

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

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, May 21, 2015, at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida 33647.**

Present at the meeting were:

Dr. A. Cyril Spiro
Joyce Hepscher
Bob Woodards
Jorge Castillo

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Vivek Babbar
Tonja Stewart (*via telephone*)
Frank James
Rich Carpenter
Anthony Hawkeye
Jim Carroll
Jeanne Mairn

District Manager
District Counsel
District Engineer
Facilities Manager
Resident, LAF Committee Member
Resident, Finance Committee Member
Resident
Resident

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE – MINUTES
TRANSCRIBED FROM THE MEETING NOTES*****

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m., and noted, for the record, that Supervisors Spiro, Hepscher, Woodards and Castillo were present, in person. Supervisor Sheth was not present.

SECOND ORDER OF BUSINESS

**Public Comments on Agenda Items [3
minutes per speaker]**

Residents addressed comments regarding paver brick repairs, updating website documents and the timing of the playground completion.

- **Engineer's Report**

*****This item, previously Item 12.B, was presented out of order.*****

Ms. Stewart reported that the zoning for the proposed café was approved. Zoning for the tennis courts is anticipated to take two weeks and six weeks for the construction permit.

- **Consideration of Revised Proposals to Fence the Entire Perimeter**

*****This item, previously the Fifth Order of Business, was presented out of order.*****

Discussion ensued regarding the merits of fencing certain areas.

Residents addressed comments regarding fencing.

Discussion ensued regarding the possibility of issuing a special assessment to pay for fences.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with Dr. Spiro, Mr. Woodards and Mr. Castillo in favor and Ms. Hepscher dissenting, due to her preference for the iron fence, the Family Fence Company proposal for an 8' high black vinyl chain-link fence and to plant vines along the entrance of Morris Bridge, in a not-to-exceed amount of \$10,000, was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. May 12, 2015 LAF Committee Meeting

Mr. Adams presented the May 12, 2015 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the May 12, 2015 LAF Committee Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with the City of Tampa Relative to the City of Tampa Accepting the Ownership, Maintenance and Operation of Wastewater Collection Facilities

Mr. Babbar presented an agreement with the City of Tampa relative to the City of Tampa accepting the ownership, maintenance and operation of wastewater collection facilities.

Discussion ensued by the Board.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Agreement with the City of Tampa Relative to the City of Tampa Accepting the Ownership, Maintenance and Operation of Wastewater Collection Facilities, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Revised Proposals to Fence the Entire Perimeter

This was discussed under the Second Order of Business.

SIXTH ORDER OF BUSINESS

Continued Discussion: Condition of the Lakes and Review of Lake Evaluation and Proposal from Lake Masters Aquatic Weed Control

Mr. Adams reported that, due to the failure of Armstrong Environmental Services (Armstrong) to control weeds and algae in the lakes and ponds, Staff recommended terminating the lake maintenance contract and authorizing District Counsel to send the notice of termination.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, authorization for District Counsel to send a notice of termination to Armstrong Environmental Services, terminating their lake maintenance contract, was approved.

Mr. Adams provided a Lake Inspection Report for April, from LakeMasters, and proposals for monthly aquatic weed control of \$4,000 per month or \$48,000 per year and a one-time initial clean up of \$25,400. These contracts were negotiated for not-to-exceed amounts of \$43,500, for monthly aquatic weed control and \$18,000 for the one-time initial clean up.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the contracts with LakeMasters Aquatic Weed Control, Inc., for annual lake maintenance, in a not-to-exceed amount of \$43,500, and a one-time cleanup, in a not-to-exceed amount of \$18,000, were approved.

*****TRANSCRIPTION FROM AUDIO COMMENCED*****

SEVENTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming Options

A resident reported that his car was improperly towed from the front of an empty lot next to his property.

Ms. Hepscher questioned the name of the towing company. The resident did not recall but noted that the towing company is located off of Waters Avenue; his car was returned at no charge because the car was legally parked. In response to a question posed by Ms. Hepscher, the resident indicated that he did not know who called the towing company and believed that the towing occurred in the early morning to avoid confrontation. Ms. Hepscher pointed out that the towing company is only supposed to tow vehicles that are blocking sidewalks.

Mr. Jim Carroll, a resident, reported that Wells Fargo owns the house and they were making repairs, when someone in a tan or grayish Toyota pick-up truck placed a note on each car saying, "This is private property. If you continue to park here, we will have the car towed". Mr. Carpenter pointed out that he received a similar note when his car was parked in the driveway of the vacant lot; he immediately moved the car to the street.

Dr. Spiro speculated that the towing company was contacted when the car was parked in the driveway, even though the car was now parked in the street.

Ms. Hepscher questioned who placed the phone call to the towing company. Dr. Spiro suggested asking the towing company, as this is not a CDD issue.

Mr. Woodards pointed out that there was a statement in the April security report about a tow truck. The other Board Members indicated that they did not see the security report. Mr. James reported that the security report was provided to the prior management company, Development Planning and Financing Group (DPFG). Dr. Spiro requested that the security report be forwarded from DPFG to Mr. James.

Mr. Adams presented the speed indicator sign, which arrived in the earlier part of the week; instructions and a DVD will be provided to Mr. James.

Dr. Spiro questioned the status of the letter to the residents for speeding, which he approved and was supposed to be mailed a short time ago. Ms. Hepscher recalled that the Board requested the letter for several months. Dr. Spiro will follow-up with Ms. Carrie Berkan to see if the letter can be sent by email and published in the *Islander*.

Mr. Adams indicated that the speed indicator sign is large and visible; it is military grade aluminum and sturdy. There are keys to access the battery packs, which Mr. James will recharge every two weeks. Mr. Adams requested direction from the Board on where to place the speed indicator sign, which can be mounted to any pole. Mr. Woodards suggested placing one at the front gate.

Mr. Adams noted that the speed indicator sign is mobile but a permanent one can be purchased. In response to Dr. Spiro's question, Mr. Adams advised that the speed indicator sign has software to record speeds and prepare reports. Dr. Spiro asked if the speed indicator sign can provide the average speeds, per day, over a period of 30 days. Mr. Adams stated that there were different report formats and trends to choose from; the face can be turned off while recording speeds.

Ms. Hepscher asked if there are straps to hold the speed indicator sign in place. Mr. Adams indicated that there were stainless steel band straps, which can be purchased at any hardware store. Ms. Hepscher suggested attaching the speed indicator sign to a palm tree because the POA guidelines are strict about attaching signs to streetlight poles. Mr. Woodards proposed affixing the speed indicator sign to a galvanized steel pole. In response to Mr. Adams' question, Ms. Hepscher advised that the streetlights are owned by TECO. Dr. Spiro recommended reviewing the covenants to confirm the POA's involvement. Ms. Hepscher questioned if the CDD should just attach the speed indicator sign to a streetlight pole to see how the POA responds. Mr. Adams recommended avoiding the streetlight poles at this time.

Dr. Spiro suggested installing a speed indicator sign on a palm tree in front of his house at 10712 Cory Lake Drive, which has a straightaway, turning the face on and then off for seven days and then comparing the data.

Mr. Castillo requested a spreadsheet of the data, on a monthly basis. Mr. Adams indicated that Mr. James will have the capability of downloading the data to his laptop, by Bluetooth. Ms. Hepscher suggested discussing this matter at the Sunshine Board meeting.

Mr. Woodards inquired about the weight of the speed indicator sign. Mr. Adams estimated 30 pounds.

EIGHTH ORDER OF BUSINESS**Update: Facilities****A. Facilities Manager's Activity Report: May 2015**

Mr. James provided his report to the Board and asked for questions.

In response to Ms. Hepscher's question, Mr. Adams indicated that once all the files have been settled, the Board will receive their agenda packages electronically, no later than the Friday before the meeting, and hard copies will be delivered to their homes.

Dr. Spiro questioned the quality of the minutes, as the Board did not receive detailed minutes in the past. Mr. Adams stressed that his firm strives to provide good quality minutes, which are a hybrid between verbatim and summary.

Dr. Spiro reported that the gymnasium mirror is broken, and the staff is looking at video to determine if it was broken intentionally or by accident. Mr. James reported problems with the video; a technician will be contacted to come out tomorrow. Dr. Spiro indicated that in the meantime, Mr. James will either cover the mirror or have it replaced; the mirror is not in a location where there are weights.

NINTH ORDER OF BUSINESS**Discussion: Schedule Special Meeting to Approve Fiscal Year 2016 Proposed Budget (meeting to occur prior to June 15)**

Mr. Adams advised that there are issues in the transition from DPFPG to Wrathell, Hunt and Associates, LLC (WHA). He explained that WHA staff expected all files to arrive by May 1, 2015; however, as of May 4, 2015, the files had not arrived. On May 5, 2015, DPFPG staff advised that the administrative files were ready to be picked up, even though Mr. Bruce St. Denis informed Mr. Adams, after the last meeting, that the files would be shipped. Mr. Adams indicated that WHA staff immediately transmitted Fed-Ex labels for 27 boxes and received them on May 6, 2015; however, the boxes were not organized. Bible pages were incomplete and there

were no accounting files. According to DPFPG, the accounting files would not be released until May 18, 2015; some files arrived earlier in the week but they were not current start up files, such as journal entries and vendor files.

Ms. Hepscher inquired if the Board can legally “put pressure” on DPFPG. Mr. Babbar stated that he intends to call DPFPG tomorrow morning, to ensure that WHA receives the files; he did not imagine that it would take this long to transmit electronic files.

Dr. Spiro asked if it is DPFPG’s fiduciary responsibility to provide the files so that the District can be properly managed. Mr. Adams replied yes and noted that DPFPG’s staff promised to put the remainder of the electronic files into a drop box yesterday but, as of late this afternoon, this was not done and DPFPG was nonresponsive. Mr. Adams recommended allowing Mr. Babbar to contact DPFPG and advised that, once the files arrive, much work must be performed, as our proposed budgets are fairly detailed; it is a “business plan”, with a narrative describing all line items so that someone not intimately involved in the District has an idea of what each line item provides for. WHA prefers this format, as it works well for the Board and the community. Mr. Adams noted the deadline of June 15, 2015 to provide the proposed budget to the Board, scheduling of the public hearing to adopt the final budget later in the summer, the Board working on the budget in between the two meetings and the filing of the audit, with the state, by June 30.

Mr. Adams hoped to complete the presentation of the proposed budget and audit at an early June meeting and suggested either continuing this meeting or closing the meeting and advertising a special early June meeting for Thursday, June 11, 2015. Ms. Hepscher announced that she would be on vacation the week of June 8, 2015.

Mr. Adams recommended that the Board cancel the June 18, 2015 Regular Meeting and meet in July, as scheduled. In the meantime, Mr. Adams will work on the budget and provide a draft at the July meeting and hold the public hearing either in August or September.

Dr. Spiro asked if Mr. Adams was recommending having a meeting on June 11, 2015 and canceling the June 18, 2015 regular meeting. Mr. Adams replied yes. Dr. Spiro suggested a short meeting on June 11, 2015, to present the draft budget and audit since Ms. Hepscher is not available, and holding the Regular Meeting on June 18, 2015, as scheduled.

Dr. Spiro reminded the Board that the proposed budget may be changed by the Board at any time prior to the public hearing.

TENTH ORDER OF BUSINESS**Other Business**

Mr. Carpenter requested a fence behind the playground to prevent wild animals from accessing the playground. Mr. Castillo agreed as he did not believe that the bushes and shrubs were effective. Dr. Spiro questioned the length of the fence. Mr. Carpenter suggested a 3' to 4'-high fence around the perimeter of the playground. Mr. Frank recommended a hog fence along the tree line. Mr. Woodards agreed that a fence was necessary, for safety purposes.

In response to Dr. Spiro's question, Mr. Carpenter did not believe that any kids were attacked by a wild animal and did not want to wait until a child was attacked. Ms. Hepscher recalled that an alligator was once removed from the playground.

Dr. Spiro stated that this expenditure would be paid out of the capital and agreed that non-budgeted expenditures should be paid out of the capital, if there is an immediate cause. Ms. Hepscher asked if there were leftover funds from the playground. Dr. Spiro indicated that, if the tennis and playground are less than the special assessment, the remaining funds could be used to pay for the fence. Mr. Woodards believed that the fence would not be costly, if only 70' to 80' feet of fence was necessary. Dr. Spiro requested a proposal from Mr. James. Ms. Hepscher recalled that the Board already obtained an estimate from a fence company. Dr. Spiro noted that the cost per linear foot is \$70, which equates to \$490.

Ms. Hepscher proposed allowing Mr. James and the LAF Committee to handle the fence installation. *There was consensus from the Board.*

Dr. Spiro reported that, at the last Sunshine Board meeting, pool access was discussed. Since then, the gate was repaired. He indicated that Identity Tech was current on their issues; however, a computer for the guardhouse has been ordered, which will allow Staff to proceed with the nighttime security system. Dr. Spiro advised that the Sunshine Board discussed the tennis practice pad. The original plan was to extend the basketball court, for an additional court but he does not want it to impede the tennis practice pad; Ms. Bercan is verifying this. The tennis coach agreed with the idea. Dr. Spiro recalled Ms. Stewart saying that the Board did not have to make a decision on the tennis practice pad until the next meeting and, since there was not enough information, he suggested that a Board Member or LAF Committee member find out whether the tennis court practice pad interferes with a second basketball court; in theory, it does not and it is within budget. Mr. James understood that the basketball court was going to be extended to a regulation size court.

Ms. Hepscher asked if the extended basketball court is included in the tennis court project or a separate project. Dr. Spiro indicated that the additional basketball court is a separate price; it was in the original plan suggested by the now defunct Planning Committee but he does not want to give up another basketball court for a tennis practice pad.

Ms. Hepscher pointed out that the projects cannot be completed at the same time because money was not allocated. Dr. Spiro commented that the tennis courts can be included in next year's budget.

Mr. Woodards asked if measurements are necessary, and if it does not interfere, the project can proceed. Mr. James will locate the original construction document but he was under the impression that the basketball court was not regulation size. Mr. Carpenter felt that there was plenty of room for an additional basketball court, behind the pool.

Dr. Spiro pointed out that he was comfortable with Mr. James taking measurements. Mr. James believed that another basketball court would fit. Dr. Spiro asked if the tennis practice pad will be behind the basketball court in such a way that is not visible from the road. Mr. James indicated that was the intention; once he receives the final construction drawings, the exact locations will be finalized.

Ms. Hepscher asked if the basketball court is a full wall or half wall. Mr. James replied a full wall.

Dr. Spiro suggested that the children living in Cory Lake Isles draw a mural on the wall to prevent it from becoming an eyesore.

Mr. James recommended saving \$16,000 by voting now, to eliminate the tennis practice pad. Ms. Hepscher agreed, as she never sees anyone using the practice pads at the Tennis Club and no one from the community requested one.

Mr. Woodards asked if Mr. Carpenter ever received any feedback on the tennis practice pads. Mr. Carpenter replied no.

On MOTION by Ms. Hepscher and seconded by Dr. Spiro, with all in favor, authorization to eliminate the tennis practice pad from the Welch Tennis Courts proposal, was approved.

Mr. Carpenter suggested using the \$16,000 for pickleball. Dr. Spiro recalled someone not recommending pickleball. Mr. Carpenter recalled that a tennis coach mentioned that

additional lines on a tennis court would frustrate avid tennis players. Dr. Spiro indicated that, according to his research, pickleball makes “a lot of noise”. Mr. Woodards commented that it was not fair to have pickleball if only two out of 800 residents wanted it. Dr. Spiro indicated that the Board did not have to make a decision now and could always decide to spray paint the lines later. Ms. Hepscher suggested surveying the residents.

Dr. Spiro reported that, after reviewing the pool rules, the Sunshine Board recommended that a minimal fee be charged for parties, due to a burden on residents to clean up after themselves and be responsible. Ms. Hepscher agreed but preferred reviewing all pool rules, making a decision and informing residents of all changes, versus piecemeal.

Dr. Spiro directed Mr. Adams to obtain a copy of the pool rules from Mr. Carpenter and forward to the Board.

Ms. Hepscher addressed hours of operation of the pool and her suggestion to change the closing time from 7:00 p.m. to 8:30 p.m. Dr. Spiro indicated that the pools are open from dawn to dusk and suggested that the pools close at 8:00 p.m. He asked Mr. James to change the signs.

Ms. Hepscher asked when the lap lanes would be installed. Mr. James explained that the original pool concept and design was to have lap lanes for the morning swimmers and remove them in the afternoon, for the kids. Ms. Hepscher suggested installing the lap lanes in the evening and removing them before the kids arrive. Dr. Spiro proposed removing the lap lanes at 10:30 a.m. Ms. Hepscher requested that residents be informed via email.

Ms. Hepscher addressed an issue of pool access by caregivers, as Ms. Bercan received several requests. She noted that because caregivers are not residents, they cannot get a fingerprint scan; therefore, caregivers cannot access the pool unless someone is manning it.

Dr. Spiro supported allowing caregivers to have a temporary finger scan if the resident who hired the caregiver fills out a form. Ms. Bercan was asked to send an email blast to all residents, directing them to come to the office to obtain the form.

Dr. Spiro reported a Sunshine Board issue regarding the trimming of limbs from 10' trees, opening up the buffer between streets and exposing the back of homes, between the Club and Canary Isle and Morris Bridge Road to Cory Lake Drive, near the new Capri Isle homes. He requested giving direction to Landscape Maintenance Professionals (LMP) to allow trees to grow at the lower levels, for the purpose of providing a visual buffer between streets and homes and

consider moving the fir trees on Morris Bridge Road, in between the in-bound and out-bound lanes.

Mr. Woodards questioned the opinion of the LAF Committee. Mr. Carpenter indicated that he brought this matter to Mr. James who was going to check with LMP to verify if the fir trees can be moved, without destroying them. Mr. James reported that LMP does not mind moving the trees but could not guarantee that the trees would survive. Mr. Carpenter believed that the trees could be moved with proper root pruning; however, he recommended planting new trees.

Ms. Hepscher recalled that, at the last meeting, the Board requested that "Committee Reports" be moved to the top of the agenda. Dr. Spiro suggested placing "Committee Reports under "Approval of Minutes".

Mr. Adams provided a Petty Cash Agreement and procedures. He pointed out that DPFPG issued a credit card to Mr. James and Ms. Bercan, for miscellaneous purchases, from vendors that could not or would not extend credit, however in these situations WHA preferred setting up a separate account with a nominal balance and providing debit cards to Mr. James and Ms. Bercan. Mr. Adams explained that the Petty Cash Agreement places the employee on notice that the account is to be used for approved CDD expenses, with no commingling of personal expenses. Mr. James and Ms. Bercan will submit receipts, which will be booked against the petty cash; as the petty cash balance decreases to a certain level, the account will be replenished. Mr. Adams indicated that petty cash accounts are used in a number of Districts with on-site staff and amenities, and it has worked well. Mr. Adams suggested starting with a \$1,000 to \$2,000 balance, which can be reduced if the account is not utilized frequently, especially since the District receives weekly invoices and Mr. James and Ms. Bercan can submit for weekly petty cash reimbursements.

Ms. Hepscher asked what items this account pays for. Mr. Adams explained that the account can be used to pay Everglades for repairing the Gator, as Everglades has been resistant in extending credit; Mr. Adams is obtaining a credit application. He noted that the account could also pay for groceries and small items for events etc.

Mr. James reported that the gator went in for repair, which was completed a couple of weeks and he has not been able to pay and have it returned. Mr. Adams pointed out that the Gator is now repaired but, by the time DPFPG received their invoice, the files were in boxes; as

soon as WHA receives the invoices, which should be in a couple of days, Staff will pay any outstanding invoices. In the meantime, DPFG closed the credit card accounts. Mr. Adams requested approval to open a petty cash account for Ms. Bercan and Mr. James.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Petty Cash Agreement with Cory Lakes CDD employees for the purpose of withdrawing up to \$1,000 from a petty cash checking account to pay for miscellaneous CDD expenses, was approved.

Mr. Adams reported that Cory Lakes CDD has two full-time employees and two or three seasonal part-time employees; one employee receives health benefits. Mr. Adams pointed out that he attempted to obtain health benefits for the employee but, leasing companies require a minimum of three to five employees; he has exhausted all options. Mr. Adams suggested providing a monthly insurance allowance, which is treated as taxable income and will incur additional costs.

Dr. Spiro pointed out that the Board never agreed to provide insurance and speculated that it was something that the employee agreed to through DPFG; therefore, he did not recommend the District providing insurance for this employee. Mr. Adams understood and pointed out that he did not know the history. Ms. Hepscher offered to provide the employee with a referral to an insurance agent. Dr. Spiro indicated that the employee is a contractor paying for her insurance. Ms. Hepscher noted that self coverage for women is very costly.

Dr. Spiro reported that, at the joint POA/CDD Meeting, Mr. David Berman discussed having an emergency broadcasting system that contacts residents by email, text or phone, when there are power outages or water main breaks. Dr. Spiro advised that his company has a division that provides this service. He explained the functionality of the system, which is for the user to go online, record or type the information and, based on preference, the system will send an email, text and/or make phone calls and leave a voice message.

Ms. Hepscher reported that, last week, Morris Bridge Road was closed and all traffic was re-routed from Morris Bridge Road through Cory Lake Isles and out the Cross Creek Boulevard entrance. Mr. Berman was driving by and noted that traffic was re-routed to only allow for right turns and he felt that residents should have been notified.

Dr. Spiro asked Mr. James to obtain proposals from three vendors who provide automated text and phone emergency broadcasts; Dr. Spiro will have his company submit a proposal. When the vote comes before the Board, Dr. Spiro will abstain. Mr. Babbar advised that, according to the Ethics Law, Dr. Spiro must file Form 8B – Memorandum of Voting Conflict but it is still a technical violation of the Ethics Law, as Dr. Spiro receives a benefit from the vote, even if he abstains from voting and participates in the discussion. Mr. Babbar pointed out that he advises Boards and individual Supervisors to refrain from issues that pose a conflict of interest.

Dr. Spiro asked if Mr. Babbar recommends that the Board not consider the company that Dr. Spiro works with. Mr. Babbar replied affirmatively.

Ms. Hepscher asked if the cost will be split with the POA, since this is a combined effort with the POA. Dr. Spiro replied affirmatively. Mr. Woodards felt that the POA should be solely responsible. Dr. Spiro indicated that the list of residents will be provided by the CDD. Ms. Hepscher noted that the POA wants their list combined with the CDD's list. Dr. Spiro preferred one main list, which the CDD manages. Ms. Hepscher agreed with splitting the cost.

Dr. Spiro indicated that the CDD might need to broadcast "incidents", such as a tree blocking a road. Ms. Hepscher disagreed with Dr. Spiro having to go to Mr. Berman, first, for approval to transmit a message; there should be one quick process. Dr. Spiro clarified that the CDD and POA would only have to obtain approval from each other, depending on the message.

Dr. Spiro estimated that an emergency broadcasting system will cost \$100 per month. The CDD will be responsible for \$50 per month, or \$600 per year.

As CDD liaison for the POA, Ms. Hepscher will speak to Mr. Berman about this matter.

ELEVENTH ORDER OF BUSINESS

Committee Reports

A. Landscape-Aquascape-Facilities

i. Fiscal Year 2016 Budget Request

Mr. Carpenter addressed comments made in the LAF minutes, regarding the LAF Committee requesting realistic timelines from the District Engineer on the tennis courts and beach club playground and what Ms. Stewart is doing to propel these projects forward. He voiced frustration about going through an entire year without spending any money and waiting to

sign off on the tennis courts. It was noted that the tennis courts were in the permitting process because of Mr. James filling out the forms.

Dr. Spiro voiced concern with the services provided by Stantec and Ms. Stewart.

Mr. Carpenter stated that Stantec has “a lot on their plate” and Cory Lake Isles is “getting put on the back burner”. Mr. Castillo agreed.

Dr. Spiro asked if the Board should send an email to Ms. Stewart. Mr. Carpenter requested that Mr. James send the email. Mr. James speculated that Ms. Stewart is going to respond that they have no control over city or county agencies.

Ms. Hepscher suggested looking at other engineering firms and questioned the process.

Mr. Adams explained that the Board would direct Staff to go out for an engineering request for qualifications (RFQ) and receive submittals, which provide standard information about the firm, workload, staff, and experience. The Board will rank the engineering firms, approve the rankings and direct Staff to enter into an agreement with the number one ranked firm. Cost is not considered during this process; it is strictly qualifications based. He anticipates this process taking 30 to 45 days.

Dr. Spiro pointed out that the District pays the District Engineer on an hourly basis and he could not envision one engineering firm having a lower hourly rate. Mr. Adams agreed and advised the Board to look for the engineering firm that has the strongest area of disciplines while meeting the District’s needs. Dr. Spiro asked if Mr. Adams has any experience with Stantec. Mr. Adams replied no but he worked with their predecessor, Wilson Miller in Lee and Collier Counties.

Dr. Spiro motioned to authorize Staff to advertise an RFQ for District engineering services. Mr. Adams recommended that the Board hold off on authorizing staff to proceed with the RFQ process and ask Mr. James to require Ms. Stewart to provide a flowchart, with realistic dates. Mr. Adams further advised his confidence that Ms. Stewart has a good knowledge of the project schedule including typical timelines, but pointed out that there are unknowns when dealing with permitting entities, for instance, what is going to be involved in the request for additional information and whether it will relate to timing delays.

Dr. Spiro questioned the status of the playground. Mr. James indicated that the playground equipment was installed.

Dr. Spiro recalled that, at a prior meeting, he asked Ms. Bercan to send an email to notify everyone about the playground situation and directed her to send a follow-up email, addressing this item and other items. Ms. Hepscher suggested sending out an email with key points from this meeting and future meetings. Dr. Spiro agreed.

Mr. Carpenter provided a proposed budget request, as an addendum to the LAF minutes, with a recommendation to reduce the Capri Isle fence line item to \$10,000 and increase lake and pond maintenance from \$40,000 to \$43,500.

B. Security

There being no report, the next item followed.

C. Finance

Dr. Spiro provided minutes from the Finance Committee Meeting held last week and reported that the Finance Committee recommended including a one-page advertising page from a local business, when letters are mailed to residents, to pay for the cost of the mailing. *There was consensus from the Board.*

The mission and goals of the Finance Committee and an online budget survey tool, which Dr. Spiro will develop, to enhance public feedback on the budgeting process, at no cost to the District, were addressed. The Finance Committee recommended that the Board utilize the online budget survey tool for the Fiscal Year 2016 budget process. *There was consensus from the Board.*

Mr. Woodards voiced concern about residents being hypercritical. Dr. Spiro will include a feature, when residents post comments, to like or dislike the comment.

Dr. Spiro pointed out that the online budget survey tool will take 30 to 60 days to create, which will be in time for the public hearing.

Mr. Adams indicated that there is a survey tool available called "Survey Monkey". Dr. Spiro noted that his tool will be specifically tailored to budgets.

Mr. Hawkeye encouraged Board Members to attend the Finance Committee meetings, which are held the first Thursday of each month at 12:00 P.M.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar reported that he was working on the towing sign. He spoke to the vendor, today and the sign will be completed by the manufacturer on Saturday and installed by Monday, at the latest.

Regarding the pool slide, as directed by the Board, the warranty period will be effective July 1, 2015. The contract will be provided to the Board at the June meeting.

B. Engineer

This was discussed under the Second Order of Business.

C. Manager

i. Approval of Unaudited Financial Statements as of March 31, 2015

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2015, which were prepared by DPFG and indicated that the Board will receive financials prepared by WHA at the June meeting.

ii. 1,607 Registered Voters in District as of April 15, 2015

Mr. Adams reported that there were 1,607 registered voters residing within the boundaries of the District as of April 15, 2015.

Dr. Spiro pointed out that the Board debated the number of registered voters for years.

Mr. Adams explained that, each year, the Supervisor of Elections is required to provide the number of registered voters, and it becomes important when the District reaches 250 registered voters living within the boundaries of the District; this is one of two triggers that start the transition to General Elected Board seats.

iii. UPCOMING MEETING DATES:

- **June 11, 2015 at 6:00 P.M. (Special Meeting)**
- **June 18, 2015 at 6:00 P.M.**
- **July 16, 2015 at 6:00 P.M.**
- **August 20, 2015 at 6:00 P.M.**
- **September 17, 2015 at 6:00 P.M.**

Mr. Adams advised that future meetings are scheduled for June 11, June 18, July 16, August 20 and September 17, 2015, at 6:00 p.m. He pointed out that the public hearing for the adoption of the Fiscal Year 2016 budget is scheduled for August 20, 2015; if the Board chooses to adopt the Budget in September, the September meeting will be moved up one week, as the

deadline to approve the budget is September 15, 2015, so that the lien roll and the budget can be provided to the Board, timely, for placement on the property tax roll.

Dr. Spiro believed that the deadline for placing the assessments on the tax bill is August 31, 2015. Mr. Adams will verify this.

In response to Ms. Hepscher's question, Mr. Adams indicated that the Board will receive emails ten days prior to the meeting to ensure a quorum.

Dr. Spiro reported that he just received an email from Ms. Bercan regarding the letter that was supposed to be sent to residents regarding speeding. She indicated that they were waiting for a check to be deposited to pay for the mailing, as the credit card was not available.

THIRTEENTH ORDER OF BUSINESS**Public Comments (non-agenda items)**

A resident asked if Mr. James turned over the sewers to the county. Dr. Spiro indicated that the lift stations were turned over to the City of Tampa, and the city is not taking on any new obligations.

The resident pointed out that, after the developer gives up a community, the community tries to turn over the roads to the city, as quickly as possible and asked if the District can do this, as it would save the District money. Mr. Adams suspected that the city would not be receptive but, if they were, a Municipal Services Taxing and Benefit Unit (MSTBU) would be established; however, the District would probably end up paying for the road and lose control over the road. The District is better off managing the road through the governmental entity.

Ms. Hepscher asked who is responsible for the traffic signal timing, as a traffic light changes after two cars. Mr. James suggested contacting Hillsborough County. A resident reported a timing issue with the traffic light near the fire station. Ms. Hepscher will contact someone she knows at Hillsborough County.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There being no additional Supervisors' requests, the next item followed.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

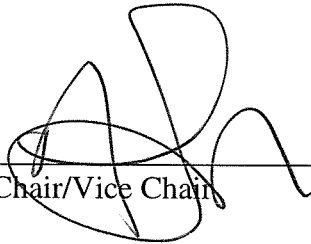
There being no further business to discuss, the meeting recessed.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the meeting recessed at 9:42 p.m., and was continued to Thursday, June 11, 2015 at 6:00 p.m., at this location, for the purpose of presenting the proposed Fiscal Year 2016 budget and Fiscal Year 2014 audit.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair