

**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, June 18, 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
Joyce Hepscher
Jorge Castillo
Baiju Sheth

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Vivek Babbar
Tanja Stewart
Frank James
Carrie Bercan
Rich Carpenter
David Burman
Christina Jefferson

District Manager
District Counsel
District Engineer
Facilities Manager
Evergreen Lifestyle Events
Resident, LAF Committee Member
Security Committee
Non-Resident

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, Sheth, Hepscher and Castillo were present, in person. Supervisor Woodards was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro reported that he signed a check for a water invoice, which caused this line item to exceed the budget by \$5,700 and suggested increasing the water line item for the next fiscal year.

Dr. Spiro requested discussion, today, regarding consideration of a policy for family access to the pool.

THIRD ORDER OF BUSINESS

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

Mr. David Burman, a resident and member of the Security Committee, addressed lights and muddy water.

Dr. Spiro indicated that the lake was treated by the new lake maintenance company, LakeMasters Aquatic Weed Control, Inc. (LakeMasters). Mr. James reported that LakeMasters was on site today treating the lake with Sonar. LakeMasters advised that the lake would look worse before it improved.

Mr. Burman requested clarification of the towing process, as signs are posted. Mr. Burman noted that, according to the rules, security will first tag a vehicle parked in the street, during hours that are not acceptable, and then tow. Mr. Burman asked if the same process was being followed for vehicles blocking sidewalks. Ms. Hepscher recalled that the District was not towing off of streets, only at blocked sidewalks.

In response to Dr. Spiro's question, Mr. Burman indicated that the Board's current policy was to tag vehicles once, as a warning, and tow after the second violation. Dr. Spiro requested tabling this matter until further information was obtained.

Mr. Burman reported residents driving on the grass, which is prohibited but not a rule or policy in the Post Orders; he requested that the Board grant security permission to tell residents not to drive on the grass. Dr. Spiro pointed out that the Board allowed parking on the grass for events and believed that there was a policy in the Post Orders. Ms. Berkan did not recall any written policy and pointed out that parking on the grass was always permitted. Dr. Spiro noted that this matter is addressed later in the agenda.

A resident questioned the status of the fencing by Morris Bridge. Mr. James indicated that the fence will be installed when the contractor is paid 50% of the total amount; the check was not cut because the estimate was for Mr. James and not the CDD. The invoice is being corrected.

The resident asked when the pool would reopen. Mr. James replied tomorrow.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. May 21, 2015 Regular Meeting**
- B. June 1, 2015 Security Committee Meeting**

C. June 9, 2015 LAF Committee Meeting

D. June 11, 2015 Finance Committee Meeting

Dr. Spiro presented the May 21 Regular Meeting, June 1 Security Committee Meeting, June 9 LAF Committee Meeting and June 11, 2015 Finance Committee Meeting Minutes and asked for any additions, deletions or corrections.

<p>On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, the May 21, 2015 Regular Meeting, June 1, 2015 Security Committee Meeting, June 9, 2015 LAF Committee Meeting and June 11, 2015 Finance Committee Meeting Minutes, as presented, were approved.</p>

FIFTH ORDER OF BUSINESS

Committee Reports

A. Landscape-Aquascape-Facilities

Mr. Carpenter had nothing to report.

B. Security

i. Budget Recommendation

The security budget will be discussed during the Sixth Order of Business.

Ms. Hepscher asked why the Board no longer received detailed monthly reports of every security call. Mr. Burman replied “we do not know where to send them”. Dr. Spiro directed Mr. Burman to send the reports to Management.

C. Other

Dr. Spiro reported that the Finance Committee minutes had one correction.

SIXTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2016 Budget

Dr. Spiro suggested addressing the operations budget at this meeting and the capital items at the July 16, 2015 meeting.

Dr. Spiro reported that line items totaling \$319,067 were deemed non-essential by the Finance Committee. According to the Finance Committee, based on the current proposed budget, \$120,000 must be deducted, in order for all homes to pay the same assessment; anything

beyond \$120,000 would be available for capital expenses. If the budget is \$120,000 less, additional capital expenses would be funded through a special assessment.

Dr. Spiro reported the recommendations of the Finance Committee:

1. Increase "Water, sewer & irrigation" from \$13,000 to \$15,000
2. Decrease "Security staffing contract services" from \$274,500 to \$230,000

Dr. Spiro addressed a discrepancy in the "Security staffing contract services" line item; \$274,500 was budgeted in Fiscal Year 2015 and Fiscal Year 2016 but US Security proposed \$296,000 for security services for Fiscal Year 2016.

Mr. Burman explained that the District may have spent \$274,500 but the estimate from US Security was higher. Dr. Spiro recommended a reduction, due to reduced guard presence, by utilizing the electronic guard.

Mr. Adams will contact US Security to discuss the reduced amount and obtain a breakdown of security services.

▪ **Discussion: Damaged Tire and Wheel Incident**

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

Ms. Christina Jefferson requested that the Board reconsider this matter, as the new rims are wider than the existing tires; therefore, all four tires must be replaced.

Dr. Spiro pointed out that their roads are public and the Board was reimbursing Ms. Jefferson as a courtesy. Mr. Adams noted that the roads are public in the sense that the CDD owns the roads and is a public entity but the City of Tampa does not have any responsibility because the community is gated and considers the roads to be private.

Mr. Castillo suggested submitting a claim to the District's insurance company. Mr. Adams indicated that the deductible was higher than the amount of the claim. Mr. Castillo voiced his opinion about this becoming a repeated offense.

Mr. Adams requested, as part of the motion, that the resident submit a paid invoice.

Ms. Hepscher pointed out that Ms. Jefferson was not a resident.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, authorization to reimburse the Jeffersons at 20706 Whitewood Way, for replacement of four chrome rims and four tires, in a not-to-exceed amount of \$2,069.38, due to damage incurred on May 31, 2015 at 10726 Cory Lake Drive, after receiving all existing chrome rims and tires and a paid invoice, was approved.

Mr. Adams will coordinate with Mr. James to sell the remaining rims on Craigslist.

▪ **Continued Discussion: Fiscal Year 2016 Budget**

Discussion of the Fiscal Year 2016 budget resumed.

Dr. Spiro continued with the Finance Committee's recommendations:

3. Eliminate "Community Events Coordinator", adding \$30,000 for "Events" and hiring an outside events coordinator to coordinate four large events per year

Mr. Castillo questioned if \$49,992 budgeted for "Community Events Coordinator" covered the website and all events. Dr. Spiro indicated that the website was included with the contract and, for \$1,000 per year, Management will oversee the website. Mr. Adams estimated that the website would cost less than \$1,000.

Ms. Hepscher voiced concern about residents losing activities. Mr. Castillo suggested eliminating the events with the least amount of attendees. Ms. Hepscher suggested utilizing current pool staff to handle events.

4. Decrease "Pool and beach club attendants" by \$15,000

Discussion ensued regarding coverage of the pool and Beach Club.

Mr. Castillo preferred to have an attendant on weekends for bar code issues.

Ms. Bercan explained that the purpose of the current schedule was to have coverage after 10:00 a.m., Monday through Thursday, when the facility is busy, to clean bathrooms and reinforce rules. One attendant was hired primarily to power wash and paint the facility. Dr. Spiro indicated that the attendants cannot act as lifeguards.

Ms. Hepscher asked if attendants were primarily on staff June through August, when school was out. Ms. Bercan indicated that the attendants work from 9:00 a.m., to 9:00 p.m., seven days per week, when school is out, and from 4:00 p.m., until close, when school is in session.

Based on coverage of the pool and Beach Club two nights per week and four hours on the weekend, the "Pool and beach club attendants" line item will decrease by \$11,000.

5. Decrease "Paver, streets and sidewalk repairs" by \$25,000

Dr. Spiro pointed out that reserve funds are available for street repairs.

6. Decrease "Seasonal decorations" from \$35,000 to \$17,000

Dr. Spiro advised that the Finance Committee felt that \$17,000 was adequate for rental and installation of Christmas lights at both entrances, street lights entering the community and the clubhouse.

Ms. Hepscher recalled a suggestion to contact TECO about installing a temporary power outlet. Mr. Carpenter indicated that only 20 amps were currently available, which was not adequate to power all of the lights; the idea was for TECO to install a temporary pole and meter. A suggestion was made to install LED lights, which have lower amperage but are more expensive.

Ms. Hepscher suggested budgeting funds to pay TECO for a permanent power source. Dr. Spiro indicated that this is a capital expense and would be discussed at the next meeting.

Ms. Hepscher asked if \$17,000 covered the purchase of lights. Mr. Carpenter stated that some lights will be purchased along with decorations. There was consensus from the Board to reduce "Seasonal decorations" from \$35,000 to \$17,000.

7. Eliminate "Supervisors" compensation

Dr. Spiro supported eliminating Supervisors' fees.

Mr. Castillo was opposed to eliminating Supervisors' fees, as he felt the Supervisors were giving up their time to serve on the Board and the fees are an incentive for future residents to serve on the Board.

Ms. Hepscher was indifferent.

Dr. Spiro noted that each Supervisor can determine whether they want to receive the Supervisors' fee.

In response to Ms. Hepscher's question, Mr. Adams indicated that, by statute, each Supervisor receives \$200 per meeting, up to \$4,800 per year.

Dr. Spiro suggested reducing "Supervisors" by \$3,000 to cover Supervisor's fees for all Supervisors for one meeting per month and will not receive compensation for additional meetings. There was consensus from the Board.

“Supervisors” will be reduced from \$15,000 to \$12,000.

8. Decrease “Field Manager” from \$75,000 to \$60,000

Dr. Spiro pointed out that Mr. James offered to take a salary reduction.

Ms. Hepscher appreciated Mr. James’ offer but did not want to decrease his salary. Mr. Castillo agreed, as he felt other line items could be reduced.

Mr. Sheth was against reducing Mr. James’ salary, due to ongoing increases in his workload.

Ms. Hepscher recommended keeping “Field Manager” at \$75,000 and not providing annual raises. There was consensus from the Board.

9. Eliminate “Security staffing contract services-other”

Dr. Spiro indicated that alternative methods were being examined, thereby eliminating the police presence; if police services were needed, reserve funds could be used.

Mr. Castillo recommended adding a line item for radar equipment. Dr. Spiro stated that this would be a capital expense and will be discussed at the next meeting.

Discussion ensued regarding the effectiveness of radar signs. Mr. James was working on a data report for the Board.

Ms. Hepscher suggested posting a speed limit sign on the same pole as the radar sign. Mr. James will move an existing speed limit sign and post the speed limit under the radar sign.

Discussion ensued regarding the need for police presence.

Ms. Hepscher voiced concern about speeding and suggested reducing the amount budgeted instead of eliminating this line item. Dr. Spiro noted that there was no speeding when police were present but speeding commences after the police depart.

There was consensus from the Board to decrease “Security staffing contract services-other” from \$16,000 to \$8,000.

10. Decrease “Tree removal and replacement” by \$15,000

Mr. Castillo wondered why so many trees were dying.

Dr. Spiro pointed out that \$10,000 was budgeted in Fiscal Year 2015 and only \$8,000 was spent.

Ms. Berkan noted a line item for “Plant and tree replacement”, which may be a typographical error. Mr. Adams will remove the word “tree” from this line item.

There was consensus from the Board to decrease “Tree removal and replacement” by \$15,000.

Dr. Spiro reported that the Finance Committee did not address “Plant and tree replacement” and “Annuals & seasonal plant installation”.

Mr. Carpenter explained that the increase of “Plant and tree replacement” from \$40,000 to \$50,000 was requested by Mr. James, as \$40,000 was spent through March, 2015.

Dr. Spiro indicated that “Annuals & seasonal plant installation” increased from \$9,000 to \$14,000, due to increasing the number of annual replacements from three to four; he felt that three annual replacements were sufficient.

There was consensus from the Board to decrease “Annuals & seasonal plant installation” from \$14,000 to \$9,000.

Discussion ensued regarding the increase of plant and tree replacements.

Mr. Carpenter noted that \$40,000 was typical but there were savings by relocating plants.

Mr. Castillo suggested moving some plants and trees from Morris Bridge to the fence.

Dr. Spiro requested a breakdown of the number of plant replacements, the location for the replantings and the cost.

Mr. Castillo suggested speaking to Landscape Maintenance Professionals (LMP) about plant replacements and doing a better job of trimming plants and trees. Dr. Spiro requested that the discussion of landscaping be included on the August agenda.

There was consensus from the Board to decrease “Plant and tree replacement” from \$50,000 to \$40,000.

11. Eliminate “Inspection services”

Dr. Spiro indicated that OLM, Inc. (OLM) is paid \$12,000 per year to ensure that Landscape Maintenance Professionals (LMP) performed properly. OLM provides a report and score; if the score is 90% or better, LMP receives full payment. Dr. Spiro noted that LMP never received a score below 90%.

Mr. Carpenter clarified that LMP received a low score last year and had two weeks to correct the deficiencies, which they did.

Dr. Spiro pointed out that the Finance Committee recommended terminating OLM and tasking Mr. James with monitoring LMP. If LMP fails to perform adequately, the contract has a 30-day termination clause.

Mr. Adams recommended that the Board document elimination of “Inspection services” from the budget, to justify why OLM was terminated and to keep LMP up to the current standard.

In response to Ms. Hepscher’s question, Mr. Adams advised that OLM is well known in this area and many Districts utilize on-site field management to provide inspection services. Mr. James concurred that he could perform inspections.

There was consensus from the Board to eliminate “Inspection services” and terminate OLM, effective September 30, 2015.

12. Eliminate “Pool janitorial services”

Dr. Spiro indicated that pool janitorial services were paid from another line item.

Ms. Bercan pointed out that, if pool attendants were eliminated, janitorial services would be necessary. Ms. Hepscher recalled that the Board decided to keep the pool attendants. Dr. Spiro noted that the District has a janitorial service.

There was consensus from the Board to eliminate “Pool janitorial services”.

13. Decrease “Pressure washing” by \$10,000

Dr. Spiro commented that the pressure washing looked good long enough for the Board to approve it and then there were streaks; another pressure washing company was hired to complete the job.

In response to Mr. Castillo’s question, Mr. James indicated that pressure washing was planned for Morris Bridge, Cross Creek, Beach Club and the guardhouse during Fiscal Year 2016; the contractor will charge \$20,000 per year, if the District enters into a three or four-year contract. Mr. Castillo asked how often pressure washing is completed. Mr. James indicated that the community was only pressure washed once. Dr. Spiro believed that pressure washing was required once, every three years.

Ms. Hepscher asked if Mr. James received other estimates. Mr. James indicated that other estimates were more.

Dr. Spiro estimated that two guardhouses should not cost more than \$1,200. Mr. James noted the bricks along the guardhouse area.

There was consensus from the Board to decrease “Pressure washing” from \$30,000 to \$15,000.

14. Decrease “Legal” from \$15,000 to \$8,000

Dr. Spiro indicated “Legal” covers the cost of District Counsel attending meetings; however, there was no clear delineation of what was included. He suggested that District Counsel not attend meetings or attend by phone.

Ms. Hepscher voiced concern about whether CDD Board Members can be sued by residents, as HOA Board Members were being sued by residents. Mr. Babbar advised that Board Members were protected by sovereign immunity, which caps liability at \$200,000. Dr. Spiro noted that Board Members cannot personally be sued because the Board is representing a government entity.

Mr. Babbar pointed out that the District was charged a fixed rate of \$15,000 and charges over and above, such as a claim for a broken sewer line, were additional. He advised that \$15,000 equated to \$1,250 per month, which included attending meetings, preparing resolutions and contract work. Mr. Babbar estimated that other Districts of this size pay an hourly rate and incur costs of \$18,000 to \$25,000 per year.

Mr. Adams advised that this District is in a maintenance phase and between \$10,000 and \$15,000 per year was the average; having an attorney attend all meetings was not a requirement. He noted that litigation is usually handled by the District’s insurance company.

Mr. Adams suggested having District Counsel attend every other meeting and convert to an hourly rate.

Discussion ensued regarding whether to pay District Counsel a fixed or hourly fee.

There was consensus from the Board to decrease “Legal” from \$15,000 to \$10,000, pay an hourly fee, effective October 1, 2015 and have District Counsel attend meetings at the call of the Board.

Mr. Babbar will provide an hourly fee contract.

15. Decrease “Streetlights” by \$5,000

Dr. Spiro recalled that the District negotiated with TECO to reduce the cost of streetlight rental by \$5,000. Mr. James clarified that Bright House offered a \$5,000 reduction but not TECO.

Dr. Spiro requested that the \$5,000 decrease be reflected under the “Communication” line item.

16. Eliminate “Security operations - special events and safety”

Dr. Spiro reported that no special events were planned.

Mr. Burman recalled that this item was included on the US Security bill.

There was consensus from the Board to eliminate “Security operations - special events and safety”.

17. Decrease “Sod replacement” by \$5,000

Dr. Spiro indicated that Mr. James recommended reducing this line item.

There was consensus from the Board to decrease “Sod replacement” by \$5,000.

18. Decrease “Irrigation - maintenance” by \$2,500

Dr. Spiro indicated that Mr. James recommended reducing this line item.

Ms. Hepscher questioned the difference between irrigation maintenance and irrigation repair. Dr. Spiro felt that there was no difference and suggested adding \$2,500 to “Irrigation – maintenance” and eliminating “Irrigation/repair for select areas”. Mr. Adams agreed.

There was consensus from the Board to increase “Irrigation - maintenance” by \$2,500 and eliminate “Irrigation/repair for select areas”.

19. Decrease “Security gate maintenance & repair” by \$4,500

Mr. Castillo asked if the reduction was based on year-to-date expenditures. Mr. James replied affirmatively.

There was consensus from the Board to decrease “Security gate maintenance & repair” by \$4,500.

20. Decrease “Security gate maintenance & repair - other” by \$2,500

Dr. Spiro indicated that Mr. James recommended reducing this line item.

Ms. Hepscher pointed out that Cachet’s gate should be added as a special assessment to the Cachet community.

There was consensus from the Board to decrease “Security gate maintenance & repair - other” by \$2,500.

21. Decrease “Clean & repair monument lanterns” by \$5,000

Dr. Spiro indicated that Mr. James recommended reducing this line item, as the monuments were cleaned this year.

There was consensus from the Board to decrease “Clean & repair monument lanterns” by \$5,000.

Ms. Hepscher questioned “Street repair”. Dr. Spiro reiterated that the Board decided to reduce this line item by \$25,000, as street repairs were included in the reserves.

22. Decrease “Commercial window cleaning and janitorial” by \$2,500

Dr. Spiro indicated that Mr. James recommended reducing this line item.

In response to Mr. Castillo’s question, Mr. James advised that guardhouse windows and the Beach Club building windows are washed once per year.

There was consensus from the Board to decrease “Commercial window cleaning and janitorial” by \$2,500.

23. Eliminate “Pool contingency”

Dr. Spiro reported that this line item was included as a contingency and no funds were spent.

Ms. Bercan pointed out that \$1,500 was spent for either the card readers or camera system.

Ms. Hepscher asked if there was a line item for cameras. Dr. Spiro replied no and recommended adding a “Security contingency” line item and budgeting \$5,000.

Mr. Castillo asked if there was a line item for pool furniture, as there was wear and tear on the pool furniture. Ms. Bercan stated that there was a line item for the maintenance and repair of recreation equipment. Dr. Spiro noted \$20,000 budgeted under “Recreation equipment maintenance & repair” and \$5,000 was spent. Ms. Hepscher asked if gym equipment was included. Ms. Bercan replied affirmatively and noted that the chair cushions were paid from this line item.

Dr. Spiro recommended reducing “Pool contingency” to \$2,500 and renaming “Security technology”.

Mr. Adams asked if “Security gate maintenance & repair” should be increased from \$7,500 to \$10,000. Dr. Spiro replied affirmatively.

There was consensus from the Board to decrease “Pool contingency” by \$2,500 and renaming “Security technology repair/camera”.

24. Decrease “Beach sand” by \$2,000

Dr. Spiro indicated that Mr. James recommended reducing this line item.

Ms. Hepscher asked when beach sand was last purchased. Mr. James advised that a large amount of sand was purchased last year; no sand was necessary this year.

There was consensus from the Board to decrease “Beach sand” by \$2,000.

25. Eliminate “Food service plans”

Ms. Bercan reported that this was a one-time charge for the permit.

Ms. Hepscher asked if food permits were necessary. Ms. Stewart indicated that an operational permit was necessary to sell simple foods. Ms. Hepscher recalled the Board discussing prepackaged foods. Ms. Bercan stated that it was deemed a café with no seating.

There was consensus from the Board to eliminate “Food service plans”.

26. Eliminate “Pool permit”

Mr. Adams advised that a yearly Health Department permit was required.

Mr. Adams reported that, with the changes, the assessment amount decreased to \$1,878.39; the cap is \$1,925. Ms. Hepscher asked if this included the “Community Events Coordinator”. Mr. Adams replied affirmatively. Dr. Spiro questioned the total amount available for capital items. Mr. Adams indicated that approximately \$43,000 was available for capital items.

Mr. Castillo asked about the \$44,000 reduction in the US Security contract. Dr. Spiro explained that the District expected to save \$44,000, compared to Fiscal Year 2015, due to one less security guard but US Security proposed \$296,000, which was \$22,000 more than Fiscal Year 2015.

Dr. Spiro reported that, next month, the Finance Committee would review the requested capital items and determine how to allocate the \$43,000. He pointed out that, if the Board wanted to spend more than \$43,000 for capital items, a special assessment must be imposed.

Regarding “Community Events Coordinator”, Dr. Spiro reiterated that a line item for “Events” would be added with a budget of \$30,000 and the “Community Events Coordinator” line item would be eliminated.

Mr. Castillo questioned why \$45,000 was budgeted when, last month, pond maintenance was quoted at \$43,500. Mr. Adams indicated that \$1,500 was included for the permit, fish and plants.

*****The meeting recessed at 8:39 p.m.*****

*****The meeting reconvened at 8:50 p.m.*****

▪ **Discussion/Consideration of Amendment to Post Orders**

- **Towing is authorized by Site Supervisor or his appointee**

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

Dr. Spiro stated that the Site Supervisor is a US Security employee. Mr. Burman explained that the Site Supervisor was only on site during the day and towing would occur at night. Ms. Hepscher suggested that the rovers handle towing issues. Mr. Burman suggested giving security guards the authority to tow.

Mr. Burman discussed an issue with residents driving on the grass and no policy or rule in place. Dr. Spiro confirmed that the rules primarily address no parking on the grass, except for special events.

Dr. Spiro was amenable to adding a provision in the Post Orders prohibiting driving on the grass.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, amending the Post Orders to authorize security to tow vehicles, as appropriate, per community standards, rules and regulations and enforce no driving on the grass, were approved.

▪ **District Engineer**

******This item, previously Item 13.C., was presented out of order.******

Ms. Stewart reported that the first application for rezoning, for the café and recreational use on the townhomes, was approved. According to the city, the approval of the café was contingent on no additional employees, no additional parking or seating. She noted that no details were provided regarding what the café can sell but rules were imposed through the Health Department. Ms. Stewart reported that the kitchen renovations were approved.

Ms. Hepscher questioned how the new kitchen equipment could be used if zoning does not allow it. Ms. Stewart clarified that the kitchen equipment can be used, as long as the upgrades were completed through the Health Department. Mr. James clarified that some equipment was replaced and additional equipment must be purchased, such as an ice machine.

Ms. Hepscher asked if an outside company can utilize the approved kitchen equipment. Ms. Stewart replied affirmatively.

Discussion ensued regarding the type of food to sell in the café.

Mr. Castillo recalled that the plan was to hire a catering company to serve hamburgers and fried chicken. Dr. Spiro noted that the plan was not to hire a chef. Ms. Stewart advised that

the Board cannot hire a company to operate the restaurant, like Heritage Isles. Suggestions were made to sell subs or have a “to-go” window.

Regarding the tennis courts, Ms. Stewart reported that the next step was to submit the incremental site plan, which was the next step in the zoning process. She pointed out that the city questioned the following:

1. Does the Board plan to install fencing, walls, signage or lighting?
2. What are the hours of operation?
3. Are there plans for additional structures in Phase 6?
4. Can there be a 15’ setback to any residential and landscaping?

According to the site plan, Ms. Stewart reported that there was a heavily treated area along the residential side but most trees were outside the required 15’ setback; if there is a natural buffer separating the property to the units, additional landscaping may be required. She indicated that, since the tennis courts overlap the property line and there is a drainage easement, the tennis courts were moved to the north, which takes up a portion of the property.

Ms. Stewart displayed an aerial of the basketball and tennis courts. Due to the revised location of the tennis courts, drainage was necessary, especially during the rainy season. The drainage easement must be vacated to allow relocation of the tennis courts.

Dr. Spiro expressed concern about moving the tennis courts and losing the additional space. He suggested reconfiguring the drainage.

Ms. Stewart recommended that the Board discuss the use of the additional space, to make sure it will fit on the incremental site plan.

Dr. Spiro suggested having two full length basketball courts and the remaining space as open space. The Board Members agreed.

Mr. Castillo questioned where drainage will be relocated. Ms. Stewart will work on a realignment to pipe the drainage to the pond and inner connect some under drain around the tennis court. Dr. Spiro suggested installing drainage under the road. Ms. Stewart pointed out that the drainage will be configured for the shortest distance.

Dr. Spiro questioned the timing. Ms. Stewart anticipated the incremental site plan approval taking seven to ten days and then the submittal to the Construction Services Center. She pointed out that the District could probably proceed with some improvements before the next meeting.

Ms. Stewart will work with Mr. James on the layout, before resubmitting to the city. She will provide a copy to Mr. Adams for dissemination.

Regarding the pool berm, Ms. Stewart reported that she and Mr. James spoke to the landscape designer. Mr. James advised that the landscape designer recommended a lot of trees and soil, along with drainage down to the existing drains. Ms. Stewart recommended that the Board address changing the existing vegetation, due to the intrusion of pool water from the slide.

Mr. James noted that Mr. Adams recommended a curb on both sides of the sidewalk; he requested a quote for the decorative curb, which should deter water coming off of the pool slide. Mr. James suggested removing clay from the base of the trees and installing drains, as well as finding a way for water to escape, flow down the hill and connect to the existing drainage.

Mr. Adams pointed out that he observed kids using the slide, trailing water up the walkway and into the gravel drain and everything within 3' to 4' or in the gravel ditch area deteriorated. Staff observed standing water with high levels of chlorine around the base of the palm trees. On the back side of the walkway, water was forced down the back of the berm, into the turf, causing blades of grass to burn. His plan is to curb the sides of the walkway to hold the water and force it to a lower depression where drains connected to a manifold can return the water to the pool.

Mr. Castillo expressed concern that no one thought about drainage when the pool was built. Ms. Stewart pointed out that, when the pool was under construction, the developer did not want to use a General Contractor, to save \$300,000; the main concern was the theme and not the conditions. She noted that this area was not the only area with clay.

Mr. Adams recommended overdigging the holes and filling with good draining soil, if the material was to be replaced, because the plant material away from the affected areas was doing well. He felt that the issue was the constant drenching of the pool water and not the soil.

Mr. Castillo agreed and questioned whether there was enough evidence to seek reimbursement for damages from the original landscaping company. Ms. Stewart advised that the damage was caused by excessive water and not soil; at the time, it was not known where the water would drain. Mr. Adams believed that the solution was to find a way to capture the water sheet-flowing off of the walkway.

Dr. Spiro asked when the curbing and drainage would be addressed. Mr. James indicated that an estimate for decorative curbing would be provided on Sunday and LMP was providing a proposal on the drainage. Proposals will be provided at the next meeting.

******Ms. Stewart left the meeting******

Dr. Spiro reported that Kolter agreed to pay \$800 to install trees along Cory Lakes Boulevard to shield homes from the fence.

The new POA Manager introduced himself to the Board.

SEVENTH ORDER OF BUSINESS**Continued Discussion: Traffic Calming Updates/Results**

Dr. Spiro addressed the parking issues and read the current policy, which states that no cars can be parked overnight on any streets or easements. It was noted that the security guards did not discourage parking in easements because it is in between private property and the right-of-way (ROW), parking in front of driveways or blocking the sidewalk, because the POA can issue violations.

Dr. Spiro expressed concern about residents not knowing the definition of an easement and suggested clear clarification with the security guards on what violations should be imposed. He discussed the following violations:

1. Illegally parked vehicles will be subject to a total of one ‘no parking’ warning, provided by the security company and, thereafter, the vehicle is subject to towing.
2. No cars can be parked on easements.
3. No overnight parking on the street.

Dr. Spiro recommended amending the Post Orders to allow for vehicles to be towed after a 24-hour period. Ms. Hepscher recommended “within 24-hours of written notice” be added.

In response to Mr. Castillo’s question, it was noted that visitor passes were no longer provided. Ms. Hepscher pointed out that a resident can call security and let them know how many cars will be in their driveway and on the street, during a specified period of time.

After further discussion, Dr. Spiro reiterated the policy to prohibit cars parked on any street between 12:00 a.m., and 6:00 a.m., allowing residents to notify security of events within the restricted period and receive a variance, allowing for vehicles to be towed after a 24-hour

period and prohibiting parking on easements within the road ROW. The Post Orders will be amended to allow the security company to enforce the parking policy.

Mr. Babbar advised against towing from an easement or road ROW.

Discussion ensued regarding guest parking.

Dr. Spiro recommended discussion at the next meeting regarding guest parking for an extended time, due to lack of space on the driveway.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, establishment of a Parking Restrictions Policy for security to enforce no parking in streets between 12:00 a.m., and 6:00 a.m., or on public utility easements within a road right-of-way, permitting residents to request a variance from security to park for a one night event, within the restricted area, and allowing security to issue ‘no parking’ warnings to offenders, after a 24-hour period, prior to towing, were approved.

EIGHTH ORDER OF BUSINESS**Discussion: Site Security Vulnerability Assessment**

This item was deferred to the July meeting.

NINTH ORDER OF BUSINESS**Discussion/Consideration of Amendment to Post Orders**

This item was discussed during the Sixth Order of Business.

TENTH ORDER OF BUSINESS**Consideration of Pool Slide Maintenance Agreement with Com Pac Filtration, Inc.**

Mr. Babbar presented the Pool Slide Maintenance Agreement with Com Pac Filtration, Inc. (Com Pac Filtration). He discussed the warranty, which was issued on March 25, 2015 and included one free year. Mr. Babbar indicated that the agreement included a provision that the District will pay on March 26, 2016. Com Pac Filtration will provide twice per year maintenance.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the Pool Slide Maintenance Agreement with Com Pac Filtration, Inc., was approved.

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

Dr. Spiro reported that Primrose School offered to pay for the appraisal, under the condition that, once the land was appraised, the District would sell the land at the appraised value. The appraisal cost is \$2,000 to \$3,000.

Ms. Hepscher asked if the District can lease the property to Primrose School. Dr. Spiro indicated that Primrose School does not want to lease the property.

Mr. Castillo preferred to use an appraiser chosen by the District. Mr. Adams indicated that, if the District engaged the appraiser, the District would pay for the appraisal and the District would have the Primrose School sign a Funding Agreement, to escrow money for the appraisal.

Ms. Hepscher suggested that the District identify the parameters of the land.

Mr. Babbar indicated that, by statute, the property must be awarded to Primrose School through an auction process. Mr. Adams noted that this would be a surplus property sale, whereby a notice is published in the newspaper and the District is required to take the highest bid, above the appraised value. Dr. Spiro noted that Primrose School must be aware that it may lose the property.

Ms. Hepscher expressed concern about how the school will fit without it affecting the District's pond. Dr. Spiro recalled Ms. Stewart indicating that the easement was sufficient.

Dr. Spiro did not believe that the District would be able to sell the property for more than \$10,000. Mr. Adams estimated that the cost of the appraisal was more than the value of the property.

On MOTION by Mr. Castillo and seconded by Dr. Spiro, with all in favor, the request from Primrose School for acquisition of a "sliver" piece of property, based on Primrose School incurring the cost of an appraisal and the District selling the property at the appraised value, was approved.

TWELFTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. Facilities Manager****i. Facilities Activities Report: June 2015**

Mr. James presented the Facilities Activities Report for June 2015.

Mr. Castillo stated that the landscaping company must do a better job trimming, particularly the Cross Creek entrance monument; shrubbery is blocking the Cory Lakes sign.

Dr. Spiro recalled that the Board agreed that the hedges between homes and the street should be allowed to grow. Mr. Castillo agreed that the community should look “maintained” but not block signage.

Mr. James indicated that LMP works by rotation. He will speak to LMP.

ii. Consideration of Facilities Work Order: #2015-107 Facilities Activities

Ms. Stewart presented the Facilities Work Order: #2015-107 for removal of four queen palm trees between the pool and lake, removal of one mule palm tree at the entrance, removal of one water oak tree along Morris Bridge, trimming a live oak tree, removal of moss at the tennis court and installation of red fountain grass at the Beach Club, in the amount of \$3,291.36.

Dr. Spiro requested that account numbers be noted on each work order.

In response to Dr. Spiro’s question, Mr. James indicated that the removals were due to safety issues.

Discussion ensued regarding the trees.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the LMP work order, for removal of four queen palm trees between the pool and lake, removal of one mule palm tree at the entrance, removal of one water oak tree along Morris Bridge, trimming a live oak tree, removal of moss at the tennis court and installation of red fountain grass at the Beach Club, in a not-to-exceed amount of \$3,291.36, was approved.

Regarding the community emergency messaging system quotes, Ms. Hepscher discussed the proposals with the POA Board and encountered resistance. The POA Board was told that the

CDD refused to provide this information and refused to cooperate. She alluded that the POA already had a system and only wanted information.

Dr. Spiro recalled that, at a joint POA/CDD meeting, Mr. Carpenter asked for this system and to jointly fund it. He noted that, if the POA wanted the CDD's mailing list, the POA must make a public records request. Mr. Adams advised the Board to wait for the POA to make a formal public records request.

Mr. Babbar will speak to the POA about making a formal public records request.

B. District Counsel

There being nothing further to report, the next item followed.

C. District Engineer

This item was discussed during the Sixth Order of Business.

D. District Manager

i. Approval of Unaudited Financial Statements as of April 30, 2015

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2015.

Dr. Spiro requested a weekly report prior to signing checks. Mr. Adams will provide a report after entries are made and bills are paid.

ii. UPCOMING MEETING DATES

- **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 July 16, August 20 and September 17, 2015, at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Hepscher requested an e-blast informing residents about the new lake management company.

Dr. Spiro reported that emails would be sent to residents based on the following timeline:

1. Status of the playground
2. Pool lap lanes
3. Babysitting policy at the pool
4. Summary of CDD minutes

Ms. Hepscher requested that an email be sent tomorrow about the pool re-opening, followed by the introduction of the lake maintenance company.

Dr. Spiro suggested that emails not be sent on multiple subjects.

Ms. Hepscher reported that the POA Board requested an analysis on the lake. Lisa will send the email about the lake on Monday.

Regarding the traffic light, Ms. Hepscher contacted the city to have the light assessed; there was a problem with the activation of the light.

Ms. Hepscher requested a “meet and greet” between residents and Board Members at the beginning of September. Mr. Adams suggested a workshop, town hall meeting or individual coffee chat. Dr. Spiro recommended coordinating the “meet and greet” with an event. Mr. Adams suggested that the Board Members wear microphones.

Dr. Spiro requested that future LAF facilities meetings be scheduled for 12:00 p.m. There was consensus from the Board.

Dr. Spiro reported that the pool, foliage and street parking would be discussed at the next Sunshine Board meeting.

Mr. Castillo pointed out that many people are water skiing and suggested testing the water quality of the lake. Mr. Adams indicated that the lake is a public lake and people swim at their own risk; the District is covered, in terms of liability. Mr. Adams believed that the County Health Department may be willing to test the water and suggested emailing residents to advise that the lake is a natural pond that is chemically treated for noxious weeds and swimming is at their own risk.

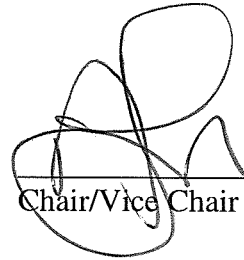
Dr. Spiro pointed out that the night pictures in the Site Security Assessment Report were difficult to see but Cory Lakes has the lowest crime rate in the city.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting recessed at 10:27 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair