

**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, July 16, 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
Jorge Castillo
Baiju Sheth
Bob Woodards

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Vivek Babbar
Tonja Stewart
Frank James
Carrie Bercan
Steve Small
Brian Pope
David Burman
Louise Burman
James Taylor
Praba Soundararajan
Haresh Ramphal

District Manager
District Counsel
District Engineer
Facilities Manager
Evergreen Lifestyle Events
Landscape Maintenance Professionals
Landscape Maintenance Professionals
Security Committee
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:05 p.m., and noted, for the record, that Supervisors Spiro, Woodards and Castillo were present, in person. Supervisor Sheth was not present at roll call. Supervisor Hepscher was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro requested discussion of several items, under "Other Business", including three items from the Sunshine Board, an email regarding the lake status, speeding letter status, the

Primrose School land purchase evaluation and a report on what occurred at the last Finance Committee meeting.

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

Mr. Burman pointed out that his comments regarding the towing process for vehicles blocking sidewalks was not included in the minutes.

Dr. Spiro recalled that the Board addressed Mr. Burman's comments at the last meeting.

Mr. Adams indicated that the minutes were posted on the website and recalled two motions that were passed by the Board related to towing. He pointed out that the motions were on Pages 14 and 18 of the June 18, 2015 Regular Meeting Minutes and in the summary minutes posted on the website one week after the last meeting.

Dr. Spiro recalled that the Board established 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. The policy permitted residents to request a variance from security to park for a one night event, within the restricted area, and allowed security to issue "No Parking" warnings to offenders after a 24-hour period, prior to towing.

Mr. Burman pointed out that the original Post Orders state that the offender receives one notice before the vehicle is towed and the motion involved parking on streets and driveways.

Dr. Spiro explained that security is allowed to tow 24 hours after the notice is issued. Mr. Burman felt that this policy would not help if someone parked in the street, did not leave until the next morning and repeated the same action the next night. Dr. Spiro indicated that, if the vehicle remained on the street for 24 hours, a warning should be issued. Mr. Adams advised that, if an offender received a warning and repeated the same action the following night, the vehicle would be towed because the offender was warned that the vehicle was in a "No Parking" area.

Mr. Burman will share this information with residents.

FOURTH ORDER OF BUSINESS**Approval of Minutes****A. June 11, 2015 Continued Meeting**

Dr. Spiro presented the June 11, 2015 Continued Meeting Minutes and asked for any additions, deletions or corrections.

The following change was made:

Line 38: Change “a chain link” to “a wrought iron”

Mr. Burman asked if the wrought iron fence was ordered. Dr. Spiro replied affirmatively.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the June 11, 2015 Continued Meeting Minutes, as amended, were approved.

B. June 18, 2015 Regular Meeting

Dr. Spiro presented the June 18, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the June 18, 2015 Regular Meeting Minutes, as presented, were approved.

*****Supervisor Sheth joined the meeting at 6:16 p.m.*****

▪ **Public Comments on Agenda Items**

Public comments resumed.

Mr. James Taylor, a resident, requested clarification of the fence and pointed out that security was asking drivers if they were there to fish.

Mr. Praba Soundararajan, a resident, questioned the timeline for the fence and why the speed indicator sign was removed.

Dr. Spiro indicated that the speed indicator sign was moved to the other side of Cory Lake Drive and will be moved to different locations around the community.

Regarding the fence, Dr. Spiro recalled that the fence was approved but there were delays. Mr. James reported that the fence was ordered on July 6, 2015 and delivery was estimated to take four weeks. Once the fence arrives, the installation will be scheduled within less than one week and installation will take one week.

Dr. Spiro hoped the fence would stop people from fishing.

■ **Discussion: Landscape Maintenance and Recent Review/Grading Report**

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

Mr. Brian Pope, Branch Manager for Landscape Maintenance Professionals (LMP), introduced himself and Mr. Steve Small, the On-site Property Manager for LMP. Mr. Pope thanked the Board for allowing them to address the recently failed landscape inspection. He pointed out that LMP maintained the property for several years and never failed an inspection. LMP's scores were always in the 90s. Mr. Pope believed that the failing score of 80% was due to the holiday and recent storm damage. He was baffled at how quickly the score dropped from 90%, last month, to 80%, this month, as he had not observed a sudden decline to the property.

Mr. Pope acknowledged that he and Mr. Small were not present to contest the score but to request the Board's leniency regarding the June payment.

Mr. Pope addressed the following deficiencies:

1. Item 10: South frontage: Remove declining European Fan Palm: *LMP was told by Mr. James not to remove the declining European Fan Palms because the trees were still alive and he wanted to give them time to recover.*
2. Item 23: Rejuvenate prune Oleander along bike path, establishing and maintaining a consistent height of 7': *LMP was told by Mr. James that the Board did not want the Oleanders pruned due to privacy issues.*

Mr. Pope indicated that he spoke to Mr. Castillo about whether LMP was supposed to prune only certain areas or avoid pruning all Oleanders. Mr. Pope advised that it was the wrong time of year to prune, due to humidity and rain promoting fungus; pruning should be completed in winter.

3. Item 2: In the pool slide areas: Continue to improve fertility and vigor in Chinese Fan Palms: *LMP submitted a report to Mr. Paul Woods and Mr. James on proposed solutions.*

Mr. Pope pointed out that there is a major soil issue at the pool area, affecting the palms and several plants; the soil does not drain well or hold water. A soil sample revealed high sodium content, which is toxic to the landscaping. He recommended excavating and replacing the old soil or installing plant material to strengthen the soil.

In response to Mr. Castillo's question, Mr. Pope indicated that the issue is with the majority of soil in the pool area but, specifically, with the soil at the mound. At the last meeting,

Mr. Castillo recalled hearing that the problem stemmed from chlorinated water coming from the pool slide. Mr. Pope pointed out that the issue was at the back of the berm where chlorine was burning the turf. Mr. James acknowledged that this was one problem and proposals were provided for curbing along the walkways, along with proposals from LMP to excavate the soil from around the trees, replace with suitable soil and install drainage.

Mr. Adams suggested installing the curbing first, to determine if that alleviates the problem.

Mr. Pope felt that circumstances beyond their control were affecting the turf.

Ms. Stewart voiced her opinion that Staff expended considerable effort to avoid this situation by involving LMP, OLM, Inc. (OLM) and a technical engineer. She had multiple conversations with the Architect, Mr. Ken Sussman, as clay exists in this area, which he took into consideration when selecting the plantings. Ms. Stewart anticipated significant improvement by re-directing the pool water.

Mr. Pope pointed out that several plants were planted too deep and the long-term effect would be that the plants would not survive. Ms. Stewart recalled discussion about staff performing additional maintenance. She believed that some of the plant material was doing well and assumed it was due to the depth and not the soils. Mr. Pope's main concern was high sodium levels in the soil. Ms. Stewart was not aware of the soil content issue and offered to perform additional soil testing.

4. Item 20: Detail at base of Canary Pointe Lane monument sign. Remove bed weeds: *This area is not part of LMP's maintenance schedule.*

Mr. Small believed the area was maintained by the homeowner abutting the monument.

Mr. Adams asked if the monument irrigation, controlled by a clock, was maintained by LMP. Mr. Small replied no. Mr. Adams suggested contacting the homeowner and reviewing the location plat to determine if there was a monument easement delineating the dedications for maintenance purposes.

Mr. Pope referred to the "Monthly Landscape Maintenance Inspection Gradesheet" and pointed out that the majority of plants were for the pool area, which pertained to the soil issue. He suggested having a third party perform soil testing. Mr. Pope indicated that LMP recently completed turf and tree fertilization and the next fertilization would not occur until September.

Mr. Adams recommended taking “baby steps” with the mound; the first and most obvious step was to stop the pool water from affecting both sides of the mound.

Mr. Pope reported that LMP received a deduction for lack of Angelonidium blooms. He pointed out that the annuals at the entrance of Cross Creek and Morris Bridge Road were “gorgeous” and the only annuals not blooming were in the shade.

In response to Mr. Adams’ question, Mr. Pope confirmed that he selected the flowers. Mr. Adams asked if LMP will replace the dead annuals with shade tolerant flowers, at no charge. Mr. Pope replied affirmatively.

Mr. Small stated that most of the deductions were unwarranted but affected LMP’s score. Mr. Pope requested direction the Board’s advice on how to correct the deficiencies and whether it entailed cutting back the Oleanders.

Dr. Spiro requested resident input regarding whether the landscaping quality decreased or improved.

Mr. Soundararajan felt that the community appeared much better, versus several years ago; LMP was doing a good job.

Ms. Louise Burman, a resident, was very pleased and found the Oleanders beautiful. In response to Ms. Burman’s question, Mr. Small indicated that OLM suggested cutting back the Oleanders.

Mr. Castillo suggested trimming the middle beds, off Morris Bridge Road. He pointed out that the plants look great, when first planted but lack a finished appearance, a year or two later, if not trimmed properly.

Ms. Burman noted that a number of palms, along the street, have yellow edges. Dr. Spiro advised that tree maintenance was the homeowners’ responsibility. Mr. Pope indicated that yellowing was due to calcium or disease.

Dr. Spiro stated that this matter arose from his suggestion, which the Board agreed with, regarding the appearance when driving down Cory Lake Drive.

Dr. Spiro recalled addressing a Sunshine Board issue regarding LMP trimming limbs from 10’ Oleander trees, which opened the buffer between streets and exposed the back of homes on Cory Lake Drive. He noted that the Oleanders were growing into the street and hitting cars. Dr. Spiro suggested growing Oleanders parallel to the road, to act as a visual barrier.

Mr. Pope reiterated that the purpose of coming before the Board was to obtain clear direction of how to maintain the Oleanders. He explained that OLM recommended reducing the Oleanders and felt that being penalized for following the Board's wishes and not OLM's was unfair to LMP.

Dr. Spiro was uncertain that the four deductions equaled the difference between a grade of 80% and 90% and the bottom line was that LMP's job is to follow the Board directive, although the LAF Committee had some latitude.

Mr. Woodards asked how closely LMP worked with the LAF Committee. Mr. Small indicated that he attended some LAF Committee meetings and knew the Committee members.

Mr. Castillo suggested having OLM and LMP attend every other meeting, or quarterly. Mr. Adams reminded the Board that OLM was terminated at the last meeting.

Dr. Spiro clarified that the Board agreed to eliminate OLM from next year's budget, with the idea that the Board would work with LMP. He pointed out that the Board was happy with how LMP was maintaining the community and, with Mr. James' help, the Board could assess LMP's performance. If LMP did not perform adequately, the Board would consider alternatives. Mr. James noted that in-house staff will perform inspections. Mr. Adams suggested that LMP provide a written monthly report to the Board, as an informational item, and issues could be addressed at the meeting.

Dr. Spiro indicated that the decision before the Board was the \$5,000 bonus payment to LMP, for June, which the Board had authority to withhold due to the failed inspection grade.

Mr. Adams recommended directing LMP to complete the work scheduled and that the District release the \$5,000, once Mr. James deemed that the work was satisfactorily completed.

Dr. Spiro asked Board Members if the failing grade was justified or if LMP should be paid because the inspection report was inaccurate, due to a misunderstanding of the requirements, or if payment should be withheld until LMP corrected the deficiencies identified in the report.

Mr. Woodards motioned to withhold the bonus payment until LMP corrected the deficiencies. There being no second, the motion died.

Dr. Spiro reported that \$8,000 was paid to OLM, over four years, to monitor LMP; since OLM was terminated, LMP failed the inspection. He understood the confusion but motioned to

pay LMP 50% of the June bonus amount. Mr. Castillo seconded the motion and agreed that there were legitimate deficiencies.

Dr. Spiro appreciated LMP's service and asked them not to take the Board's decision personally. He indicated that the Board was entrusting Mr. James with monitoring LMP and performing inspections.

Dr. Spiro motioned to withhold the bonus payment until LMP corrected the deficiencies. There being no second, the motion died.

Mr. Woodards voiced his opinion that there were deficiencies that LMP did not handle but will handle. He did not agree with punishing LMP, as several residents commented that the appearance of Cory Lakes improved, which he agreed with. Mr. Woodards wondered why LMP should receive a partial payment.

Mr. Castillo stated that residents are paying a great deal of money for landscaping and expect good service.

Mr. Woodards asked Mr. Castillo if he felt that LMP was not providing good service. Mr. Castillo noticed Cinch Bugs and weeds in the grass, which should have been addressed by LMP.

Dr. Spiro noted that 38 out of 45 items must be addressed by LMP.

Mr. Sheth voiced concern that OLM was the contractor for a long time but never provided a report like this until their termination. Dr. Spiro believed that OLM was not harsh on LMP; rather, OLM took the inspection more seriously, as some deductions were valid but others were not.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with Dr. Spiro, Mr. Sheth and Mr. Castillo in favor and Mr. Woodards dissenting, due to his preference to pay Landscape Maintenance Professionals 100% of the June bonus payment, authorization to pay Landscape Maintenance Professionals 50% of the June bonus payment, due to failing the June landscape maintenance inspection, once items scheduled for remediation were completed, was approved. (Motion passed 3-1)

Dr. Spiro hoped that Mr. James and LMP had a good relationship; the Board looked forward to LMP's monthly reports.

FIFTH ORDER OF BUSINESS**Committee Reports****A. Landscape-Aquascape-Facilities**

There being no report, the next item followed.

B. Security

Dr. Spiro reported that Mr. Burman submitted his resignation and motioned to accept the resignation and disband the Security Committee. Mr. Castillo seconded the motion.

Mr. Woodards advised that he was a professional manager and supervisor for 55 years and served 25 successful years in the military. Mr. Woodards' success was due to a successful staff and committees providing input, which contributed to the success of the community. Mr. Woodards explained that the Security Committee provided good recommendations for security and he relied on their expertise; therefore, he was against disbanding the Security Committee. Mr. Castillo explained that the Board did not have authority to refuse the request to disband because a resignation letter was submitted by the Committee's Chair.

Mr. Ramphal indicated that he was part of the Security Committee and, in his opinion, they did great work. He felt that disbanding the Committee would take away resident input.

Dr. Spiro clarified that the Board was not disbanding the Security Committee but accepting the resignation of the Security Committee Chair and the existing Committee's request to disband the committee.

<p>On MOTION by Dr. Spiro and seconded by Mr. Castillo, with Dr. Spiro, Mr. Sheth and Mr. Castillo in favor and Mr. Woodards dissenting, acceptance of resignation of the Security Committee Chair and disbanding of the existing Security Committee, were approved. (Motion passed 3-1)</p>

C. Other

Mr. Ramphal asked about the status of the Finance Committee. Dr. Spiro indicated that the previous members resigned and there were new members. Minutes were provided by the Finance Committee and the Board was utilizing the input in the Fiscal Year 2016 budget discussions.

Dr. Spiro reported that the Finance Committee meets at noon on the first Thursday of each month, at this location.

Mr. Ramphal discussed the ramifications of disbanding the Security Committee.

Dr. Spiro recalled that the Security Committee felt that the Board was not listening to their recommendations and, in response, the Board defined its goals for the Committee. No feedback was provided by the Security Committee until now, when the Chair submitted his resignation and request to disband.

Mr. Ramphal requested further discussion of the Security Committee. Dr. Spiro advised that this item will be placed on the August 20, 2015 agenda. There was Board consensus.

Regarding the Finance Committee, Dr. Spiro reported that a meeting was held last week and the minutes were forthcoming.

Dr. Spiro reported that, at the last CDD meeting, there was Board consensus to provide a survey to residents on their opinion of the Fiscal Year 2016 budget; however, instead of a written survey, residents will be directed, in a letter, to access the survey on www.SurveyMonkey.com. He pointed out that the cost for the website is \$25 to \$30 per month, which will be paid from the administrative budget and a one-page advertising page, from a local business, included with the letter, will pay for the cost of the mailing. Dr. Spiro noted that the survey will ask for the resident's email address, for the purpose of identifying residents who do not have email addresses and do not receive e-blasts. To expedite the mailing of the letter, Dr. Spiro suggested that the Sunshine Board present a draft letter to the CDD Board, for review.

Referring to "The Islander" newsletter, Dr. Spiro indicated that it will be cost-effective for the community to publish "The Islander" themselves, with relatively minimal effort. He noted that for \$1,000 to \$1,200, a printing company will print and mail the newsletter.

Mr. Woodards questioned who approves the newsletter content. Dr. Spiro proposed discussing this matter further, under "Other Business", or at the August meeting. Mr. Woodards suggested including this item on the August agenda.

Ms. Burman stated that the printing company does not edit material. She suggested that a resident proofread drafts prior to submission.

SIXTH ORDER OF BUSINESS

Discussion: Landscape Maintenance and Recent Review/Grading Report

This item was discussed during the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS**Continued Discussion: Fiscal Year 2016
Budget**

Dr. Spiro suggested including a list of the capital improvements in the survey to gauge what residents prefer.

Mr. Ramphal inquired whether capital improvements are paid from reserves. Dr. Spiro indicated that, in the proposed budget, \$46,800 is budgeted for capital improvements. Mr. Adams explained that \$46,800 was the total amount, after amending all line items and the Board preferred remaining at, or slightly under, current year assessments; however, if the survey showed additional items, the Board could either use reserve funds or impose a special assessment. Mr. Adams did not recommend imposing a special assessment because it would be a direct bill and the District must lien anyone who fails to pay, which is an additional cost, versus placing assessments on the tax roll and having tax certificate sales.

Mr. Castillo recalled that the District's collections were 100% in the prior year. Mr. Babbar pointed out that, last year, the Board placed assessments on the tax roll, prior to adoption of the budget, and did not recommend reducing the budget by \$46,800; he suggested placing the money into reserves.

In response to Dr. Spiro's question, Mr. Adams indicated that assessments could be increased or decreased at this meeting but an increase would require a written notice to each property owner.

Dr. Spiro preferred to inform residents that \$46,800 was the total amount available for capital improvements and anything additional would require a special assessment. Mr. Adams agreed with using a survey tool to obtain direct feedback on what is important to the community. The Board can utilize the Request for Proposal (RFP) process to obtain actual costs and either issue a special assessment or include the assessment on the following year tax bill.

Mr. Castillo recalled that assessments were level last year because assessments were higher in previous years. Dr. Spiro pointed out that residents wanted level assessments, which he agreed with; however, the Board disagreed, even after the Finance Committee calculated the numbers and stated, in *The Islander*, that assessments would be reduced, which was why the Finance Committee disbanded.

Discussion ensued regarding capital improvements.

Mr. Adams recommended waiting until the surveys are returned before discussing how to generate revenue for capital improvements.

Dr. Spiro proposed a full basketball court versus a half court, canoe storage and a surround sound system.

Mr. Woodards indicated that canoe maintenance is a challenge.

Mr. Sheth questioned the status of the volleyball court. Dr. Spiro indicated that there were engineering difficulties. Wood was placed higher than the sand, which caused it to collapse.

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

This item was discussed during the Ninth Order of Business.

▪ **District Engineer**

******This item, previously Item 10.C., was presented out of order.******

Ms. Stewart reported that the playground was approved by the city and materials should be delivered on July 27, 2015. The only issue was that the city must inspect the footers, once installed, before the project is completed. The best case scenario was for the city to come out quickly.

Dr. Spiro asked if construction would commence at the end of July. Ms. Stewart replied affirmatively.

Mr. Castillo indicated that staff was awaiting the sails, footers and turf. Ms. Stewart noted that turf would arrive last, after all of the equipment was installed. Mr. Castillo asked if the turf was similar to the turf currently onsite. Ms. Stewart replied affirmatively.

Dr. Spiro suggested installing a small water basin under the entry gate, between the pool and the beach, to wash sand off feet. Ms. Stewart pointed out that the shower was for that purpose.

Regarding the tennis courts, Ms. Stewart reported ongoing negotiations with the city but no set schedule for commencing the project. She showed the revised site plan, which was adjusted to go under the storm sewer system, which was extended, and is closer to the landscaping, on the other side. Ms. Stewart pointed out that, due to the time for construction, the

tennis courts will go over the drainage easement, which will be vacated and released. The space was maximized and allows for the possibility for future development.

Ms. Stewart reported huge debate and discussion about the number of parking spaces for the tennis courts. The city's original calculation was for 200 parking spaces but the Landscape Architect advised that only 54 parking spaces were required. The parking lot currently has 29 parking spaces and the city was willing to leave the number at 29, unless parking problems emerged.

Mr. Castillo asked if the 29 parking spaces were between the basketball and tennis courts. Mr. James replied affirmatively. Ms. Stewart noted 33 additional parking spaces on the other side, for a total of 62, including parking spaces for the beach club, pool, existing courts and proposed courts.

Dr. Spiro identified a community, called "Plantation", which has a recreational area in the center of the community, with a pool, tennis courts, softball field and soccer field but no parking spaces. Ms. Stewart pointed out that townhome communities, such as Plantation, do not have adequate parking; the number of parking spaces depends on how far the recreational area is away from the townhomes.

Regarding the fence, Ms. Stewart sent an email to Welch Tennis Courts (Welch) because there are city guidelines and standards on lighting. Ms. Stewart is waiting for Welch to confirm that the lighting meets city standards. Dr. Spiro suggested installing a timer for nighttime play, which automatically turns off after a certain amount of time. Ms. Stewart indicated that the timer could be set to turn off when the facility closes, at 10:00 p.m. Mr. James noted that the system could be the same as at the basketball courts.

Ms. Stewart pointed out that signage or walls were not proposed. Dr. Spiro clarified that fencing around the courts was proposed.

Ms. Stewart reported that a permit was required because the facility was 14,400 square feet, which exceeded the 9,000 square foot requirement. She believed that, once negotiations with the city were completed and the Southwest Florida Water Management District (SWFWMD) approved the drainage, contracts would be prepared with all vendors and the work scheduled.

In response to a Board Member's question, Ms. Stewart indicated that work will commence immediately, once the permitting was finalized. Mr. James pointed out that the

Welch proposal was one year old and no contract was entered into. Mr. James will obtain a revised estimate from Welch. Dr. Spiro estimated a start date prior to the next meeting, as the project was within 30 days of an agreement with the city.

Mr. Babbar requested revised estimates prior to drafting the agreement. Ms. Stewart suggested obtaining Welch's schedule. Dr. Spiro questioned if it was realistic to receive the draft agreement at the next Board meeting. Mr. Babbar indicated that he could draft one quickly, if the proposals were received.

Ms. Stewart provided SWFWMD brochures to all clubhouses for the residents' information on storm water ponds. She noted that many Districts are entering into aquatic planting programs.

Dr. Spiro questioned the status of the café. Mr. James advised that proposals for the refrigerator, dishwasher and ice machine were requested; once he receives quotes for the purchase and installation of the equipment, he will provide them to the Board.

Mr. Castillo asked if the existing ice machine could be placed in the café, versus purchasing another ice machine. Ms. Bercan indicated that the existing ice machine was broken.

Mr. James reported an issue with the air flow, as it was supposed to turn off in the event of a fire. Once the air flow is repaired, he will call the city and schedule the inspection.

Ms. Stewart asked if the Board preferred to open the café during the pool's off-season. She recommended waiting until summer. Dr. Spiro preferred to open the café during the off-season to address issues prior to the peak season, and recommended offering subs and dry goods. Mr. Woodards suggested offering soft drinks. Dr. Spiro pointed out that there is a soda machine at the pool and recalled that residents wanted the café by the pool, to purchase food.

Ms. Stewart indicated that the LAF Committee had recommendations on running the café and suggested that the Board meet with them. Dr. Spiro recalled that Ms. Hepscher spoke with Mr. Rich Carpenter about scheduling a workshop. Ms. Bercan advised that Mr. Carpenter was out of town until September and logistical issues with catering and outside vendors should be discussed. Dr. Spiro suggested waiting until Ms. Hepscher and Mr. Carpenter return to further discuss this matter.

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

NINTH ORDER OF BUSINESS**Other Business**

Dr. Spiro asked if the speeding letter was mailed to residents. Ms. Bercan stated that the letter was scheduled to be mailed on Tuesday. Ms. Bercan was waiting for a check to be deposited to pay for the mailing. Dr. Spiro hoped that this was the last mailing the District was paying for and provided Ms. Bercan with the name of a less expensive printing vendor. Ms. Bercan pointed out that the \$700 postage cost was not included in the total cost for the mailing. Dr. Spiro understood that postage was included and requested that Ms. Bercan confirm this.

Dr. Spiro asked if an e-blast was sent to residents about the condition of the lake. Ms. Bercan recalled sending the email. Mr. Woodards felt that the lake was looking better.

Regarding Primrose School, Mr. Adams provided a draft funding agreement between the District and Primrose School, providing for an initial escrow of \$5,000, which the District would retain in a separate account to pay for all costs related to the appraisal, the attorney preparing sales documents and any engineering work; funds left over at the closing would be returned to the School. According to the agreement, the owner is responsible for providing additional funds and either party may terminate, prior to the final closing.

Mr. Adams provided a \$2,500 proposal from Integra Realty Resources (Integra) to perform the appraisal, which will take two to three weeks to complete; two copies of the appraisal will be provided and additional copies could be obtained for \$100. This is a MAI certified appraisal. He noted that Integra requires 50% payment, upfront, and 50% upon delivery of the appraisal.

Dr. Spiro inquired whether the owner would pay \$5,000 for land worth \$1,800. Mr. Adams indicated that \$5,000 was the potential cost, over all costs of the due diligence only.

Mr. Adams recommended that the owner hire a surveyor to create the sketch and legal description, which would be provided to Integra. Dr. Spiro requested that Mr. Adams contact the owner.

Dr. Spiro recalled that the Board agreed to sell the land at the appraised value, if the owner agreed with the terms; however, the Board did not agree with the provision for either party to terminate the deal. Dr. Spiro voiced concern about signing an agreement that did not match the verbal terms provided by him to Primrose School.

Mr. Adams clarified that the District was not incurring costs; if the owner decided not to close, the owner would absorb the costs.

Dr. Spiro noted that, if the owner pays the \$5,000 escrow and the appraised value of the land is \$1,500, the District is required to sell the property to the owner for \$1,500, based on verbal agreement via an email sent by the owner to Dr. Spiro. Mr. Adams recommended that the Board and the owner have the latitude to terminate the process, at any time, due to unforeseen circumstances.

Mr. Castillo agreed with the terms of the agreement because the District was not incurring costs and this was property that the District is not currently using or anticipated using.

Mr. Babbar recalled, at the last meeting, advising the Board that, by statute, a notice in the newspaper is required for a surplus property sale, if the property is appraised above the threshold amount, which is \$5,000. Mr. Adams estimated that the value of the property was less than \$5,000, as there was only 2,040 square feet of lake bank.

Mr. Woodards questioned why the District was selling the property versus leasing, as he felt it was best to lease or rent a property. Mr. Adams indicated that the owner was not interested in leasing, which would have been a less expensive process, and noted no potential for growth on that land. The only value was to the owner to utilize the property for parking, which would not deter the District from maintaining the lake bank. Mr. Adams stated that, since the property was of no value to the District, it could be sold as surplus property.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with Mr. Sheth, Mr. Woodards and Mr. Castillo in favor and Dr. Spiro dissenting, due to his opinion that the terms of the agreement did not match the verbal terms made by the Chair to Primrose School, the Primrose School Funding Agreement, for the District to sell 2,040 square feet of CDD lake bank to Primrose School, was approved. (Motion passed 3-1)

▪ **Discussion: Site Security Vulnerability Assessment**

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

Dr. Spiro recalled that the Board requested this document to identify the areas needing fencing. He pointed out that the assessment includes pictures of the areas needing signage but not fencing.

It was noted that areas in Fiji Isle Place and Maui Isle need fencing.

******The meeting recessed at 8:30 p.m.******

*****The meeting reconvened at 8:42 p.m.*****

In response to a question, Mr. Adams indicated that the security company was holding their hourly rates for 2016. He noted that there were no increases since the agreement was entered into in 2010. Dr. Spiro asked for the hourly rate. Mr. Adams indicated that security guards receive \$14.00 per hour, plus benefits, taxes and profit margin.

Mr. Woodards will work with Mr. James on determining areas that need fencing.

Mr. Castillo reported that his friend noticed a suspicious person walking around Maui Isle and contacted the police. He requested that only daytime pictures be included in the Site Security Vulnerability Assessment Report, as night pictures were difficult to see.

Regarding the policies established by the Board, at the last meeting, Mr. Babbar recalled that Dr. Spiro recommended discussion, at this meeting, about guests parking for an extended time, due to lack of driveway space.

Mr. Adams indicated that this issue referred to out of town guests utilizing the street for parking, over an extended period of time, and advised that it was common to allow guests to utilize a community parking lot or other designated areas. He stated that street parking could create access problems for emergency vehicles.

Mr. Woodards expressed concern with guest vehicles incurring damage in the parking lot. Mr. Adams indicated that the guest would be issued a pass and asked to sign a waiver acknowledging that they are parking at their own risk. Dr. Spiro believed that large families, with children who drive, should not have to park their vehicles in the parking lot, every day, and walk to their home, especially during summer. Mr. Castillo noted that some driveways can accommodate three cars but the homeowner is fined by the POA because the cars block the sidewalk.

Mr. Woodards suggested that security guards provide an exemption for overnight parking, if requested by the resident. Mr. Sheth believed that there was an existing policy. Dr. Spiro advised that a pass is provided to guests so they do not have to go through the guard when entering the community. Mr. Sheth asked if the pass could be used for overnight parking. Dr. Spiro replied yes, if the Board set a policy. Mr. Babbar advised that, if residents were not complaining about the violation notices, the Board could address the issue when it arises.

Dr. Spiro encouraged residents to be “neighborly” and allow their neighbor’s guest to park in their driveways.

Mr. Woodards preferred a policy whereby the security guard issues a pass allowing a guest to park on the street for up to 36 hours. Mr. Castillo proposed that the resident request an extension from the security guard, if a guest was visiting for more than 36 hours. Mr. Woodards recalled that, in March or April, the Security Committee recommended providing guests with a sticker for overnight parking.

Dr. Spiro asked if curbs could be painted yellow to deter parking. Mr. Adams indicated that it depended on the local DOT specifications and recalled that a community in Lee County painted their curbs yellow when overflow parking in the street created a dangerous situation. Dr. Spiro noted that, if certain areas can be designated “No Parking”, the community would not need a policy.

Mr. Adams will contact Ms. Stewart regarding the DOT standards for delineating “No Parking” areas and recommended that, in the interim, the Board authorize the security guards to issue passes for guests and large families to utilize the overflow parking lot.

Mr. Woodards supported establishing a Security Committee to discuss this matter and provide recommendations. Dr. Spiro suggested designating areas on streets where it was safe to park cars. Mr. Adams advised that the parking lot between the Beach Club and the tennis courts has the capacity for overnight parking. Dr. Spiro pointed out that someone living a mile and a half away will not park there and preferred having specified locations for overnight parking, as long as the vehicle owner has a permit. Mr. Castillo did not want a car parked in front of his house.

Dr. Spiro recommended setting parameters for on-street parking. Mr. Woodards suggested a parking assessment to determine ideal locations for on-street parking. Dr. Spiro recommended polling residents to determine the need for additional parking. Mr. Adams suggested adding this question to the budget survey. Dr. Spiro preferred a separate survey and further discussion at the September meeting.

Dr. Spiro requested that Mr. James and Mr. Woodards find residents willing to designate curbs where no parking was allowed. Mr. Woodards was convinced that residents would be interested and requested that the Board keep an open mind and listen to resident recommendations.

Mr. Ramphal heard complaints from other residents about the Board not listening to them and stressed that the Board is here to service the residents. Dr. Spiro offered to meet with Mr.

Ramphal, individually, to discuss this matter further and noted that any resident who wished to be heard should attend a meeting. Mr. Ramphal blamed the Board for the Security Committee disbanding because of their failure to listen to the committee members.

Mr. Castillo assured the resident that the Board wants what is best for the community and the Board spends significant time listening to all resident recommendations and considers all options to make informed decisions, while evaluating how it will impact the entire community. He pointed out that the District could have police officers issue tickets but it would not curb speeding because as soon as the police officers leave, residents resume speeding. Mr. Castillo stressed that he wants what is best for the community because he has children and owns two homes in Cory Lakes.

Mr. Ramphal warned that he will continually interrupt the meeting if the Board did not come to a consensus on this matter. Mr. Adams advised that the action taken tonight by the Board to disband the Security Committee was in response to the request from the Chair of the Security Committee to accept his resignation and disband the Committee; the Board had no choice but to take the requested action. Mr. Adams asked that any resident wishing to create a new committee come before the Board.

Dr. Spiro reiterated his request for residents to assist the Board in designating the curbs where no parking was permitted and asked if Mr. Woodards wanted to present the locations at the next CDD meeting or during the Sunshine Board Meeting. Mr. Woodards had no preference but questioned if Dr. Spiro wanted him to locate residents who were willing to make recommendations about parking along curbs and narrow streets. Dr. Spiro wanted residents to provide a map showing areas on each street where parking was unsafe. Mr. Woodards confirmed that he would handle this but could not, by the next meeting.

Dr. Spiro discussed establishment of a policy for nonresident family and caregiver pool access.

Mr. Woodards questioned the extent of enforcement. Dr. Spiro indicated that a family member of the resident would have a temporary finger scan for two weeks. Mr. Woodards suggested requiring a letter signed by the resident to the administrator.

Discussion ensued regarding who has access and the amount of time to allow the temporary finger scan.

Mr. Castillo suggested that access be permitted for immediate family only, including brothers, sisters, parents, grandchildren and grandparents. Mr. Woodards proposed that the pass duration not exceed 30 days. Dr. Spiro recommended renewing the finger scan every 30 days and including caregivers.

After further discussion, a policy was established for access of nonresident family and caregivers to the pool, for up to 30 days, upon submittal of a signed affidavit from the resident.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, establishment of a Nonresident Family and Caregiver Pool Access Policy, for access of nonresident family and caregivers to the pool, for up to 30 days, upon submittal of a signed affidavit from the resident, was approved.

Mr. Babbar was directed to prepare the affidavit.

Mr. Woodards reported that residents are coming to the Beach Club to obtain signatures for their rental agreements and suggested offering a package of information to renters and new buyers of “do’s and don’ts” for Cory Lakes residents, including the covenants and bond information. There was consensus from the Board.

TENTH ORDER OF BUSINESS

Staff Reports

A. Facilities Manager

i. Facilities Activities Report: July 2015

Mr. James presented the Facilities Activities Report for July 2015 and a data report on the effectiveness of the radar signs. Based on the charts, Mr. James reported that Cory Lakes has many speeders.

In response to Mr. Castillo’s question, Mr. James indicated that 11 of 25 vehicles were clocked going over 25 mph.

Dr. Spiro pointed out that, of 600 vehicles, less than ten were ten mph over the speed limit. Mr. Adams asked if the speed indicator sign was on during this time. Mr. James advised that the sign was on at all times; he is working on the data for how fast the vehicles were going when they could read their speed. Mr. Adams was interested in the trend when the sign is not on. Mr. Sheth believed that speeds would increase, once school is back in session. Dr. Spiro noted

that 10% of the top speeders were driving over 10 mph, which is de minimis and wondered if these vehicles can be identified.

Mr. James reported that residents are informing him about the effectiveness of the radar signs. He pointed out that, today, a Tampa Police Officer ticketed a speeder on Cory Lake Drive.

Dr. Spiro requested a comparison of the number of vehicles speeding when the radar sign is turned off versus turned on. Mr. James is compiling the data.

Mr. James asked if the Board wanted to continue with one radar sign. Mr. Castillo suggested waiting until further data was collected and school was back in session. Dr. Spiro recommended moving the radar sign to different locations. Mr. Adams concurred.

ii. Consideration of Facilities Work Order: #2015-108

Mr. James presented the following Facilities Work Orders:

1. #2015-108, from Barneywood Service, for the removal of vegetation from both sides of Morris Bridge, in a not-to-exceed amount of \$2,800.

Mr. James explained that the storm water drainage areas on both sides of the bridge are overgrown with unsightly weeds and vegetation and removal will allow for the free flow of water. Mr. James felt that the \$2,800 proposal was fair and reasonable and recommended approval.

2. #2015-109 from LMP, for installation of a drainage system for the palm trees on the pool mound, in a not-to-exceed amount of \$12,847.

Mr. James did not recommend approval, as this cost was not included in the budget, and suggested waiting until the old soil was excavated.

3. #2015-110 from LMP, for removal of two dead fan palm trees on the pool mound. Three options were provided.

Mr. James recommended Option 2, in the amount of \$585, as \$1,633 remained in the tree removal account, as of July, 2015.

In response to a question regarding the warranty of fan palms, Mr. Adams indicated that there is no warranty and recommended Option 1, in a not-to-exceed amount of \$3,695.34, which is for complete removal of trees and roots. He did not recommend replacing the trees until the pool water was contained and re-directed.

Dr. Spiro asked if all fan palms were dead. Mr. Adams indicated that some trees are dead and others, in close proximity to the trench, are struggling. Dr. Spiro inquired whether all monies in the landscape budget will be spent for the remainder of the fiscal year. Mr. James replied no, as the only remaining item was sod replacement, which he received a proposal for. Mr. Adams reported that some sod replacements were completed, due to insect issues; the remaining will be completed when the mound drainage issue is resolved. Dr. Spiro suggested that the \$1,633 cost to remove the two dead fan palm trees be funded from the landscape budget.

4. #2015-111 from LMP, for replacement of two dead fan palm trees on the pool mound with one Bottlebrush and one Crepe Myrtle.

Mr. Adams did not recommend approval until the curbs were installed.

5. #2015-112 from LMP, for replacement of plants in an un-irrigated cul-de-sac and island beds, in a not-to-exceed amount of \$643.36.

Mr. James explained that the proposal is to install 123 plants; however, no warranty was provided, unless the District agrees to pay for additional watering, which could exceed \$5,000. Mr. Castillo commented that this is “ridiculous”.

Mr. Adams suggested that the Board not approve this proposal and direct LMP to provide a pallet of native plants that do not require watering, once established.

6. #2015-113 from LMP, for the replacement of freeze damaged plants, in a not-to-exceed amount of \$586.55.

Mr. James explained that the proposal is to replace 118 plants throughout the community; however, \$8 remains in the plant replacement account, as of July, 2015.

Dr. Spiro recommended that plant replacements stop until commencement of the new fiscal year and that Mr. Adams work with Mr. James and LMP on the types of plants to install.

Mr. Adams offered to tour the community with Mr. James and LMP, once OLM is no longer involved.

Mr. Castillo requested that LMP perform more trimming and fewer removal and replacements. He suggested that LMP consider moving plants and trees from one location to another.

There was Board consensus to defer this work order.

7. #2015-114 from Tampa Curbing, for installation of decorative concrete curbing on both sides of the mound walkway, in a not-to-exceed amount of \$1,840.

Mr. James felt that the proposal of \$1,840 was fair and reasonable and recommended approval.

Dr. Spiro expressed concern about the color of the curbing and type. Mr. James indicated that the color was similar to the color scheme of the pavers. Mr. Adams noted that the curb was a median curb.

In response to Dr. Spiro's question, Mr. James explained that the curb would be on both sides of the mound. Dr. Spiro asked if the curb will direct the water back into the pool. Mr. Adams advised that existing drains will funnel the water.

Mr. Castillo asked why only two proposals were provided. Mr. James indicated that he contacted four companies and only two responded.

Mr. Woodards noted that the material was of good quality.

Mr. James requested approval of Work Orders #2015-108, #2015-110 and #2015-114, with a 5% contingency.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, Work Order #2015-108 from Barneywood Service, for removal of vegetation from both sides of Morris Bridge, in a not-to-exceed amount of \$2,800, with a 5% contingency; Work Order #2015-110 from Landscape Maintenance Professionals, for removal of two fan palm trees and roots, one sable palm tree and root and installation of two cubic yards of dirt to fill the holes in the pool mound area, in a not-to-exceed amount of \$3,695.34, with a 5% contingency and Work Order #2015-114 from Tampa Curbing, for installation of decorative concrete curbing on both sides of the mound walkway, in a not-to-exceed amount of \$1,840, with 5% contingency, were approved.

Dr. Spiro questioned the status of the air conditioner. Mr. James indicated that he adjusted the thermostat down a degree and added chlorine to the drain pipe. Dr. Spiro explained that Mr. James came to the Beach Club on a Sunday because there was no air conditioning.

B. District Counsel

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

C. District Engineer

This item was discussed during the Seventh Order of Business.

D. District Manager

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

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2015.

Mr. Adams indicated that his office had provided a profit loss statement to Ms. Bercan today.

ii. UPCOMING MEETING DATES

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

ELEVENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Ramphal commented on irate ex-committee members and his concern about residents suing the Board, similar to what occurred in 2008/2009. He urged the Board to listen to residents, as several residents believe that the Board does not take their recommendations seriously and were starting to give up. He apologized for interrupting the Chair several times and thanked Dr. Spiro and the Board for their patience.

Mr. Castillo explained that the 2009 lawsuit was against the developer, Mr. Gene Thomason, based upon his actions; the Board was currently focused on completing projects, which were not completed in the past.

Mr. Ramphal contended that his concern was not about money but about the Board's lack of communication with residents. Mr. Castillo encouraged Mr. Ramphal to attend future meetings and become involved with the committees. Mr. Ramphal acknowledged that committee members do not feel appreciated. Mr. Castillo noted that the Security Committee members chose to resign and disband. Mr. Ramphal felt that the committee members resigned under protest. Mr. Sheth asked if Mr. Ramphal believed that the committees should control the Board. Mr. Ramphal indicated that no one should control the Board.

Mr. Ramphal commented that his purpose for coming before the Board was to protect his property values by ensuring that what occurred in the past does not re-occur. He implored the Board to appease the residents with constructive decisions and not shut them out.

Dr. Spiro voiced his opinion that it was easy for the irate residents to provide their perspective to Mr. Ramphal without knowing whether or not it was true and it was not fair for them to place the burden upon Mr. Ramphal to inform the Board. Dr. Spiro requested that the residents come before the Board to provide their opinions on what they perceive and provide recommendations.

Dr. Spiro commended Mr. Ramphal for listening to the Board for four hours, as it showed the Board how much he cared about the community. In response to the comments about residents feeling shunned, Dr. Spiro indicated that he cannot control how they feel but the Board was open to listening to the residents. He stated that the Board represents 1,000 homes and, if ten homeowners speak louder than the other 990 homeowners, it does not mean they receive preference. Dr. Spiro pointed out that he did not care what happened in the past and encouraged the irate residents to come before the Board to express their opinions, so the Board can learn how to better communicate with them.

Mr. Ramphal thanked Dr. Spiro for his comments and acknowledged that he was asked to come before the Board on behalf of the residents. Mr. Ramphal reiterated the residents concern about the Board's lack of communication and implored the Board to listen to the residents and not ignore them.

Dr. Spiro thanked Mr. Ramphal for forewarning the Board.

Mr. Castillo wondered why disgruntled residents are not voicing their opinions to the Board and questioned how the Board can listen to residents that do not want to be listened to. He noted that the current Board was different from past Boards and felt that this was the best Board the community ever had. Mr. Ramphal agreed.

Dr. Spiro requested that Mr. Ramphal inform the residents that he attended this meeting and the Board heard his concerns; he stated that what residents are hearing was inaccurate and encouraged them to attend a meeting.


TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

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

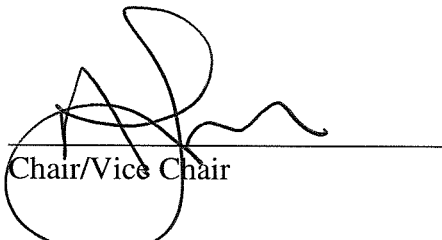
THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business to discuss, the meeting recessed at 10:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair