District") is located in the City of Tampa, Florida within Sections 15 and 16, Township 27 South, Range 20 East. The District encompasses approximately 587.62 acres and is bound by the Arbor Greene Community Development District to the west, Hillsborough County wilderness and park lands and Morris Bridge Road to the south, rural residential lots to the east, and Branchton Church Road and Cross Creek Boulevard to the north.

Exhibit A provides a Vicinity Map and Legal Description and Sketch of the District.

The District's General Development Plan, dated May, 2000 (Re-Zoning Petition No. 200-56) was approved by the City of Tampa on 8/16/2000 for a total of 1080 units in 7 phases. Today there are approximately 957 platted single family lots that were constructed in Phases 1, 2, 3, 4, 5, 6, and 7. Two parcels (formerly known as Phase 6 Townhomes and Phase 8 Townhomes) were approved in 2007 for the construction of 59 townhome units and are now owned by the District. The District also contains a large recreational lake totaling approximately 150 acres, a clubhouse, dock, beach area, and various community playground and tot lot areas, along with more than 70 acres of wetland conservation area. Many of the subdivided lots are adjacent to the lake, wetland conservation areas, and Hillsborough County's wilderness and park land.

The District is currently planning several Capital Improvement Projects ("CIP") in Fiscal Year 2014/2015, based on recommendations by Wood Partners, Inc. the community planner that was contracted to perform planning services for the District and resident input. The CIP is currently conceptual and subject to change.

2014/2015 CAPITAL IMPROVEMENTS PROJECTS

The following CIP is planned for 2014/2015:

Playground

Since the construction of the community pool and slide is complete which resulted in the removal of the original playground at the Beach Club, a new community playground is planned to be constructed for all ages of children near the Beach Club and pool/water slide. The new playground is planned with a sail shade structure to allow for more usage during the day.

Drains/Pavers/Sidewalks


Improvements to the District's road rights of way are planned. This will include replacing some roadway pavers, improving various drainage problems and replacing some sidewalk areas.

Tennis Courts

New tennis courts and appurtenances are planned on the land across the street from the Beach Club.

Summary of Preliminary Costs of the CIP

<u>Item</u>	<u>Estimated Cost</u>
Playground and Shade Structure	\$ 140,000.00
Drains/Pavers/Sidewalks	\$ 35,000.00
Tennis Courts	\$ 175,000.00
Total	\$ 350,000.00



Tonja L. Stewart, P.E.
District Engineer
Florida Professional License No. 47704
Date:

EXHIBIT A



EXHIBIT 4.

**Cory Lakes Community Development District
Special Assessment Methodology Report for Capital Improvements
June 18, 2014**

This Special Assessment Methodology Allocation Report will describe and explain the special assessments for Capital Improvements (the “Capital Special Assessments”) levied in connection with the Cory Lakes Community Development District’s (the “District”) capital improvement program.

1. OVERVIEW OF THE CAPITAL IMPROVEMENT PROGRAM

The District’s board has determined that it would be in the interest of the landowners within the District to fund certain capital improvements that satisfy needs for such improvements and reasonably benefit the residents within the District. The District intends to fund public improvements in the aggregate amount of \$350,000 (the “Capital Improvements”) to provide for the construction and/or purchase including, but not limited to, the following facilities:

- Playground with sail shade structure
- Drains pavers sidewalk
- Tennis courts

In order to fund the Capital Improvements, the District intends to levy a special assessment on each Benefited Owner in the manner set forth herein. The proposed budget for the capital improvement program is enclosed herein as Exhibit A.

2. ALLOCATION OF BENEFITS AND ASSESSMENTS

The Capital Special Assessments will be levied on the same benefitted and assessable residential units within the District (the “Benefited Parcels”) and in the same manner as the District’s total special assessments used to defray general fund expenditures for operation and maintenance during its budget year (the “O&M Assessments”). All Capital Special Assessments will be collected via Hillsborough County’s property tax bills.

A. Assessment Standard

Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the service provided, and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. See Sections 170.01 – 170.02 of Florida Statutes.

Section 170.02, Florida Statutes states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

An EBU benefit and assessment allocation approach is a generally recognized and commonly approved method of proportionally spreading public expenditures over benefited properties for special assessments.

B. Assessment Approach

The District Board of Supervisors previously reviewed and approved the O&M special assessments and EBU analysis in related budget adoption resolutions. In the present instance, the District will apply the EBU benefit and assessment allocation methodology to the Capital Special Assessments. The Capital Special Assessments are levied on the same Benefited Parcels previously assessed to defray the total general fund expenditures, and allow the Benefited Parcels to obtain funding for capital improvements.

The District uses an EBU based assessment in which the EBUs for residential property are assigned based on the expected average benefit that a dwelling unit/lot receives from the public improvements funded with the Capital Special Assessments. An assessment methodology based on equivalent benefit unit (EBU) provides a way to quantify the benefit different land use types receive from public improvements in terms of their equivalence to one single-family residential dwelling unit, which is defined as 1.0 EBU.¹

Accordingly, will be allocated based on EBU as set forth in Tables 1 as follows:

Table 1

Phase	Count of Folio/Parcel	Sum of EBU	Sum of Proposed Assessment
1	172	174	\$ 61,749.12
2	143	144	\$ 51,102.72
3	95	95	\$ 33,713.60
4	81	81	\$ 28,745.28
5	255	255	\$ 90,494.40
6	96	96	\$ 34,068.48
7	115	115	\$ 40,811.20
x	72	0	\$ -
Grand Total	1029	960	\$ 340,684.79

Footnote:

(a) x means HOA, CDD or other municipal parcels which are exempt.

¹ Some owners merged two lots into one. For purposes of this methodology, a merged parcel will be assigned two benefit units or one benefit unit for each lot being merged.

3. ASSESSMENT ROLL AND COLLECTION

An Assessment Roll is attached as Appendix 1. The District will place the Capital Special Assessments herein on the Hillsborough County tax rolls for collection.

4. DOCUMENT REVIEW

The documents associated with the above referenced financing of the facilities and assessment roll are available for review at the District Offices at 15310 Amberly Drive, Suite 175, Tampa, FL 33647 (tel. 813-374-9105).

5. CONCLUSION

The District provides for delivering the Capital Improvements in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund capital improvements at a relatively low cost, and (ii) on a timely, “pay for itself” type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

It is reasonable, proper and just to assess the costs of the capital improvements against lands in the District. As a result of the Capital Improvements, properties in the CDD receive special benefit and increase in value, appeal, and enjoyment from District facilities. Based on the premise that the District’s Capital Improvements make the properties more valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands within the District. The benefits will be equal to or in excess of the Capital Special Assessments thereon when allocated. Accordingly, this is an appropriate District funding project that will significantly benefit all assessable properties.

Exhibit A

Proposed budget for the Capital Improvement Program

	<u>FY 2015</u>
	<u>PROPOSED BUDGET</u>
REVENUE	
ASSESSMENTS ON ROLL - GROSS	\$ 340,685
COLLECTION CHARGES AND EARLY PMT DISCOUNT (8%)	(27,255)
TOTAL REVENUE	<u>313,430</u>
 EXPENDITURES	
PLAYGROUND	90,000
DRAINS PAVERS SIDEWALKS	35,000
2 TENNIS COURTS	175,000
SAIL SHADE PLAYGROUND STRCUTURE	50,000
TOTAL EXPENDITURES	<u>350,000</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(36,570)
 OTHER SOURCES AND USES	
TRANSFER IN- GENERAL FUND	11,570
TRANSFER - IN (POOL ESCROW FUND)	25,000
TRANSFER - OUT	-
TOTAL OTHER SOURCES AND USES	<u>36,570</u>
 EXCESSOF REVENUES OVER EXPENDITURES	<u>-</u>
FUND BALANCE - ENDING	<u><u>\$ -</u></u>

COLLECTION WORKSHEET

Amount per benefit unit	\$ 354.88
Total ASSIGNED benefit units	<u>960</u>
total collection	<u>\$ 340,684.79</u>
to CDD (less County collection and early pmt discount = 8%)	\$ 313,430.01

Appendix 1
Assessment Roll

Following is a summary of the preliminary assessment roll by Phase.

Phase	Count of Folio/Parcel	Sum of EBU	Sum of Proposed Assessment
1	172	174 \$	61,749.12
2	143	144 \$	51,102.72
3	95	95 \$	33,713.60
4	81	81 \$	28,745.28
5	255	255 \$	90,494.40
6	96	96 \$	34,068.48
7	115	115 \$	40,811.20
x	72	0 \$	-
Grand Total	1029	960 \$	340,684.79

Footnote:

(a) x means HOA, CDD or other municipal parcels which are exempt.

EXHIBIT 5.

Dinah L. Crawley
10824 Cory Lake Dr.
Tampa, FL 33647

August 10, 2014

Cory Lakes Community Development District
Development Planning and Financing Group
15310 Amberly Drive, Suite 175
Tampa, Florida 33746

Dear District Board of Supervisors:

I am writing to appeal the district proposed CIP assessment for 355.00 against my property. Adding a playground with shade structure and tennis court will not benefit my property at all. If anything it will decrease my value by adding additional traffic and increase hazards and unsafe behavior with unsupervised children running around.

It will benefit the community at large if we focus on maintaining the amenities already available to us. The new pool is very nice but it is going to propose some major safety and liability issue for the community in the upcoming years. We need to focus on managing it successfully.

Sincerely,

A handwritten signature in cursive script that reads "Dinah L. Crawley".

Dinah L. Crawley

EXHIBIT 6.

RESOLUTION 2014-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2014, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 20, 2014, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, in accordance with Section 189.418, Florida Statutes, the District's Secretary was further directed to post this proposed budget on the District's website at least two days before the budget hearing date. If the District does not have its own website, the District's Secretary was directed to transmit this approved budget to the above listed governmental agency(s) for posting on the local governing authority's website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records

Annual Appropriations and Budget Adoption Resolution
FY 2014-2015

Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2013/2014 and/or revised projections for Fiscal Year 2014/2015.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Cory Lakes Community Development District for the Fiscal Year Ending September 30, 2015," as adopted by the Board of Supervisors on August 20, 2014.
- d. That the District's Secretary, in accordance with Section 189.418, Florida Statutes, is further directed to post this adopted budget on the District's website within thirty (30) day after its adoption. If the District does not have its own website, the District's Secretary is directed to transmit this adopted budget to the manager or administrator of the local general-purpose government or the local governmental agency(s) for posting on the local governing authority's website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Cory Lakes Community Development District, for the fiscal year beginning October 1, 2014, and ending September 30, 2015, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

Pursuant to Section 189.418(6), *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

Annual Appropriations and Budget Adoption Resolution
FY 2014-2015

- b. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.418 of the *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 20th day of August, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF THE
CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: FY 2014-2015 Budget

EXHIBIT 7.

RESOLUTION 2014-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2014-2015 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the County Property

Assessment Levy Resolution
FY 2014-2015

Appraiser and the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, Board of Supervisors also has the right to direct collect its non-ad valorem special assessments for maintenance and debt service from any platted lots or unplatted property in lieu of collecting such assessments through the Tax Collector utilizing the uniform method of collection; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cory Lakes Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and to directly collect the portion of the Assessment Roll relating to unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B" and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on November 1, 2014; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

50% due no later than November 1, 2014,
25% due no later than February 1, 2015 and
25% due no later than May 1, 2015.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2014-2015, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Cory Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep

Assessment Levy Resolution
FY 2014-2015

apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Cory Lakes Community Development District.

PASSED AND ADOPTED this 20th day of August, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF THE
CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary**
- Assistant Secretary**

Title:

- Chairman**
- Vice Chairman**

Exhibit A: FY 2014-2015 Budget

Exhibit B: FY 2014-2015 Assessment Roll (Uniform Method)

FY 2014-2015 Assessment Roll (Direct Collect)

EXHIBIT 8.

From the LAF Committee

Recommendation to BOS regarding adding gate arms to both the Morris Bridge and Cross Creek visitor entrances:

At the LAF meeting on August 12, 2014, the committee unanimously voted to ask the CDD Board to transfer funds and to approve the installation of two gate arms at the visitor entrance of both entrances. The gate arm is recommended by Frank James to be placed behind the stopped vehicle at the entrance gate to prevent the next vehicle from moving forward until the gate has closed for the vehicle being processed and admitted.

The committee is asking for a transfer of \$12,000 for the installation. The money is available from the Pool Maintenance category of the budget, in that the pool came online so much later than expected that the allotted funds will not be expended in the short time left of this year's budget.

The gate arm is especially required at the Morris Bridge entrance with the installation of the new security system that will leave the third shift without a gate attendant. The installation of the gate arm will ensure that only one vehicle enters at a time. Because the attendant at the Cross Creek gate will be doing double duty, it is thought that the gate arm at this entrance will stop multiple vehicles from entering without first being processed and admitted.

EXHIBIT 9.

Cory Lakes Community Development District

Facilities Manager

August 2014, Activity Report

BEACH CLUB

1. Attached and secured a disconnected electrical floor outlet, in the television seating area.
2. Electrical contractors pulled cables/wires, installed camera poles and were directed to the area, at the front entrance, to mount one (1) security identification pad casing for the front entrance.
3. Attached separated flooring trim, near exit and storage area doors
4. Attached separated back support, on one (1) of the table) high chairs.
5. Pressure washed the rear and both sides of the Beach Club.
6. Blue Waters Company repaired a section of flooring that buckled from expansion, at no additional expense to the District.
7. The CDD purchased and assembled one (1) bicycle storage rack for individuals attending the pool.
8. Installed one (1) water hose “holder” on the masonry wall on the poolside of the Beach Club.
9. Performed monthly AC filter replacements.

GYMNASIUM

1. The men’s restroom wall divider was knocked from the ceramic tile wall. A carpenter has been contacted to make repairs.
2. One (1) of the men’s restroom sink cabinet doors has been dislodged. A carpenter has been contacted to make repairs.
3. One (1) of the towel dispensers, in the men’s restroom, was recently cracked.
4. Electricians completed pulling wires/cables for the security system.
5. Electrical contractor installed wires/cables for security system.
6. Performed monthly AC filter replacements.

LAKE MANAGEMENT

Received three (3) proposals for management of Cory Lakes, ponds, and mitigation areas:

1. Cardno Entrix - \$11,350/month for three (3) months & \$45,420 annually or (\$3,785/month)
2. Aquatic Systems, Inc. \$10,000 one time cost \$37,812 annually or (\$3,151/month)
3. Armstrong Envir. \$24,750 annually or (24,750/month)

POOL

1. Electrical contractors pulled wires/cables for camera and gate security systems.
2. Pinellas Pools returned to lower a control pipe that was installed too high, glued some loose ball-valve connections, and unclogged the water fountain feature.
3. Pinellas Pools will provide a proposal to provide three (3) lap lane ropes with flotation devices.
4. Lazarra Pavers returned to repair an area of destabilized pool deck pavers.
5. Electrical contractors returned to repair landscape lighting wires that were cut during installation of the landscaping materials.
6. Removed, leveled and reset several pool deck pavers.
7. Attached emergency exit light that broke away, to the ceiling mount fixture at the Cory Lakes entrance to the pool bathhouse.
8. Attached pool signage that has separated from the post during storm.
9. Requested pool controller proposals to purchase and install one (1) Prominent DCM 200 Pool Controller. This controller will add chemicals, only as needed (24/7), "without any over or under dosing of chemicals":
 - The Pool Works of Florida, Inc.- \$2,850
 - A Quality Pool Service, Inc. – (Did not submit)
 - Triangle Pool Service - \$2,495

Recommend that Triangle Pool Service, Inc., install one (1)

- Prominent DCM 200 Pool Controller for the Cory Lakes pool.
10. Installed several hanging braces, to organize and support miscellaneous tools and materials on the masonry walls inside the bathhouse storage room.
 11. Assembled and stocked three metal storage shelves.
 12. Contractor installed five (5) additional trash receptacles inside the restroom.

LANDSCAPING

1. Received three (3) proposals to remove and dispose of declining Reclinata Palm cluster on the corner of Barbados Isle Drive and Cory Lakes Drive:
 - Landscape Maintenance Professionals, Inc. - \$915
 - Pet & Ron's Tree Service, Inc. - \$1,078
 - Panorama Tree Care, Inc. - \$1,300Recommend that LMP, Inc. remove the declining Reclinata Palms.

OTHER ACTIONS

1. The security company reported that the magnetic security signs would not stay attached to the Rover vehicle. However, after washing and cleaning the vehicle, the signs appear to be OK and do not need to be replaced.
2. Concrete contractor removed and replaced sections of concrete sidewalks at 10516 Martinique Isle Drive and 10641 Cory Lakes Drive. Also, new concrete sidewalks were installed at the corner of Cory Lakes Drive/Lanai Isle Drive and Beach Club pool area.
3. Plumbing contractor installed two (2) new Backflow Preventers at the lakefront (#'10581 & 10594 Cory Lakes Drive), close to the area where two (2) new water meters were installed.
4. Armstrong Environmental relocated one (1) "No Wake" buoy, back to the original lake location, at the request of the resident at 17902 Bimini Isle.
5. The community experienced several cable and power outages throughout the community, while TECO replaced worn out cables and "switch-gears". These upgrades should help alleviate the possibility of future catastrophic power outages within the Cory Lakes Isles development.

6. Received proposals to repair approximately 4,500 sf of roadway pavers:
 - Bay Brick Pavers, Inc. - \$13,765
 - Tampa Bay Brick Pavers - \$18,000
 - A & A Development, Inc. - \$11,880Recommend Bay Brick Pavers because of their positive feedback from references and due to previous complaints regarding A & A Development, Inc. paver installation.
7. The Chevy Spark was issued an air conditioning “recall”, from the manufacturer. Daniels Chevrolet, located at 11300 North Florida Avenue Tampa, performed and completed the recall service.
8. Gate Tech surveyed the Morris Bridge Gatehouse location and provided a proposal for \$4,221.45 to install one (1) additional barrier gate arm, loop detectors and wiring for the visitor’s lane.
9. The City of Tampa, Construction Management Supervisor, Michael DanMeyer, issued a Work Directive Change (WDC) to construct a Storm Water drain “Tie-In” at the intersection of Cross Creek Blvd. and Cory Lakes Blvd. The ground water drain was legally connected on August 6, 2014.
10. Performed monthly AC filter changes at both security gatehouses.
11. Olin Plumbing, Inc. performed the annual Beach Club potable water backflow test, required by the City of Tampa.
12. Received proposals to supply & Install one (1) Solid Door Freezer:
 - Jakris Sales & Services Inc. - \$3,520 (“TRUE” T-23F)
 - Food Service Warehouse - \$3,031.89 (“Victory” FA-1D-S7)
 - Tiger Chef, Inc. - \$3,711.47 (“Victory” FA-1D-S7)Recommend Food Service Warehouse - \$3,031.89
13. Several tree branches along the Morris Bridge sidewalk exit were damaged during a storm. The damaged sections of the trees were removed from the property.
14. Reset pavers in parking area, adjacent to the water drain inlet and concrete curb border at entrance to pool bathhouse storage area.
15. Attendant repaired the tennis court privacy netting after it was damaged from a storm.
16. Attendant painted wood bracing supports for the newly planted trees in pool area.

Action Plan for September

- Repairs In Gym Restroom
- Complete treatment of vines on Islands
- Concrete Sidewalk Repairs
- Roadway Brick Paver Repairs
- Replace Kitchen Freezer
- Support for Lifestyle Management
- Lap Lane Ropes & Flotation Devices
- Energy Audit Proposals
- Proposal for Security Gate Arm at Cross Creek Gatehouse
- Raise Stop Lights at both Security Gatehouses
- Provide parking locations for the two (2) Security Gatehouses
- Purchase and Install New Stop Signs for security gatehouses –
“STOP- MUST SHOW I.D.”

EXHIBIT 10.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Facilities Work Order

PROJECT: Kitchen Freezer Replacement

DATE: August 20, 2014

REQUESTED BY: FJ/LAF Committee

BUDGET ACCOUNT: Building (K-760)

BACKGROUND:

The Victory (FA-1D-S7) Freezer, located in the kitchen area of the Beach Club, has been repaired many times. Recently several different vendors have attempted to repair it but because it is in such poor condition, recommend that the Freezer be replaced with a new one.

The following proposals were received for one (1) Solid Door Freezer:

- Tiger Chef, Inc. – Victory (FA-1D-S7) - \$3,711.47
- Jakris Sales & Service, Inc. – True (T-23F) - \$3,520
- Food Service Warehouse, Inc. Victory (FA-1D-S7) - \$3,330

RECOMMENDATION:

The Facilities Manager recommends that the Board of Supervisor's approve the purchase of one (1) Victory (FA-1D-S7) Solid Door Freezer from Food Service Warehouse, Inc. for a total cost of \$3,300.

APPROVED: _____ DATE: _____

EXHIBIT 11.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Facilities Work Order

PROJECT: CONTROLLER (chemical) for Pool

DATE: August 20, 2014

REQUESTED BY: FJ/LAF Committee

BUDGET ACCOUNT: Recreation Maintenance (K-755)

Background:

The chemical balance of the pool water is affected by weather conditions and the amount, type or condition of use by individuals. The Prominent DCM200 Controller will add the correct amount of chemicals 24/7, to keep the correct balance.

The following proposals were received to provide and install one (1) Prominent DCM Controller using the two (2) existing Adjustable Stenner chemical feeder pumps:

- The Pool Works, Inc. - \$2,850
- A Quality Pool Service, Inc. – Have not submitted
- Triangle Pool Service, Inc. - \$2,495

RECOMMENDATION:

The Facilities Manager recommends that the Board of Supervisor's approve the purchase and installation of one (1) Prominent DCM Controller from Triangle Pool Service, Inc.

APPROVED: _____ DATE: _____



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Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
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