

**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, April 15, 2015, 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Dr. Spiro called the meeting to order.

Present and establishing a quorum were:

Cyril Spiro  
Joyce Hepscher  
Bob Woodards  
Jorge Castillo  
Baiju Sheth

Board Supervisor, Chairman  
Board Supervisor, Vice Chairwoman  
Board Supervisor, Assistant Secretary  
Board Supervisor, Assistant Secretary  
Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis  
Chuck Adams  
Vivek Babbar  
Frank James  
Carrie Bercan  
Dr. Marty Armstrong  
Tonja Stewart

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
Facilities Manager  
Evergreen Lifestyle Events  
Armstrong Environmental  
District Engineer

**SECOND ORDER OF BUSINESS-Audience Comments**

Mr. Armstrong reported on the status of the treatment of hydrilla and algae in the lakes.

The Board directed Dr. Armstrong to present a check list of a strict schedule of regular lake management and heavy treatment of the hydrilla to Mr. James, and to present before and after pictures of the progress of treatment to the Board.

**THIRD ORDER OF BUSINESS-Administrative Matters**

- A. **Approval of Minutes of March 3, 2015 Workshop**
- B. **Approval of Minutes of March 18, 2015 CDD Meeting**  
Correction: P2, L31 DPFG termination date should read May 18, 2015
- C. **Approval of Security Committee Minutes of April 6, 2015**
- D. **Acceptance of March Financial Statements**

On MOTION by Dr. Spiro, SECONDED BY Mr. Sheth, WITH ALL IN FAVOR, the Board approved the Consent Agenda Items: the Workshop Minutes of March 3, 2015; the Regular Meeting Minutes of March 18, 2015, as amended, the Security Committee Meeting Minutes of April 6, 2015; and the acceptance of the March Financial Statements for the Cory Lakes Community Development District.

**FOURTH ORDER OF BUSINESS-Business Matters**

- A. **Approval of Resolution 2015-3 Appointing a District Management Company**

On MOTION by Dr. Spiro, SECONDED BY Mr. Castillo, WITH ALL IN FAVOR, the Board adopted Resolution 2015-3, appointing Wrathell, Hunt & Associates as District Manager effective May 1, 2015 for the Cory Lakes Community Development District.

**B. Approval of Resolution 2015-4 Elections of Officers**

On MOTION by Dr. Spiro, SECONDED BY Mr. Castillo, WITH ALL IN FAVOR, the Board adopted Resolution 2015-4, keeping the current stated positions of Supervisors and electing Chuck Adams as District Secretary and Craig Wrathell as District Treasurer for the Cory Lakes Community Development District.

**C. Approval of Resolution 2015-5 Designating Checking Account Signer Authority**

On MOTION by Dr. Spiro, SECONDED BY Ms. Hepscher, WITH ALL IN FAVOR, the Board adopted Resolution 2015-5, keeping the current stated positions of Supervisors and electing Chuck Adams as District Secretary and Craig Wrathell as District Treasurer for the Cory Lakes Community Development District.

**D. Tree Lining Phase 7**

**E. Red Cedars**

Items D and E were tabled.

**F. Rod Iron Fence Proposal**

On MOTION by Dr. Spiro, SECONDED BY Mr. Castillo, WITH ALL IN FAVOR, the Board tabled the discussion of fencing and directed the Security Committee to report to the Board, via the District Manager, a list of places requiring fencing in order to make the community secure, and forwarding that list to the Facilities Manager to collect proposals of different fencing such as rod iron, agricultural and vinyl to present to the Board before the next meeting for the Cory Lakes Community Development District.

**FIFTH ORDER OF BUSINESS-Staff Reports**

**A. Manager**

Mr. St. Denis expressed his pleasure in working with everyone, and will coordinate with Mr. Adams in making a smooth transition.

**B. Attorney**

Mr. Babbar reported the status on the towing and sign verbiage issues. He advised the Board to advertise the change of meeting time to be the third Thursday of every month at 6:00 p.m.

DPFG will advertise.

**C. Engineer**

Ms. Stewart reported on the process of zoning for the proposed café, and site plan of the tennis court, including a practice pad. Phase 8 is vacant land that could be a possible garden park.

On MOTION by Dr. Spiro, SECONDED BY Mr. Sheth, WITH ALL IN FAVOR, the Board directed District Engineer to proceed with the process to make all of Phase 6 zoned for recreation area for the Cory Lakes Community Development District.

The Board directed staff to inform residents of the possible installment of a practice pad and to extend an invitation to attend the next Board meeting for discussion during public comments for the Cory Lakes Community Development District.

**D. Facilities Managers Report**

On MOTION by Dr. Spiro, SECONDED BY Mr. Woodards, WITH ALL IN FAVOR, the Board accepted work order 2015-104 presented by the Facilities Manager to repair the lift station for the Cory Lakes Community Development District.

**E. OLM Landscape Reports**

After discussion, the Board took no action to upgrade sod around pool house.

**SIXTH ORDER OF BUSINESS-Public Comments**

There being no additional comments, the next item followed.

**SEVENTH ORDER OF BUSINESS-Supervisor Requests**

On MOTION by Dr. Spiro, SECONDED BY Mr. Sheth, WITH ALL IN FAVOR, the Board approved the change of the present meeting time of 10:00 a.m. to 2:00 p.m. of the Sunshine Board to 9:00 a.m. to 5 p.m. for the Cory Lakes Community Development District.

On MOTION by Dr. Spiro, SECONDED BY Mr. Woodards, WITH ALL IN FAVOR, the Board approved the purchase of speed indicator/recorders, not to exceed \$3,300 for the Cory Lakes Community Development District.

On MOTION by Mr. Woodards, SECONDED BY Mr. Sheth, WITH ALL IN FAVOR, the Board approved negotiating a contract with State Troopers for traffic control if there is no charge except upon Troopers being called in, and authorized Chairman to approve and execute a contract for the Cory Lakes Community Development District.

**EIGHTH ORDER OF BUSINESS-Adjournment**

On MOTION by Dr. Spiro, SECONDED by Mr. Woodards, WITH ALL IN FAVOR, the meeting was adjourned for the Cory Lakes Community Development District.

*\*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 8-20-15.

  
Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

  
Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman