

1 **MINUTES OF MEETING**  
2 **CORY LAKES CDD**  
3 **Summary**

January 21, 2015  
Page 1 of 2

4 **Attendees:**

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6 Present and establishing a quorum were:

7 Cyril Spiro	Chairman
8 Joyce Hepscher	Vice Chairman
9 Bob Woodard	Board Supervisor
10 Jorge Castillo	Board Supervisor
11 Baiju Sheth	Board Supervisor (after appointment)

12  
13 Also present were:

14 Bruce St. Denis	District Manager
15 Patricia Thibault-Comings	District Treasurer (via telephone)
16 Vivek Babbar	District Counsel
17 Frank James	Facilities Manager
18 Carrie Bercan	Evergreen Lifestyle Events

19  
20 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board agreed to add  
21 discussion on the Restaurant/Café/ Snack Bar under Item VI. E, Additional Matters.

22  
23 On MOTION by Mr. Woodard, SECONDED by Ms. Hepscher, WITH ALL IN FAVOR, the Board  
24 nominated Dr. Spiro as Chairman.

25  
26 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board nominated Ms.  
27 Hepscher as Vice Chairman.

28  
29 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted  
30 **Resolution 2015-2 Election of Officers**, Election of Officers: Dr. Spiro as Chairman, Ms. Hepscher as Vice  
31 Chairman, and Mr. Woodard, Mr. Castillo and Mr. Sheth as Assistant Secretaries; Mr. St. Denis as Secretary,  
32 Ms. Comings-Thibault as Treasurer, Mr. St. Denis and Mr. Aagaard as Treasurers; and Ms. Rugg, and Ms.  
33 Stewart as Assistant Secretaries.

34  
35 On MOTION by Dr. Spiro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Board accepted the  
36 Consent Agenda Items: The Board Meeting Minutes of December 17, 2014, as amended; Minutes of  
37 Landscape-Aquascape-Facilities of January 13, 2015; Security Meeting Minutes of January 5, 2015; and the  
38 December Security Summary Report, as presented.

39  
40 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted the  
41 Series 2013 Bonds Arbitrage Report as of 9/30/2014.

42  
43 On MOTION by Mr. Woodard, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized  
44 Counsel to send a demand letter to Pinellas Pools regarding the replacement of the pool slide.

45  
46 On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board agreed to  
47 purchase six benches, not to exceed \$800, and funded from Recreation Equipment Maintenance and Repair.  
48

1 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized  
2 staff to go forward with the certification process for a take-out food service window for the Clubhouse, using  
3 existing equipment with no additional seating. Permitting costs from the city are not to exceed \$350.

4  
5 On MOTION by Ms. Hepscher, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized  
6 the construction of the playground, contingent on there being no consequences to installing canopies at a  
7 later date.

8  
9 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized,  
10 should the proposed treatment be viable, that diseased trees be treated as needed, but not to exceed \$5,000.

11  
12 On MOTION by Mr. Woodard, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized  
13 the Chairman to sign a revised letter from the Security Committee to Chief Castor addressing the need for  
14 issuing tickets for speeding violations within the community.

15  
16 On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board directed staff to  
17 present proposals for renting portable speed signs for a 2-3 week period to be placed throughout the  
18 community on a rotation schedule of every 3 or 4 days; and for staff to prepare a letter to the community for  
19 the Board's approval at next meeting to be emailed and home delivered advising residents of the need to  
20 slow down.

21  
22 On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized the  
23 Chairman to sign a letter prepared by Counsel to towing company identifying what signage is required from  
24 their company for the District to provide enforcement within the community.

25  
26 On MOTION by Mr. Woodard, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized  
27 Counsel to negotiate modifications of contract with Security Contractor that would enable the District's  
28 security staff to issue notices of violation and towing orders.

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30 On MOTION by Dr. Spiro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Meeting was  
31 adjourned.

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

9 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development  
10 District was held on Wednesday, January 21, 2015, 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory  
11 Lakes Drive, Tampa, Florida.

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**FIRST ORDER OF BUSINESS – Roll Call**

19 Dr. Spiro called the meeting to order.

20 Present and establishing a quorum were:

21 Cyril Spiro	Chairman
22 Joyce Hepscher	Vice Chairman
23 Bob Woodard	Supervisor
24 Jorge Castillo	Supervisor
25 Baiju Sheth	Supervisor (After appointment)

26 Also present were:

27 Bruce St. Denis	District Manager
28 Patricia Thibault-Comings	District Treasurer (via telephone)
29 Vivek Babbar	District Counsel
30 Frank James	District Field Engineer
31 Carrie Bercan	Evergreen Lifestyle Events

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**SECOND ORDER OF BUSINESS-Manager's Opening Remarks**

Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to Baiju Sheth; a copy of which is attached to the permanent Records of Proceedings.

Mr. St. Denis requested that an additional item on the Restaurant/Café/Snack Bar be placed on the Agenda.

On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board agreed to add discussion on the Restaurant/Café/ Snack Bar under Item VI. E, Additional Matters.

**THIRD ORDER OF BUSINESS-Audience Comments on Agenda Items**

Audience members commented on the following items; having a guard as an affective security measure; the "lettuce" accumulating on the lake and hydrilla making it difficult for boating.

Dr. Spiro stated that parking of vehicles on sidewalks, trimming of palm trees and condition of properties should be address to the POA.

Tampa City Council Member, Lisa J. Montelione of District 7 introduced herself to the Board and audience members to offer her assistance in any city issues.

Dr. Spiro invited discussion regarding the lake while audience members were present. He introduced Dr. Marty Armstrong with Armstrong Environmental Services, the vendor involved with treating the ponds.

1 Mr. Armstrong stated he has been treating the lake for many years and has concern over invasive  
2 foliage that has become established. Shorelines have been treated, but hydrilla continues to expand. Focus  
3 has been on the south end of the lake and he is seeing results. However, fertilizers, grass clippings and run-  
4 off is complicating the control of growth. He suggested the addition of native plants and triploid grass carp.

5 Following further discussion,

6 The Board directed Facility Manager to obtain proposals from Mr. Armstrong and other vendors  
7 with recommended treatments to the lake.

8 Residents could be emailed with announcements regarding the status of issues, and The Islander  
9 publication used to inform those without email. Citizens could register to view discussion on Sunshine  
10 Workshops held on the first Wednesday of every month from 10:00 am – 2:00 pm.

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12 **FOURTH ORDER OF BUSINESS-Organizational Matters**

13 **A. Oath of Office of Baiju Sheth, Seat #5, 11-20-2018**

14 This item was handled earlier in the meeting.

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16 **B. Compensation of Newly Elected/Appointed Supervisor(s)**

17 Mr. St. Denis advised Mr. Sheth that he is entitled to compensation of \$200 per meeting and asked if  
18 he would like to receive or waive compensation.

19 Mr. Sheth accepted compensation.

20  
21 **C. Overview of CDD and Supervisor Responsibilities**

22 Mr. St. Denis provided an overview of the Sunshine and Public Records law requirements for the  
23 benefit of the new Supervisor.

24 Mr. Babbar reviewed the Sunshine Law and advised the Board that correspondence with other Board  
25 members, or intermediaries, of issues that may come before the Board is considered communication,  
26 including texting or social media which is not easily recorded for purposes of any record requests. He  
27 advised that under the Ethics Law, Supervisors cannot accept any items of value; that Form 1 is required to  
28 be renewed yearly and for Supervisors to keep copies of any filings they make to the State. He recommended  
29 private email to be kept separate from District business and have one email account for District business  
30 only. Any questions may be directed to Staff or Counsel.

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32 **D. Resolution 2015-2, Election of Officers**

33 Mr. St. Denis presented Resolution 2015-2, Election of Officers.

34 Mr. Woodard nominated Dr. Spiro for Chairman.

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36 On MOTION by Mr. Woodard, SECONDED by Ms. Hepscher, WITH ALL IN FAVOR, the Board  
37 nominated Dr. Spiro as Chairman.  
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1 Dr. Spiro nominated Ms. Hepscher for Vice Chairman.  
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3 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board nominated Ms.  
4 Hepscher as Vice Chairman.

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6 Mr. St. Denis requested a motion to adopt Resolution 2015-2, Election of Officers.  
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8 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted  
9 **Resolution 2015-2 Election of Officers**, Election of Officers: Dr. Spiro as Chairman, Ms. Hepscher e as  
10 Vice Chairman, and Mr. Woodard, Mr. Castillo and Mr. Sheth as Assistant Secretaries; Mr. St. Denis as  
11 Secretary, Ms. Comings-Thibault as Treasurer, Mr. St. Denis and Mr. Aagaard as Treasurers; and Ms. Rugg,  
12 Mr. St. Denis and Ms. Stewart as Assistant Secretaries.

13  
14 **FIFTH ORDER OF BUSINESS-Administrative Items:**

15 **A. Consent Agenda Items**

16 »Minutes of December 17, 2014 Board Meeting

17 »Minutes of January 13, 2015 Landscape-Aquascape-Facilities Meeting

18 »Minutes of January 5, 2015 Security Meeting

19 »December Security Summary Report

20 Mr. St. Denis presented the items on the Consent Agenda.

21 Correction to the minutes of December 17, 2014 Board meeting to include the deletion of L 21, P  
22

23 On MOTION by Dr. Spiro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Board accepted the  
24 Consent Agenda Items: The Board Meeting Minutes of December 17, 2014, as amended; Minutes of  
25 Landscape-Aquascape-Facilities of January 13, 2015; Security Meeting Minutes of January 5, 2015; and the  
26 December Security Summary Report, as presented.

27  
28 **»December Financials & Summary**

29 Ms. Comings-Thibault presented the December Financials & Summary.

30 Dr. Spiro asked for an explanation of the negative \$167,000 expenditures. Ms. Comings-Thibault  
31 will correct, as the actual expenditures amount is a positive \$65,901.

32 Ms. Comings-Thibault is pursuing TECO security deposits that should be returned to the District.

33 Dr. Spiro asked for clarification of the unassigned balances. A discussion ensued.

34 Ms. Comings-Thibault will contact the Board Chairman directly to find a way to reflect fund  
35 balances available to the Board as a line item.

36 The December Financials were tabled for next meeting.  
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38 **B. Acceptance of Series 2013 Bonds Arbitrage Report as of 9/30/2014.**

39 Mr. St. Denis presented the Series 2014 Bonds Arbitrage Report.  
40

41 On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted the  
42 Series 2013 Bonds Arbitrage Report as of 9/30/2014.  
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**SIXTH ORDER OF BUSINESS-Business Matters:**

**A. Pool Construction Project**

Mr. St. Denis updated the Board on the status of the replacement of the pool slide. There's been no response other than a promised inspection by the subcontractor, which has not been scheduled.

Mr. Babbar advised the Board to send a demand letter. A discussion ensued.

On MOTION by Mr. Woodard, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized Counsel to send a demand letter to Pinellas Pools regarding the replacement of the pool slide.

Ms. Hepscher requested that an item be added to the Agenda next meeting regarding the noise of the pool pump.

The Board directed that Straley Robin bring construction attorney proposals to the next meeting.

**B. Site Plan Modifications Proposal Tennis Courts and Restaurant**

This item was deferred until next meeting.

**C. Facilities**

**1. Facilities Manager Report-January**

**»Indentytech Proposal**

Mr. St. Denis explained the list of tasks scoring mechanism utilized to hold vendors responsible to the District. Final payment is scheduled to be paid, approximately \$15,000 - \$16,000. There may be additional costs of repair due to the lightning strike.

The Board asked if the lightning strike is covered by insurance.

Mr. James stated that insurance should pay for some of the expense, however repairs need to made.

Dr. Spiro requested clarification on the difference between what was budgeted for Indentytech (\$9,180) and what has been spent (\$12,000).

Mr. St. Denis and Mr. James will review the charges and report back to the Board.

**2. Lifestyle Events**

A representative of Evergreen Lifestyle Events reviewed the services offered to the community.

Dr. Spiro stated that it was his understanding that the website was included as part of the contract and not a separately charged item. Evergreen Lifestyle will honor the contract if it includes the website. A discussion ensued.

It was verified later in the meeting by Evergreen Lifestyle that the website they offer will be included as part of the existing contract with the District.

The Board requested Evergreen Lifestyle to attend the next Board Meeting for a demonstrate the use of their website.

**D. Proposals-Approvals Needed**

**1. Fence in Morris Bridge Area Phase VII**

Dr. Spiro stated that it has been brought to his attention that Kolter and Ryan Homes do not believe a fence is necessary for them to sell their homes.

Following discussion,

The Board directed Mr. Babbar to negotiate with the builders to fulfill their commitment to hide homes from the street, either by fencing or a green buffer and report back to the Board.

**2. Lake Management**

This item was addressed earlier.

**3. Tennis Courts/Practice Pads**

This item will be addressed at the next meeting.

**4. Sidewalks for New Tennis Areas**

This item will be addressed at the next meeting.

**5. Landscaping for New Tennis Areas**

This item will be addressed at the next meeting.

**6. Benches**

Dr. Spiro invited discussion on the location and cost of new benches.

On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board agreed to purchase six benches, not to exceed \$800, and funded from Recreation Equipment Maintenance and Repair.

**E. Additional Matters**

**»Restaurant/Café/Snack Bar in Clubhouse**

Mr. St. Denis presented information to the Board regarding the application process for the proposed Restaurant/Café/Snack Bar in the Clubhouse. He requested direction from the Board as to the parameters of the particular venue desired and its financial viability. A discussion ensued.

The record will reflect the Board took a 10 minute recess.

On MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized staff to go forward with the certification process for a take-out food service window for the Clubhouse, using existing equipment with no additional seating. Permitting costs from the city are not to exceed \$350.

Ms. Stewart verified that the food service proposed for the Tennis Courts will require site plan modification as well as a construction services permit review, which is separate from the proposed take-out food service window for the Clubhouse.

**»Playground**

Ms. Bercan presented a summary of proposals submitted for the playground.

On MOTION by Ms. Hepscher, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized the construction of the playground, contingent on there being no consequences to installing canopies at a later date.

**»Diseased Trees**

Mr. James reported there are 113 trees needing treatment against disease. The cost of treatment will be \$40 per tree.

On a MOTION by Dr. Spiro, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized, should the proposed treatment be viable, that diseased trees be treated as needed, but not to exceed \$5,000.

**SEVENTH ORDER OF BUSINESS-Committee Reports**

**A. Landscape-Aquascape Facilities**

There being none, the next item followed.

**B. Security**

A member from the Security Committee stated there was inadequate patrolling of police for speeding vehicles. A discussion ensued regarding temporary signs, crafting strong letters to the community, and the use of speed bumps.

On MOTION by Mr. Woodard, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized the Chairman to sign a revised letter to Chief Castor presented to him by the Security Committee addressing the need for issuing tickets for speeding violations within the community.

On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board directed staff to present proposals for renting portable speed signs for a 2-3 week period to be placed throughout the community on a rotation schedule of every 3 or 4 days; and for staff to prepare a letter to the community for the Board's approval at next meeting to be emailed and home delivered advising residents of the need to slow down.

The Board reviewed the policy on towing vehicles.

On MOTION by Dr. Spiro, SECONDED by Mr. Sheth, WITH ALL IN FAVOR, the Board authorized the Chairman to sign a letter prepared by Counsel to towing company identifying what signage is required from their company for the District to provide enforcement within the community.

On MOTION by Mr. Woodard, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board authorized Counsel to negotiate modifications of contract with Security Contractor that would enable the District's security staff to issue notices of violation and towing orders.

**EIGHTH ORDER OF BUSINESS-Staff Reports**

**A. Manager**

There being none, the next item followed.

**B. Attorney**

There being none, the next item followed.



C. Engineer

There being none, the next item followed.

**NINTH ORDER OF BUSINESS-Supervisor Requests**

Dr. Spiro requested staff to provide the summary page seven days prior to meeting.

**TENTH ORDER OF BUSINESS-Public Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS-Adjournment**

There being no further business,

On MOTION by Dr. Spiro, SECONDED by Mr. Woodard, WITH ALL IN FAVOR, the Meeting was adjourned.

*\*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 2/18/15.

Signature

Printed Name

Title:

☒ Secretary

☐ Assistant Secretary

Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman