

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

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, September 9, 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 (Chair), Dennis DiGiacomo, AJ Forbes, Stephanie Squires. Also in attendance for the Landscape portion of the meeting were Steve Small (on site manager) and Jeff Hesenius (account manager) from Landscape Maintenance Professionals, Inc. (LMP)

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

1. The meeting was convened at 10:03 a.m.

**Second Order of Business:            Landscape**

2. Mylitta reported that she had met with Steve from LMP to finalize the plans for the plantings along Cory Lake Drive and in front of the Pool House. Steve mentioned that the work would be done within the next two weeks. The landscape in front of the pool house will get a major enhancement that will mirror that along the street in front of the Beach Club and tie the two together.
3. Mylitta reported that the new planter at the Cross Creek gate arm has been delayed because the credit cards used for the community by Frank James, property manager and Carrie Bercan, office administrator, had no available funds. Apparently the credit card company had reduced the credit from a \$10,000 to \$3,000 limit without notifying our office staff, so for approximately six weeks, nothing could be purchased with the credit cards. So, the pot has been selected and will be purchased this week, and Steve will replant and place it at the entrance.
4. Rich presented a slide show that detailed many areas throughout the community where plants have died or been removed and not replaced. There were areas along the entrances, areas along Cory Lake Drive, areas at the isle entrance islands and areas within the cul-de-sac islands that needed replacement plants. Steve and Jeff from LMP agreed that these areas needed touch up and that they would be planting the areas within the next two weeks, and in fact had started some planting already at Canary Isle, for instance.
5. The mulching of the oleanders along the Cross Creek exit will be completed soon. It was a the decision of the committee to complete the mulching and to see what, if any, erosion were to occur in that area and then take up remediation efforts at that time.
6. Frank reported that irrigation had been fully installed for both sides of Cory Lake Drive at the lake view near Bermuda Isle. Now that the irrigation is in place, LMP will be installing new grass along both sides of the road in that area.

**Third Order of Business:            Aquascape**

7. Frank reported that Armstrong Environmental has had a major problem with its spray equipment and has yet to spray the other half of the vines and other growth that is encroaching on the Cypress trees at all of the conservation areas around the lake. Rich showed photos of the areas that had been treated and noted how instead of being killed, the Cypress were recovering now that they were not covered in vines. They look majestic surrounding the conservation isles when unimpeded by choking vines.

#### **Fourth Order of Business: Facilities**

##### **Gates:**

8. Frank reported that he had marked out areas for the install of parking spaces for the gate attendants' personal vehicles. Discussion ensued as to whether the committee wanted to pursue this project at this time since no complaints of the current parking situation have been heard or received. The committee decided to put an indefinite hold on the creation of the parking spaces.
9. Rich reported that at the last CDD meeting, the Board approved the installation of only one gate arm, and that it should be placed at the Morris Bridge visitors' entrance. Frank reported that the gate arm installation for that visitors' entrance is to begin on September 22<sup>nd</sup>. The gate arm is going 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.
10. Frank reported that the new stop signs at the visitor entrance that are to read "driver's license must be presented for access" had been delayed in ordering because his community credit card had been denied. He reordered the signs, and they had been shipped. He expects to install them as soon as they are received in order to help make the transition easier for the new security system which is being put in place at the gate houses. Once the new security system is in place, it will be necessary for every driver to present their driver's license to the gate attendant for scanning into the system in order to gain entrance to the community.

##### **Beach Club:**

11. Stephanie reported that she had contacted the necessary parties and completed the paperwork as much as she could for the permitting of the Beach Club kitchen for a cafe. The paperwork has been sent to Bruce St Denis at the CDD management company for further processing. So, although it's moving slowly, the committee is progressing toward having a food service at the Beach Club. The committee voted unanimously to send a recommendation to the CDD Board to submit the application for rezoning to allow a cafe in the Beach Club.

##### **Recreation Areas:**

12. Frank reported that the security system for the pool was to be completed by Friday the 12<sup>th</sup>. The cameras are already working. The gate access system is being completed. The gym access has already been completed, and so residents should stop in the CDD office to see Carrie to have their finger scanned so that they will be able to get into the gym as well as the pool. There was further discussion among the committee as to the pool rules, enforcement of them, and the role of the attendants, as well as to whom they report if there are issues that they couldn't resolve. Carrie pointed out that they were to report to her or Frank or the person attending the Beach Club when neither of them were on site.
13. Carrie Bercan, CDD Office Administrator, addressed pool opening and closing times and signage. She reported that pool attendants have to constantly argue with residents when closing the pool for the day about what time "dusk" is. With the new security system becoming operational, if the pool is to be open from dawn to dusk, then Carrie would every day have to adjust the time of opening and closing on the security system, so that access could be gained or denied at the appropriate times. Also, and probably more importantly signage would need to be installed at each of the entrances that would give the correct opening and closing time. Attendants, and especially residents, would then know the exact closing time. In addition to Carrie setting the correct times each day on the system, the times on those signs would require changing every day. To eliminate all of this, the committee voted unanimously to recommend that the CDD Board authorize Carrie Bercan, Office

Administrator, to establish seasonal pool opening and closing times giving consideration to daylight times throughout the year and in accordance with Florida statute, and to publish those times to replace the present "dawn to dusk" language in the *Cory Lakes Rules and Regulations for All Amenities*.

14. The committee unanimously decided that more decorative pool signs with the same information be installed, and that a sign with basic rules about the use of the slide be installed near the entrance to the slide.
15. Stephanie recommended that the current multi gym which requires constant repair be replaced by one of commercial grade that also allows for additional workouts than the present one. The committee unanimously approved a new replacement stack multi gym machine at a cost not to exceed \$7,000. The money for such a replacement is within the Recreation Equipment budget item.
16. Rich noted that several people who use the tennis courts ride bicycles and leave them in various places among the landscaping because there is no available bike rack in which to place them. It was decided unanimously to have a bike rack installed at the tennis courts.

**Fifth Order of Business: Old Business**

17. Frank reported that he sent the cost for the installation of a sidewalk to the Kolter/phase 7 group, and that it was now in their hands to have the sidewalk installed. The sidewalk is planned to extend from the mailbox area in the Ryan homes area and proceed along the CDD property out to the intersection at Cross Creek Boulevard and Cory Lake Drive. This sidewalk would give safe access and sidewalk connection for those living in the Ryan homes area to all the other sidewalks and amenities at Cory Lake.

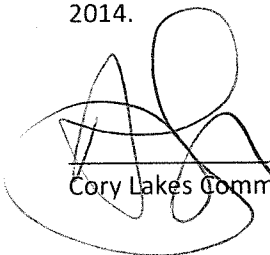
**Sixth Order of Business: Other items**

18. OLM report for June - LMP Score 88%. Discussion ensued among the committee members as to how this score is achieved and what is evaluated. Frank mentioned that this score is often higher than that achieved by the some of the Disney properties who are reviewed by this same company. It was requested by the committee to have Paul Woods of OLM be at our next meeting to be able to discuss items of interest and other issues related to the landscape and contracts.
19. Frank was asked to have tennis court plans and possible costs available for the committee to review at the October meeting.
20. Carrie was asked to have Beach Club playground and sail shade plans and costs available for review at the October meeting.
21. Frank reported that he has identified the areas for install of the towing information signs and that he'll go ahead with the installation.

**Seventh Order of Business: Adjournment**

**12:51 p.m.**

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



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, September 9, 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 along the street - update
2. CC entrance – larger potted plant - update
3. Areas needing additional plants – update
4. Mulching of Oleanders along CC entrance – update

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

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

##### **Irrigation**

1. Area along CL Drive at lake view - update

#### **Aquascape**

##### **Lake**

1. Cypress Tree reclamation from overgrowth - update

##### **Ponds**

##### **Wetlands**

##### **Fountains**

#### **Facilities**

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

1. Guard house parking spaces – placement and actual cost from Frank
2. Gate arm installation - update
3. Stop sign at visitors' entrances to include "must show driver's license" - update

##### **Beach Club**

1. Status of kitchen and permits - update

##### **Recreation Areas**

1. Security system install – update
2. Pocket parks – mulch needs fluffing/additional and grasses/weeds growing within
3. Pool rule signs - update

#### **Old Business**

1. Capri Isle sidewalks - update

#### **Other Items**

1. OLM report – 88%
2. Plans for 2 new tennis courts
3. Plans for reinstall of playground and sail shades

#### **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, September 9, 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