

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

A Continued Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, June 11, 2015 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

Present at the meeting were:

Dr. A. Cyril Spiro
Bob Woodards
Jorge Castillo
Baiju Sheth

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Rich Carpenter
Carrie Bercan

District Manager
Resident, LAF Committee Member
Evergreen Lifestyle Events

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:00 p.m. Supervisors Spiro, Sheth, Woodards and Castillo were present, in person. Supervisor Hepscher was not present.

▪ **Chair's Remarks**

******This was an addition to the agenda.******

Dr. Spiro reported an issue with the security camera system for viewing license plates and driver's licenses; the repair cost approximately \$1,000. He noted that it was not a budgeted line item; therefore, he considered it an emergency and approved the repair.

Dr. Spiro pointed out that at the Sunshine Board meeting, there was a suggestion to accept a proposal in the amount of \$16,000 for an 8' high wrought iron fence; prior to this meeting, Dr. Spiro directed staff to install the fence.

In response to a question from Mr. Woodards, Dr. Spiro indicated that the fence was installed for aesthetic purposes, from the entrance to Morris Bridge Road to behind the guardhouse. Mr. Woodards questioned the reason for the fence. Dr. Spiro indicated that there was a unanimous vote to install a wrought iron fence but, when driving into the community, Dr.

Spiro observed a chain-link fence at the entrance and felt that it gave the impression of a “prison-like” environment, which was why he made the decision to have the iron fence installed. He further pointed out Ms. Hepscher felt the same way, at the time of the motion in the prior Board meeting, that the iron fence was a better option, which Dr. Spiro agreed with.

SECOND ORDER OF BUSINESS**Public Comments on Agenda Items [3
minutes per speaker]**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2015-6,
Approving the District’s Proposed Budget
for Fiscal Year 2015/2016 and Setting a
Public Hearing Thereon Pursuant to
Florida Law; Addressing Transmittal,
Posting and Publication Requirements;
and Providing An Effective Date**

Dr. Spiro reported that, for Fiscal Year 2015, the operations budget was reduced to match the amount paid by Capri Isle residents; for Fiscal Year 2016, the budget will increase by approximately \$140,000. He indicated that this was the start of the budget process, including approving the proposed budget, which the Board and residents can discuss over the next two months, before adoption of the final budget in August.

Mr. Adams stated that, by June 15, each year, Management is required to provide a proposed budget, for approval for the purpose of setting a public hearing, to be held no less than 60 days from today’s date.

Mr. Adams pointed out that adjustments were made, based on year-to-date actuals from the current year’s budget and projections for the remainder of Fiscal Year 2015. Recommendations from the Landscape/Aquascape/Facilities (LAF) Committee were also included. He noted that this was the first draft of the budget, which sets high assessment levels; it can be revised up to the public hearing.

Dr. Spiro asked if the proposed budget reflected the worst case scenario. Mr. Adams replied affirmatively.

Dr. Spiro reported that the Finance Committee met today and reviewed the proposed budget extensively. He alluded that the committee thought that the proposed budget increased

by \$140,000 over Fiscal Year 2015 budget and perceived the proposed budget as \$240,000 more. As a result, the committee analyzed every line item and discovered \$319,000 that could be removed, without serious consequences to the community. He recalled that Mr. Adams recommended having budget discussions at next week's meeting, as the presentation of the proposed budget was a formality. Dr. Spiro reminded the Board that the committee only reviewed the operations budget, which included one capital item, fitness equipment, while the LAF Committee recommended several capital improvement items, totaling \$500,000.

Dr. Spiro advised that, with the Fiscal Year 2016 proposed budget exceeding \$140,000 over the Fiscal Year 2015 budget Capri Isle cannot increase but everyone else will. Mr. Castillo questioned why. Dr. Spiro explained that the stipulation between Kolter and the District was that Capri Isle would max their operation and maintenance (O&M) assessment at \$1,954, which would total \$1.8 million, after seven years, and a commitment was made to keep everyone at \$1,954, which was reflected in the Fiscal Year 2015 budget. Dr. Spiro noted that the pool and tennis courts capital expenses were included under a special assessment, which was imposed across the board and included Capri Isle. Dr. Spiro stated that, if this budget was decreased from \$2 million to \$1.8 million, all owners would pay the same assessment but, with a budget under \$1.8 million, capital expenses could be included in the budget without issuing a special assessment.

Dr. Spiro reported that the proposed budget takes into account Mr. James' recommendations, including reductions in irrigation repair and additional line items, which were also recommended by the LAF Committee.

Mr. Woodards asked if the reduction of \$15,000 in "Field manager" was a recommendation. Dr. Spiro indicated that this recommendation was made by Mr. James, who was aware that his salary was above average and was satisfied decreasing his salary from \$75,000 to \$60,000. Mr. Woodards pointed out that this was a 20% reduction and appreciated Mr. James' recommendation. Mr. Woodards believed that Mr. James' tasks were not more than what other communities provide. Mr. Adams agreed. Dr. Spiro noted that there was no clear payment structure for Ms. Bercan's salary.

Dr. Spiro recommended removal of "Supervisors" fees from the proposed budget.

Mr. Adams requested that the Board review the CDD's proposed budget and the Finance Committee's recommendations prior to next Thursday's meeting. He hoped to have an operating

budget that the Board and Staff were comfortable with and then discuss how to strategically address assessments so that the Board has a good sense of the assessments, going into the July meeting.

Mr. Adams presented Resolution 2015-6, for the Board's consideration. He explained that the resolution approves the proposed budget, sets the public hearing for August 20, 2015 at 6:00 p.m., at this location, directs staff to post the budget on the District's website and transmit it to the City of Tampa and Hillsborough County, for posting on their websites.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, Resolution 2015-6, Approving the District's Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon, Pursuant to Florida Law, for August 20, 2015, at 6:00 p.m., at this location, was adopted.

FOURTH ORDER OF BUSINESS**Status of Audited Financial Report**

Mr. Adams reported that the process of extracting the accounting files from Development Planning and Financing Group (DPFG) has been a long process; the majority of documents were transmitted but some key components, such as the 2014 and 2015 vendor paid invoice files, were still missing. He pointed out that some were provided through a "drop box" system, as individual files, and staff is currently downloading hundreds of individual files.

Regarding the audit, Mr. Adams indicated that at least 50 open items must be discussed with the auditor. Staff is familiar with the auditing firm and anticipated completion of the audit by June 30, which is the deadline to submit the audit to the Auditor General; however, the Board may not receive the audit until the July meeting.

Mr. Adams pointed out that the administrative files were received and are being scanned. Management is in a better position than 30 days ago.

FIFTH ORDER OF BUSINESS**Discussion: Primrose School Land Acquisition Interest**

This item was tabled until the next meeting.

▪ **Discussion: Agenda Packages**

******This item was an addition to the agenda.******

Mr. Adams reported that the June 18, 2015 agenda is being prepared and will be mailed tomorrow; future agenda packages will be mailed directly to Supervisors homes and emailed no later than the Friday before the meeting.

SIXTH ORDER OF BUSINESS**Discussion: Damaged Tire and Wheel Incident**

Mr. Adams reported an incident with an intentionally propped up brick. Several photos were submitted. The first photo showed the result of a BMW with custom replica M-5 rims running over the brick. Mr. Adams reviewed the invoice and the follow-up email from the Jeffersons, indicating that the rims were custom and any less than a set of four cannot be purchased; one used rim could be purchased on Ebay or Craigslist. Mr. Adams pointed out that the Jeffersons want to be made whole with a matching set of custom rims.

Mr. Woodards suggested selling the other three rims. Mr. Adams recommended that the District receive the other three rims and sell them on Ebay to absorb some of the cost of purchasing four rims.

Mr. Adams stated that the Jeffersons want to replace all four tires but he recommended replacing one tire, since only one tire was damaged, purchasing four rims and paying for a mount and balance for four tires, all of which is subject to receiving the rims prior to providing reimbursement.

Dr. Spiro asked if the brick paver went through the tire into the rim. Mr. Adams replied affirmatively and pointed out that the paver was propped up in the direction that a tire traverses a ramp, which help felt was a red flag of suspicion.

Mr. Carpenter stated that he owns a BMW and all four tires must be replaced, due to the tread difference.

Ms. Bercan noted that Ms. Hepscher noticed the commotion and assisted the police.

Dr. Spiro asked if the pavers should be more secure. Mr. Adams replied no, pavers could be re-sanded in a driveway but not in a roadway. Dr. Spiro questioned whether insurance will cover the damage. Mr. Adams indicated that the deductible was higher than the amount of the claim.

Mr. Adams reported that this expenditure would be paid out of the "Paver, streets and sidewalk repairs" line item.

Discussion ensued regarding the number of tires to be purchased. Mr. Castillo preferred to purchase one tire, as the Board was going “above and beyond” to purchase four rims.

On MOTION by Mr. Castillo and seconded by Mr. Sheth, with all in favor, the estimate from Mr. John Jefferson for a tire and four chrome rims, due to damage incurred by a propped paver brick in front of 10726 Cory Lake Drive, less the cost of three tires, was approved.

Mr. Woodards suggested prorating the reimbursement based on the condition of the tire prior to hitting the propped brick. Ms. Bercan confirmed that the tires were ten days old. Mr. Adams believed that Mr. Jefferson purchased the first set of tires on May 23, 2015, which was the date of the estimate provided to the District.

Mr. Adams requested that the motion be amended to include the stipulation that the District will provide reimbursement after receiving the three existing rims.

On MOTION by Mr. Castillo and seconded by Mr. Sheth, with all in favor, amendment of the prior motion to include the District providing reimbursement after receiving the remaining three chrome rims, was approved.

SEVENTH ORDER OF BUSINESS

UPCOMING MEETING DATES

- **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.**

Dr. Spiro advised of the future meetings.

EIGHTH ORDER OF BUSINESS

Public Comments (non-agenda items)

Mr. Carpenter recommended that the Board reconsider lowering Mr. James’ salary to \$60,000, as he believed that Mr. James works long hours, takes no vacation days and is an asset to the community.

NINTH ORDER OF BUSINESS

Supervisors' Requests

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

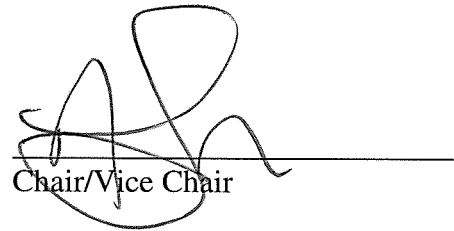
TENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair