

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

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, April 8, 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, Jeanne Mairn, Angela Reimer (CDD BOS), Stephanie Squires. Also, Remo Butler from the Security Committee was in attendance for the first part of the meeting.

**First Order of Business:            Call to Order: Attendance**

The meeting was convened at 10:05 a.m.

**Second Order of Business:        Landscape**

1. Rich noted that the lighting of the trees in the first and last islands at the Morris Bridge entrance road was not working as discussed at the last meeting. The first and last island palms were to be lighted. Frank reported that there is considerable work in keeping the trees lighted, and that approximately \$1,500 and numerous man hours troubleshooting the lighting has been spent to date to do so. After discussion of the items and noting that there is no money to keep repairing the lighting, the committee decided that it would be best for the time being to not continue making any further repairs to the lighting or wiring.
2. Rich presented photos of the signs at the entrances and exits the Morris Bridge and Cross Creek. After much discussion, the committee along with Remo from the Security Committee on motion by Jeanne and second by Stephanie voted to remove both of the 10 mph signs at the Morris Bridge entrance and exit. They also decided to move the "surveillance" sign from the median at the Cross Creek entrance to the right hand side of the roadway entrance so that all visitors would be warned early about the use of surveillance. At the Morris Bridge entrance, they agreed to remove one of the "All Visitors Use Left Lane Only" signs as there are duplicates within a short distance of each other. Lastly, they agreed to replace the white non-reflective "Do Not Enter" signs on the entrance road of Morris Bridge with red reflective ones put on poles that match all of the other signage. An e-mail from David Burman, chair of the Security Committee, was discussed that pointed to a Security Summary Report about a second vehicle not stopping and entering through the visitor's gate at each of the entrances after the gate was opened for a visitor who had been properly processed and admitted. After much discussion, the committee noted that it was probably impossible to stop the inappropriate behavior of a couple of drivers and asked Remo to work with the Security Committee and the Security Company to have the guards be more vigilant and pro-active with stopping people at the gate, since a stop sign is already in clear view of the driver at the gate. In addition, their license plate is being videoed and recorded. Discussion then moved toward what could be done in the future to prevent such entry, and on a motion by Mylitta and second by Stephanie, it was decided to budget for 2015 for two visitors gate arms to be installed -- one at each visitor entrance. Gate arms would work much more quickly to stop a second car from entering compared to the slow-acting closing of the present gate. Since discussion of the security issues had been taken up and resolved, Remo left the meeting.

3. Kurt Carlton of Northern Lights, Inc. located in Tampa gave a presentation and pricing for holiday lighting of the entrances, gate houses and the Beach Club. Many of the palms and fronds at the entrances and around the Beach Club would be lighted. He showed the quantity and quality of the lighted wreaths and garland, bows, connections and timers. He pointed out which items the community might like to purchase rather than rent, so that they'd be available in successive years at a cost savings. No decision was made, as the committee will at a future meeting compare the costs and benefits of the proposals received and possibly of others yet to come.
4. The committee discussed a proposal from Steve Small, LMP on-site coordinator, for the installation of dwarf oleanders along the exit side of Cross Creek. Steve recommended the oleanders as they bloom for most of the year, and they would give color along the exit. This recommendation was requested by the committee at the last meeting. After discussion, on motion by Stephanie and second by Jean, it was voted to plant 250 dwarf oleanders – 85 red, 85 lavender, and 80 pink in mixed fashion along the Cross Creek exit at a cost not to exceed \$3,125.00.
5. Frank reported that the checks for the water meters have been received the city of Tampa, and they have marked out the spots for the installation, and that he expects they will be installed by the time of our next meeting.

**Third Order of Business:       Aquascape**

1. The committee then took up discussion of the installation of a fountain in the large pond in the Capri Isle area that borders the Morris Bridge entrance. Several members noted that a fountain in that area would be a nice addition that would give the Morris Bridge entrance another focal point. On motion by Mylitta and second by Stephanie, the committee voted to budget for 2015 \$14,000 for the installation of a fountain that would be like the one at the intersection of the Morris Bridge entrance and Cory Lake Drive.
2. Rich asked the committee to do some homework for the next meeting by walking or riding through the Capri Isle area to help figure out what landscape or other enhancements will be needed to be made both in the short term and the long, so that we can budget for them.

**Fourth Order of Business:       Facilities**

**Gates:**

1. Frank reported again that the contract for the new gate and pool security system has still not been signed, but that the changes have been made and that those changes will come before the BOS for approval at their next meeting.

**Recreation Areas:**

1. Mylitta from Blue Waters Decor reported that the pool was on schedule to be completed sometime in May. She brought samples to show the committee of all the selections made for the pool and furniture and furnishings-pool finish; pavers; step, gutter and water line tiles; slide color; bathroom tiles, baseboard, wall finish; coping pavers, deck pavers, pool furniture colors, textures and frame materials, umbrella color, trash receptacles, etc. The committee was very pleased with choices and colors. The consensus of the committee was that the pool was going to be beautiful.

2. Discussion of a dock water safety pole and ring buoy ensued. On motion by Mylitta and second by Jeanne, it was voted to purchase two life pole/hooks and two ring buoys, one set each for the pool and the dock.

**Fifth Order of Business: Old Business**

1. Frank reported that the RFP for the landscape contract has been published, and that the pre-bid meeting has been held. Four contractors have met the pre-bid requirements, and it's hoped that each will submit a proposal.
2. Frank reported that the contract of Finley Pools to service the pool and equipment once the pool is completed now also includes the service for the Cross Creek fountain and is just waiting the signature of the BOS chair.
3. Carrie Bercan, CDD Office Administrator, presented four options for the installation of the Beach Club playground. The options ranged in cost from \$43,000 to \$105,000 depending on the playground equipment chosen and the kind of surface underneath the play equipment. The committee preferred not to put the playground back piecemeal, but to do a one-time install. In addition they didn't want to have mulch as the base material, but wanted to have the Superlawn turf with padding underneath for protection of the children. It was expressed that for the summer months, the pool would be the main attraction, and then if we had plans ready for installation, once the new budget year started, we'd be able to have the playground completed for the fall and winter months. On motion by Mylitta and second by Jean, the committee voted to choose Option 3 and request a budget item for \$90,000 for the installation of the play equipment and \$50,000 for a sail shade system to cover the play area.

**Sixth Order of Business: Other items**

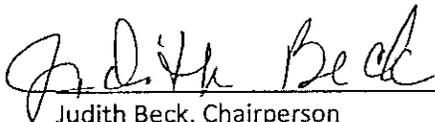
1. OLM report for January - LMP Score 94.5% - one of the highest received.
2. Carrie presented information regarding the hiring of pool attendants. Because the 2014 budget contains money for the Beach Club and Pool attendants, it's projected that there will be \$19,000 available for pool attendants after budgeted monies have been paid to Beach Club attendants for the rest of the fiscal year. Carrie proposed 3 options – high coverage, medium coverage and low coverage. Although low coverage would fit within the budgeted amount, since it did not include many of the hours that the pool would be open, and since the pool is coming at a time of projected great usage, it was suggested that medium coverage should be provided. Medium coverage (at a cost of \$24,064) would give coverage on peak days (92 days) from 9 to 9 and on non-peak days (50) from 1 to 9. Rich suggested that the extra \$5,000 in cost could come from the "Pool Maintenance" budget line item of \$40,000 because we had budgeted for more months than we will presently need with the current schedule of pool opening. If the pool opened the beginning of May, we'd spend only about \$13,000 of the budgeted amount, leaving us \$27,000 of which we could use \$5,000 for attendants. The budget item would still be \$22,000 under budget if we were to do so. On motion by Mylitta and second by Jeanne, the committee unanimously recommends to the BOS that pool attendants be hired for Carrie's proposed "medium coverage" of 92 peak days and 50 non-peak days for a cost not to exceed \$24,064.

3. The committee had received a proposal to set up a cafe for food service in the Beach Club. However, prior to entertaining the proposal, the committee felt that we should find out what is not working in the kitchen, what needs to be replaced, and the cost for the needed repairs and permits and inspections. Frank and Carrie were charged with getting all the information for the next meeting. In the meantime, because the committee would like to get some kind of food service set up at the Beach Club, Angela was going to ask the couple who made the proposal whether food preparation could be done off site or in some other way (possibly like a caterer) so that in the meantime the kitchen equipment could possibly be brought up to working condition, but at the same time food service would be available.
  
4. Rich asked the committee for the next meeting to think about the possibility of offering bar code access to companies that do multiple business within the community – for instance landscapers who do multiple properties such as Tampa Palms. Bar codes could be sold at a business rate of \$30 or more for one year and stipulations could be made as to the time of entry, etc. Any business who violated the stipulations would have their bar code access discontinued and would have to go through the visitor line. Offering bar codes would allow more bar gate access, decrease the wait times at the visitor entrance, make the work flow much easier for the guards, and possibly make the request for identification a mute issue for many who enter the community. The visitor entry would be used more for its intended purpose of checking in true visitors. Besides making the gates more efficient, revenues would be raised. It was mentioned that the Security Committee might want to think about this issue also, and so Rich was to send a memo.

**Seventh Order of Business: Adjournment**

**12:53 p.m.**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON 16<sup>th</sup> DAY OF APRIL  
2014.

  
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Judith Beck, Chairperson  
Cory Lakes Community Development District

ATTEST:  
  
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Bruce St Denis, Secretary  
Cory Lakes Community Development District

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

Date of Meeting: Tuesday, April 8, 2014  
Time: 10:00 a.m.  
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

### *Agenda*

#### **Landscape**

##### **Entrances**

1. Holiday lighting presentation
2. MB entrance – lighting of trees along median - update
3. Signage at entrances – update
4. CC entrance
  1. Proposal for planting of canna lillies and azaleas - update

##### **Beach Club/Beach Area**

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

1. Greenup of turf and trees

##### **Irrigation**

1. Installation of water meters - update

#### **Aquascape**

##### **Lake**

1. Water inlets (sump areas) - update

##### **Ponds**

##### **Wetlands**

##### **Fountains**

1. Capri Isle lake fountain

#### **Facilities**

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

1. New gates and pool security system installation – update

##### **Beach Club**

1. Pool area water safety equipment

##### **Recreation Areas**

1. Pool progress – update
2. Presentation of pool materials and colors - Mylitta
3. Beach Club dock water safety life hook/pole

#### **Old Business**

1. Landscape contract RFP – update
2. Pool maintenance proposals - update
3. Replacement of playground at Beach Club
  - a. Choice of equipment and layout/footprint
  - b. Pricing
  - c. Playground surface
  - d. Shade covers
4. Joint committee meeting with the Security Committee

#### **Other Items**

1. OLM report – February Score 94.5%
2. Proposal for food service at Beach Club
3. Pool attendants

#### **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, April 8, 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