

**Cory Lakes CDD
Summary**

**October 15, 2015
Board Meeting**

Summary

Attendees

Present and constituting a quorum were:

Vickie Castro	Vice Chair
Bob Woodard	Supervisor
Cyril Spiro	Supervisor
Angela Reimer	Supervisor

Also present were:

Bruce St. Denis	District Manager
Sandy Oram	DPFG
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer
Carrie Brecan	DPFG
Frank James	Field Manager

Ms. Castro established a quorum of the Board was present.

Motions

On MOTION by Ms. Castro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Board accepted the resignation of Ms. Judith Beck.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH a VOTE OF 2 TO 2, the Board failed to delay 30 days for the appointment of a new supervisor.

On MOTION by Mr. Woodard, SECONDED by Ms. Castro, WITH a VOTE OF 2 TO 2, the Board failed to appoint Mr. David Burman.

On MOTION by Mr. Spiro, the Board failed to appoint Mr. George Castillo for lack of second.

On MOTION by Ms. Reimer, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved the minutes of the August 20, 2014 meeting.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the Financials.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the meeting dates for third Wednesday, and the committee dates as ratified.

On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved the transfer of \$12,357 from the General Fund to fund the fence.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the Towing Policy.

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2 On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved
3 \$500 for rezoning, subject to an investigation of the requirements.

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5 On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved
6 the agreement from Armstrong Environmental.

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8 On MOTION by Ms. Castro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board adjourned
9 the meeting.

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

The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District was held on Wednesday, October 15, 2014 at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Castro called the meeting to order.

Present and constituting a quorum were:

Vickie Castro	Vice Chair
Bob Woodard	Supervisor
Cyril Spiro	Supervisor
Angela Reimer	Supervisor

Also present were:

Bruce St. Denis	District Manager
Sandy Oram	DPFG
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer
Carrie Brean	DPFG
Frank James	Field Manager

Ms. Castro established a quorum of the Board was present.

SECOND ORDER OF BUSINESS – Chairperson's and Manager's Opening Remarks

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Audience Comments on Agenda Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Board Member Revisions to Agenda

There being none, the next item followed.

FIFTH ORDER OF BUSINESS – Organizational Matters

A. Acceptance of Resignation of Ms. Beck

Mr. St. Denis requested a motion to accept the resignation of Ms. Judith Beck.

On MOTION by Ms. Castro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Board accepted the resignation of Ms. Judith Beck.

B. Review of Resumes or Response to Comments

Ms. Castro stated that Mr. Castillo was absent.

Ms. Reimer inquired of Mr. Browne's and Mr. Burman's intentions, with respect to their positions on POA, if elected to the CDD Board.

Both desired to maintain their position on the POA Board, if there was no legal conflict with the CDD.

There will be an election for the officers to select a new Chair in November. The new Board members will be seated at the November 19, 2014 meeting.

Ms. Castro requested a motion to approve to delay 30 days for the appointment of a new Supervisor.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH a VOTE OF 2 TO 2, the Board failed to delay 30 days for the appointment of a new supervisor.

Ms. Castro requested a motion to appoint Mr. David Burman.

On MOTION by Mr. Woodard, SECONDED by Ms. Castro, WITH a VOTE OF 2 TO 2, the Board failed to appoint Mr. David Burman.

Ms. Reimer was concerned about Mr. Burman maintaining his position on the POA Board and joining the CDD Board.

Ms. Castro requested a motion to appoint Mr. George Castillo.

On MOTION by Mr. Spiro, the Board failed to appoint Mr. George Castillo for lack of second.

C. Appointment of Individual of Serve as Supervisor in Unexpired Seat

D. Oath of Office of Newly Appointed Supervisor

E. Compensation of Newly Appointed Supervisor

F. Overview of CDD and Supervisor Responsibilities

G. Resolution 2015-1, Election of Officers

Item C through Item G were tabled to the November 19th meeting. The Board decided to install two banners for the CDD vacancy. The deadline for submission will be Wednesday, November 12, 2014 at 5:00 p.m.

SIXTH ORDER OF BUSINESS – Administrative Items

A. Consent Agenda Items

➤ Minutes of August 20, 2014 Board Meeting

Ms. Castro presented the minutes of the August 20, 2014 meeting.

On MOTION by Ms. Reimer, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved the minutes of the August 20, 2014 meeting.

➤ Financials & Summary

The Board requested that Financials were included in the agenda materials in the future.

Ms. Castro requested a motion to approve the Financials.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the Financials.

➤ **Security Reports**

- **August**
- **September**

This item was information only.

➤ **Meeting Dates Ratified**

- **Board FY 2014-2015 Ratified**
- **Committees FY 2014-2015 Ratified**

Ms. Castro requested a motion to approve the meeting dates for third Wednesday, and the committee dates as ratified.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the meeting dates for third Wednesday, and the committee dates as ratified.

B. Ratification of Grau Engagement Letter for FYE 2014 & 2015

Mr. St. Denis reviewed the auditor selection process.

The Board did not recall committee meetings or the process.

This item was tabled. Documentation from the selection process was requested by the Board.

C. FY 2014-2015 Insurance Policy

Mr. St. Denis stated the policy was renewed recently. This item was information only.

SEVENTH ORDER OF BUSINESS – Business Matters

A. Pool Construction Project

Ms. Stewart reported on the Pool Construction Project. The slide was in disrepair and a camera was needed to assess the joints. GD Collins, the pool designer, was consulted to review the work. The report will provide the information necessary to provide a full response to the slide company. The slide company wanted to be paid for the replacement piece; however the CDD was not in ownership of the slide during construction, and did not intend to pay. There would be continued maintenance on the pool.

Ms. Stewart stated \$25,000 was owed to the Fencing Company. The escrow account was short \$12,000 to pay.

Mr. Spiro inquired about \$6,000 transfer approved by the Board from the general fund to the pool fund.

Mr. St. Denis stated that the transfer was never made and budget reconciliation was needed.

Ms. Castro requested a motion to approve the transfer of \$12,357 from the General Fund to fund the fence.

On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved the transfer of \$12,357 from the General Fund to fund the fence.

B. Pool Guidelines

Ms. Reimer requested that Ms. Brecan get statistics from pool assistants.

The Board discussed no smoking signs and posting of seasonal times. Ms. Brecan was instructed to investigate into these items.

This item was tabled to the November meeting.

C. Discussion of Gym Renovation

There was no discussion. The Board did not know why this item was on the agenda.

D. Towing Policy

Mr. St. Denis stated that the security company agreed to monitoring and reporting.

Ms. Castro requested a motion to approve the Towing Policy.

On MOTION by Mr. Spiro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board approved the Towing Policy.

E. Pierce Litigation Update

➤ **Settlement**

➤ **General Liability Insurance Policy in Effect at Time**

Mr. Babbar stated that all matters were handled.

F. Facilities

1. Facilities Manager Report

• **September**

• **October**

Mr. Woodard stated that a blueprint, showing that the café would be no more than 20% of the building, a \$500 rezoning fee, and a document stating that a café, and not a restaurant, would be in operation, were required.

Mr. St. Denis will follow-up on the required paperwork with the Health Department.

Ms. Castro requested a motion to approved \$500 for rezoning, subject to an investigation of the requirements.

On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved \$500 for rezoning, subject to an investigation of the requirements.

2. Approval of Armstrong Environmental Agreement

Ms. Castro requested a motion to approve the agreement from Armstrong Environmental.

On MOTION by Ms. Castro, SECONDED by Mr. Spiro, WITH ALL IN FAVOR, the Board approved the agreement from Armstrong Environmental.

1 The record will reflect the Board took a 5 minute recess.

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3 **3. Lifestyle Events Recap**

4 There being none, the next item followed.

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6 **G. Additional Matters**

7 There being none, the next item followed.

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9 **EIGHTH ORDER OF BUSINESS – Committee Reports**

10 **A. Landscape – Aquascape-Facilities**

11 There being none, the next item followed.

12
13 **B. Security**

14 Ms. Castro inquired about the removal of the third shift.

15 Ms. Brecan stated that the nighttime visitor management system will be implemented soon after
16 updates were made at Cross Creek. The system needs to be fully functioning to remove the third shift.

17
18 **C. Other Committees**

19 There being none, the next item followed.

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21 **NINETH ORDER OF BUSINESS – Staff Reports**

22 **A. Manager**

23 There being none, the next item followed.

24
25 **B. Attorney**

26 Mr. Babbar requested a 'No Lifeguard' sign. Mr. Babbar stated that the street tree issue was
27 under the POA Board.

28 Resident requirement for maintenance of trees between the road and sidewalk was discussed. The
29 Board decided to notify residents of maintenance needs.

30 The POA Board will discuss the issue.

31
32 **C. Engineer**

33 There being none, the next item followed.

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35 **TENTH ORDER OF BUSINESS – Supervisor Requests**

36 **A. October Newsletter – C.Spiro**

37 Mr. Spiro requested to discuss the powers of the Chair and Vice Chair. The stated powers of the
38 Chair were to conduct meetings, sign checks, and make emergency decisions that were required to take
39 effect in 24hrs and did not exceed a cost of \$2,500.

40 Ms. Castro stated that these were the powers of the Chair; however, the Chair was also
41 responsible to coordinate with the manager and other employees so that all matters were prepared for
42 meetings. Ms. Castro stated that no decision was made after the resignation of Ms. Beck. Mr. St. Denis

called the chair to state that they would not go forward with advertisement of the Board vacancy, so that the Board could be presented all of the information at the next meeting.

Mr. St. Denis took responsibility for the decision made on advertisement of the Board vacancy.

Mr. Spiro stated that he thought the Board and the manager had made the decision regarding the advertisement together. He still wanted to clarify the powers of the Chair and Vice Chair for future matters.

The Board discussed the powers of the Chair.

B. Discussion of Lifestyle Management – A. Reimer

Ms. Reimer stated that the activities were not being attended enough or there were not enough people at the events to warrant the expense. In addition, the quality of events was on the decline. Ms. Reimer suggested that the CDD consider hiring a party planner. Ms. Reimer was directed to investigate the feasibility of approving a certain number of events and hiring a party planning firm. The event committee will report back to the Board in November.

ELEVENTH ORDER OF BUSINESS – Public Comments

There being none, the next item followed.

TWELTH ORDER OF BUSINESS - Adjournment

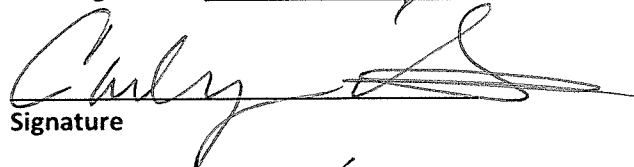
There being no further business,

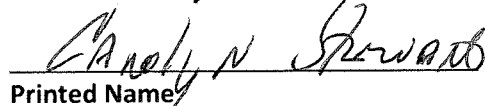
On MOTION by Ms. Castro, SECONDED by Ms. Reimer, WITH ALL IN FAVOR, the Board adjourned the meeting.

**These minutes were prepared in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

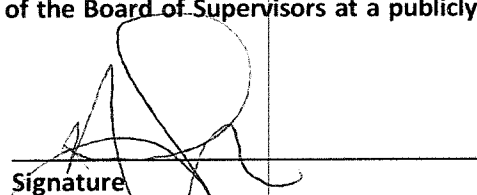
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Oct. 15, 2014.

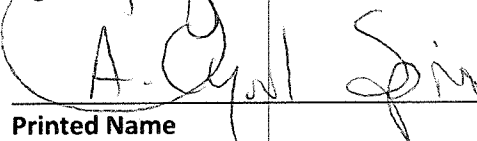

Signature


Printed Name

Title:

☐ Secretary
☒ Assistant Secretary


Signature


Printed Name

Title:

☐ Chairman
☐ Vice Chairman