

**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, September 17, 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
Bob Woodards
Jorge Castillo
Baiju Sheth

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Vivek Babbar
Tonja Stewart
Frank James
Carrie Bercan
Lisa Kagan
Tony Grau (*via telephone*)
Rich Carpenter
David Burman
A.J. Forbes
Don Wright
Aubrey Abraham
Misty

District Manager
District Counsel
District Engineer
Facilities Manager
Evergreen Lifestyle Events
Lifestyle Director
Grau & Associates
Resident, LAF Committee Member
Resident
Resident
Resident
Resident
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, Woodards, Sheth and Castillo were present, in person. Supervisor Hepscher was not present at roll call.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no Chairman's opening comments, the next item followed.

THIRD ORDER OF BUSINESS

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

Mr. David Burman, a resident, requested clarification on the 1996 A & B bond final payment.

Mr. Adams advised that there will be discussion on this matter, later in the meeting.

Mr. A.J. Forbes, a resident, requested that the Board consider reforming the Security Committee and volunteered to serve as Chair.

Regarding the streetlights, Mr. Forbes indicated that he spoke, at length, with the Facility Manager at Hunter's Green and Tampa Electric Company (TECO) representatives and recommended not renewing the TECO contract. He noted that Hunter's Green received a 40% per month reduction on their electric bill by purchasing their streetlights instead of leasing them from TECO. Mr. Forbes requested that someone speak with the Hunter's Green Facility Manager.

Mr. Forbes recalled emailing all Board Members, regarding a safety hazard related to the Capri Isle landscaping causing a visibility issue. He requested that the shrubs be trimmed and the curbing modified, as drivers exiting Capri Isle, onto Cory Lake Boulevard, cannot see traffic coming from the Morris Bridge gate.

*****Ms. Hepscher joined the meeting at 6:05 p.m.*****

Mr. Don Wright, a resident, requested clarification on the 1996 A & B bond final payment and the ramifications on homeowners.

Dr. Spiro reiterated that this item will be discussed later in the meeting, as District Counsel had not yet arrived.

Mr. Rich Carpenter, a resident, reported drivers speeding on Cory Lake Drive.

Mr. Carpenter provided corrections to the August 20, 2015 Public Hearing and Regular Meeting Minutes, which will be incorporated.

Misty, a resident, expressed interest in serving on the POA Board, as she would like to address residents leaving Christmas lights up for years and not pressure washing their homes. Misty noted that she emailed the Facilities Manager and the Board but received no response.

Dr. Spiro explained that Cory Lakes has two governing bodies; the CDD manages the public property, including streets and lakes, and the POA is responsible for private property and deed restriction enforcement.

Mr. Burman suggested that the CDD and POA hold a joint meeting.

Dr. Spiro asked Misty to contact Mr. Burman, who serves as Chair of the POA. Mr. Burman reported that elections are held in January and the next POA meeting is scheduled for Monday at 7:00 p.m.

Mr. Castillo agreed that many homes were in disrepair due to foreclosures. He wondered whether the current Property Manager was doing an adequate job of fining owners. Mr. Castillo noticed many Canary Palms that were cut to the trunk, which was unacceptable.

Dr. Spiro acknowledged that the Board must do a better job of communicating with residents regarding responsibilities of the CDD and POA.

Mr. Forbes asked about contractor guidelines, as a contractor blocked Cory Lake Drive for two hours and the landscaping company blocks the street when they cut tall trees; he stated that residents should be notified ahead of time.

Mr. James reported that a contractor spilled debris and the road was closed for cleanup. Mr. James believed that Mr. Forbes was looking for a policy for contractors whereby they cannot block a road and must take safety precautions. Dr. Spiro confirmed that there were no specified rules.

Mr. Adams has standard maintenance and traffic specifications, for roadway and landscaping contractors, which he will review with Mr. Scott Carlson, at Landscape Maintenance Professionals (LMP).

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. August 20, 2015 Public Hearing and Regular Meeting

Dr. Spiro presented the August 20, 2015 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 81: Remove "Mr. Carpenter"

Lines 284 and throughout: Change "Dr. Stark" to "Dr. Spiro"

Lines 84 and throughout: Change "Ms. Bercan" to "Ms. Hepscher"

Mr. Adams reminded all attendees to introduce themselves prior to speaking.

B. September 8, 2015 LAF Committee Meeting

Dr. Spiro presented the September 8, 2015 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

Dr. Spiro will provide the Finance Committee and Sunshine Meeting Minutes to Mr. Adams to include in the next agenda package.

Ms. Hepscher requested that the Finance Committee be mentioned in “The Islander”.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, the August 20, 2015 Public Hearing and Regular Meeting Minutes, as amended, and the September 8, 2015 LAF Committee Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Landscape-Aquascape-Facilities

Mr. Rich Carpenter, a LAF Committee Member, reported the following LAF Committee recommendations:

1. Purchase daytime and evening holiday decorations and holiday décor that could be used year-after-year.
2. Clean the white fence bordering Arbor Greene, across from the Cross Creek entrance.

Mr. James will contact the Facilities Manager at Arbor Greene to coordinate.

3. Obtain a timeline from LMP for performing maintenance and Staff performing quality checks to address tree and shrub trimming and replacing dying or missing plants, as no one is overseeing the landscaping.

Mr. James confirmed that LMP followed a rotation, for the past four years; however, weather issues can disrupt the rotation. He noted that LMP is addressing the deficiencies, such as tree trimming, and suggested that the LAF Committee provide additional oversight.

Mr. Adams indicated that contracts he manages in the south have a detailed activities list, including: routine activities occurring each month and seasonal activities, such as annual replacements, tree trimming, shrub trimming, insecticide and fertilization. He will meet with Mr. Carlson and prepare an outline.

4. Install irrigation in areas without irrigation, such as the isle entrances and cul-de-sacs.

Dr. Spiro reported flooding in the cul-de-sacs, during a storm, due to lack of drainage. Mr. Carpenter agreed that the cul-de-sacs are impossible to maintain. Mr. James advised that there is an additional cost for irrigation repairs and upgrades.

5. Determine the cause of the landslide and make necessary repairs on the embankment near the pocket park playground, across from houses along Barbados.
6. Clean the road and sidewalk around the recreation area.

Ms. Hepscher asked if this area is in front of the tennis courts. Mr. Carpenter replied affirmatively.

7. Repair a hole in the skate park surface, a damaged fence at the end of the skate park, a missing door and repaint light poles.

Dr. Spiro recalled that a resident suggested posting banners and billboards, which local businesses pay for, to pay for the repairs.

8. Take all actions necessary to ensure that the District's streets are swept by the county every other month and pipes are cleaned every seven years, since all residents are paying an additional storm water assessment.

Dr. Spiro will speak to the District's County Representative, Ms. Lisa Montelione.

9. Correct the visibility hazard at the Capri Isle exit.
10. Request that the rental company for the storage bin paint the entire unit to improve its appearance.

In response to Ms. Hepscher's question, Mr. James indicated that maintenance equipment is stored in the storage bin and the plan is to move the storage bin to the maintenance yard, in the next six months, so parking can be provided for the tennis courts.

11. Purchase several bubblers and/or fountains to assist with the oxygenation of the lake water.

Misty suggested contacting a resident who is an Environmentalist, prior to purchasing the bubblers and/or fountains.

Mr. Adams indicated that chemicals and equipment are not expensive but the electrical components are, as individual meters are necessary. He believed that the cul-de-sacs have

electricity on the property line easement. Mr. Adams will ask LakeMasters Aquatic Weed Control, Inc. (LakeMasters) to research this matter. He will also obtain and present proposals at a future meeting. Mr. Adams suggested installing aquatic plants to help with erosion and aesthetics and advised that bubblers were more effective than fountains.

Dr. Spiro asked Misty to invite the Environmentalist to the next meeting.

Misty reported that residents are draining pool water into the lakes. Mr. Adams advised residents to contact the City of Tampa, as this was an illicit discharge; unless an additive that reduces the chlorine level down below one part per million was added.

Mr. Carpenter reported that the LAF Committee discussed the capital improvements and the difference between what the community wants and needs. He indicated that the LAF Committee supports the gym renovation and the proposal for \$85,000 to remove all walls and bathroom fixtures, convert the womens' bathroom into a combined mens' and womens' bathroom, install new walls, trusses and floors, as needed, and install two TVs and other decor.

Mr. Woodards asked for the amount of square feet gained from removing the walls. Mr. Carpenter did not know. Dr. Spiro recalled requesting this information at the LAF Committee meeting and requested that Mr. Carpenter provide this information to the Sunshine Board at the first Wednesday meeting in October.

B. Finance

Dr. Spiro indicated that the PowerPoint presentation, from the last Board meeting on the Fiscal Year 2016 budget survey and detailed comments from residents for each question, were posted on the District's website.

Dr. Spiro reported that the Finance Committee met and reviewed the survey results. The committee recommended reducing the budget line item for events from \$80,000 to \$70,000, terminating Evergreen Lifestyle Events (Evergreen) and reserving the remaining \$10,000 to hire a third party for major events. The Finance Committee recommended transferring the \$70,000 into the "Capital Projects" fund, for a total of \$125,000.

Dr. Spiro voiced concern about the Cross Creek Pond fountain not being visible, except to residents living on Cory Lake Drive, as houses were under construction. He reported that the LAF Committee discussed the deplorable condition of the area and recommended leaving the fountain in the Cross Creek Pond and using those funds to clean the area.

Mr. Carpenter pointed out that the fountain could be seen on Cory Lake Drive, even with the houses, by making a left.

Mr. Castillo questioned the status of the clean-up. Mr. Adams will follow up with the contractor.

C. Other

This item was not discussed.

SIXTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30,
2014, Prepared by Grau & Associates**

In response to Dr. Spiro's question, Mr. Adams indicated that the audit was delayed, due to transition issues with the prior management company, the condition of the files received and missing files; Staff is still extracting files.

Mr. Tony Grau, of Grau & Associates, presented the "Independent Auditor's Report", on Pages 1 and 2, and reported a clean opinion with respect to the financial statements of the District, which were in accordance with Government Auditing Standards (GAS).

Mr. Grau referred to "Management's Discussion and Analysis", on Pages 3 through 6, which recapped the financial activities of the District, including the "Net Position" table, on Page 4, reflecting the District's capital assets and long-term debt and comparing the "Total net position" for Fiscal Years 2013 and 2014. Mr. Grau indicated that the "Changes in Net Position" table, on Page 5, showed the District's revenues, expenses and "Change in net position".

Dr. Spiro asked if the audit reflected an increase in assets by having a pool. Mr. Grau replied affirmatively. Dr. Spiro assumed that a pool was worth more than a piece of grass. Mr. Grau concurred but noted that the District had money at the end of the previous year. Mr. Adams explained that the District went from a cash asset to a fixed asset, with no increase in value; a settlement was put towards the development of the asset. Dr. Spiro recalled that the developer paid for the pool.

Mr. Grau referred to the "Balance Sheet" for the "Governmental Funds", on Page 9, which shows the activity for the "General", "Debt Service 1996", "Debt Service 2013" and "Capital Projects" funds, with "Total fund balances" of \$1,429,189, \$367,189, \$451,023 and \$63,344, respectively.

Mr. Grau reported that the “Statement of Revenues, Expenditures, and Changes in Fund Balances” for the “Governmental Funds”, on Page 11, has more detail than the “Balance Sheet” and includes detail for the “Debt Service 1997” and “Debt Service 2001” funds. He noted revenue received, during the year, from landowner contributions, miscellaneous revenue and interest, which paid for the operations and maintenance (O&M), principal and interest for the bonds and capital outlay. Mr. Grau pointed out that the \$1,096,272 under the “Capital Projects” fund was for the pool.

With regard to “Note 6 – Capital Assets”, on Page 19, Mr. Grau noted approximately \$82,602 for “Construction in progress”, with an additional \$1,108,629 and \$1,191,231 placed into service. There was depreciation of \$832,000.

According to “Note 7 – Long Term Liabilities”, on Page 19, Mr. Grau reported that the Series 1996 bonds were outstanding and \$1,425,000 in special assessment revenue bonds were issued in 2013. He noted that the Series 2013 refunding bonds were used to pay the Series 2001 A bonds, which had a balance of \$3,915,000. There was also a note payable of \$150,000.

On Page 21, Mr. Grau indicated total debt of \$6,277,389 for the Series 1996, 2001, 2013 and 2013 refunding bonds and the note payable; next year, the District will be paying down the debt by \$524,177. On the bottom of Page 21, Mr. Grau noted that Kolter Acquisitions, LLC, (Kolter) made a major contribution to the “Capital Projects” fund and a pool project maintenance agreement was in place between the District and KLP Cory Lakes, an affiliate of Kolter.

Mr. Grau reported that “Note 10” refers to a remaining a balance on a special assessment note, which was paid. According to “Note 13”, the District prepaid \$35,000 of the 1996 bonds and \$10,000 of the Series 2013 refunding bonds.

Mr. Grau advised that the “Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters”, on Pages 25 and 26, is required by GAS and no instances of noncompliance or other matters were identified. He indicated that the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida”, on Page 27, is a new report, which showed that the District was in compliance with investment requirements.

Mr. Grau pointed out that the “Management Letter” and “Report to Management”, on Pages 28 and 29, reflected no current or prior year findings or recommendations.

Dr. Spiro asked if no finding was the best rating the District could receive. Mr. Adams confirmed that the District received a clean audit report.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2015-10
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2014**

Mr. Adams presented Resolution 2015-10 for the Board's consideration.

**On MOTION by Dr. Spiro and seconded by Mr. Woodards,
with all in favor, Resolution 2015-10, Accepting the Audited
Financial Report for the Fiscal Year Ended September 30,
2014, was adopted.**

▪ **Continued Discussion: Security Committee**

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

Dr. Spiro reported that the Board elects to form a Security Committee; a Board Member will serve as liaison.

Dr. Spiro announced that several individuals expressed interest in serving on a re-established Security Committee.

The following candidates addressed the Board:

- A.J. Forbes: Expressed interest in serving as Chair. He previously served on the LAF Committee. Mr. Forbes wants to work with the Board on security matters, to make Cory Lakes a more pleasing place to live and work. He does not have a security background but he is looking forward to the challenge and working with residents who are caring and passionate about their community.
- Don Wright: Has lived in Cory Lakes for ten years and is retired. He spent 24 years in the military and worked for a Defense Consulting Company who sent teams into Afghanistan and Iraq to handle security issues.

Ms. Hepscher reported that four residents expressed interest to serve on the Security Committee.

Mr. Woodards nominated Mr. Castillo to serve as Board liaison.

On MOTION by Mr. Woodards and seconded by Mr. Sheth, with all in favor, re-establishing the Security Committee, was approved.

Ms. Bercan requested contact information from the Security Committee members.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2015-11, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2015-11 for the Board's consideration.

Dr. Spiro explained that this resolution grants Staff the authority to sell the refrigerator and dishwasher, as they were at the end of their life, and the Board agreed to purchase a new refrigerator and dishwasher, and the four BMW rims and four tires from the paver incident.

Mr. Adams advised that, as a government entity owning assets, when the asset runs its useful life or the District no longer has a use for the assets, they must be declared as surplus property. As part of the adoption of this resolution, he requested that the Board direct Staff to advertise in a local newspaper of general circulation, to receive sealed bids and open on a specific date, whereby the highest bidder will prevail. Mr. Adams reported that, if no bids are received, the Board authorizes Staff, as part of this resolution, to properly dispose of the asset that is no longer needed.

In response to Mr. Sheth's question, Mr. Adams indicated that Management will place the advertisement and receive bids; he will coordinate with Ms. Bercan on a time and date to receive bids and allow for inspection.

Mr. Woodards asked if a minimum bid amount can be established. Mr. Adams indicated that most Districts prefer to have someone pay to take the item off of their hands and suggested setting a minimum bid for the tires but not the rims, as they are custom.

Mr. Woodards offered to handle the rims and tires, as he has experience with auto parts. He will provide a minimum bid amount to Mr. Adams.

Mr. Adams requested that the Board approve the resolution, contingent upon Mr. Woodards providing a minimum bid amount on the rims and tires to Management.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, Resolution 2015-11, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date, and authorization for Staff to advertise in a local newspaper of general circulation, to receive sealed bids and properly dispose of the asset, subject to Mr. Woodards providing a minimum bid amount for the rims and tires to Management, was adopted.

****The meeting recessed at 7:28 p.m.****

****The meeting reconvened at 7:36 p.m.****

NINTH ORDER OF BUSINESS

**Continued
Committee**

Discussion:

Security

Discussion ensued regarding a document on the committees' roles and responsibilities, which Ms. Bercan prepared.

Mr. Castillo felt that these should be more in-depth. Ms. Bercan indicated that these were general roles.

Dr. Spiro reported that the purpose of the document was to delineate the roles of the committee members.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, establishment of a Committee Policy setting roles and responsibilities, was approved.

Mr. Carpenter asked if this policy supersedes the existing policy setting the committees' roles and responsibilities. Mr. Adams replied affirmatively. Mr. Carpenter had copies of policies from 2008. Ms. Hepscher requested copies.

Dr. Spiro expressed concern about Mr. Carpenter having copies of policies that the Board and Management did not have. Mr. Carpenter will provide copies of each policy to Mr. Adams.

Dr. Spiro requested that discussion of the new policy be placed on next month's agenda. Mr. Adams will include copies of the committee policies in the next agenda package.

▪ **Discussion: Events**

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

Dr. Spiro reported that, based on the budget survey, residents do not want to spend money for a “Community events coordinator”. He pointed out that this discussion was not about Ms. Kagan’s performance, as he was happy with her performance but regarding input from residents on what type of community they wanted. Dr. Spiro recalled that the previous Board hired Evergreen, based on what residents wanted, which was no longer the case.

Mr. Carpenter believed that, when a lifestyle is eliminated, a lot more than the lifestyle is eliminated, which should be considered by the Board. He noted that Ms. Kagan performed more than the day-to-day operations and firing her will place more stress on Ms. Bercan.

Mr. James suggested that the Board examine the basis of the lifestyle before eliminating it and offered to continue working with the Board, even after Evergreen is terminated, and maintain the website.

Mr. Castillo recommended reducing the “Community Events” budget by 50%, due to poor attendance at events, and questioned whether \$10,000 was adequate to cover events held on major holidays, such as Thanksgiving, Easter and Halloween. Dr. Spiro noted that larger events cost in the \$2,000 to \$3,000 range. Ms. Bercan recalled that last year’s luau cost \$5,000 to \$6,000, while other events, such as the Easter egg hunt and fall festivals, cost \$3,000 to \$4,000. She provided a spreadsheet with a breakdown of each event by cost, attendance and revenue.

Dr. Spiro recalled that no one wanted to volunteer to run the events, which is why Evergreen was hired, and the Board wanted a professional.

In response to Dr. Spiro’s question, Ms. Kagan estimated that she was on site 25 to 28 hours per week. Dr. Spiro noted that Ms. Kagan’s salary of \$50,000 was budgeted under “Community events coordinator” and \$30,000 was budgeted for “Community events supplies”. Ms. Kagan explained that the \$50,000 includes the salary of Ms. Linda Harrell, Facility Administrative Assistant, who only works on Saturday.

Regarding the website, Dr. Spiro indicated that Management provides a website and the Evergreen website did not have a reservation system for the tennis courts. Ms. Hepscher pointed out that the Evergreen website is not user friendly.

Dr. Spiro reported that Ms. Bercan sends email blasts to residents.

Mr. Carpenter stressed that, if the Board eliminates events and other amenities, future owners may decide to live elsewhere. Ms. Kagan spoke to residents who were disappointed that this item was under consideration, based on a survey that many residents did not take, due to work and childcare responsibilities.

Dr. Spiro agreed that the survey was biased, which could alter the results but the 43 percent of residents against events versus those in favor, made a difference. Mr. Sheth noted a huge margin of error, which skewed the numbers.

▪ **Discussion: Capital Needs**

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

Dr. Spiro indicated that the Board did not have to vote on all capital expenses today but suggested considering some capital expenses, for example, the gym renovation.

Mr. Woodards asked for the percentage of residents in favor of the gym renovation. Dr. Spiro replied 28%. Mr. Castillo is in favor of extending the gym space but not using old equipment. Dr. Spiro agreed and noted that if the event line items were eliminated, money would be available to purchase new equipment. Ms. Hepscher pointed out that the treadmills are deplorable and there are not enough weights.

Mr. Carpenter suggested leasing gym equipment for five years. Dr. Spiro indicated that money was not budgeted for an equipment lease. Mr. Sheth suggested using excess funds from the tennis courts for leased equipment, for the first year and including the lease in next year's budget as a reoccurring expense.

Mr. Castillo was in favor of reducing "Community Events" by 50%. Dr. Spiro questioned whether 50% was sufficient. Mr. Carpenter indicated that it depended on the type of events and recommended seeking input from residents on the type of events.

Mr. Sheth voiced concern about eliminating events. Ms. Hepscher clarified that they were not eliminating all events, just smaller events with low attendance.

Dr. Spiro suggested that Evergreen provide a breakdown on how the \$30,000 will be spent and provide a survey to residents on preferred events; he requested that the results be provided to the Sunshine Board at the October meeting.

Ms. Hepscher pointed out that there are good events that her family enjoys, such as the Easter egg hunt and luau, which were well attended; however, she believed that a portion of the

money could be spent elsewhere. She suggested reducing “Community events coordinator” to \$30,000 and eliminating smaller events such as “toddler” events.

Discussion ensued regarding the content of the survey, which will be posted on SurveyMonkey®.

In response to Dr. Spiro’s request, Ms. Kagan will provide a list of events on an Excel spreadsheet.

Regarding the gym renovation, Dr. Spiro suggested that the Board create specifications and obtain proposals. It was noted that the lowest bidder, Ms. Mylitta Butler was a General Contractor who bid \$85,000.

Discussion ensued regarding the LAF Committee’s recommendation to remove the women’s bathroom to expand the gym and have one bathroom for men and women.

Mr. Carpenter estimated that removing the bathroom increases the additional space by 25%.

Mr. Castillo agreed with Dr. Spiro’s request for specifications and additional proposals, as \$85,000 seemed high. Dr. Spiro noted that new flooring was unnecessary.

Ms. Hepscher wanted a breakdown for expanding the space and new equipment.

Mr. Adams suggested trading in unused gym equipment for treadmills and ellipticals. Dr. Spiro preferred at least three ellipticals and treadmills and two stationary bicycles. Mr. Sheth preferred the leasing option, which would save on maintenance costs.

Mr. James suggested forming a committee to prepare the specification, discuss the type of equipment and provide recommendations. Mr. James and Mr. Adams will prepare the RFP.

Mr. Adams recommended hiring a fitness equipment planner to examine the space and provide options. Dr. Spiro disagreed, as he was familiar with the space and requested that Ms. Mylitta Butler provide the specifications for the gym to Mr. James. Mr. James will obtain three proposals from companies that lease and sell equipment and provide to the Board for consideration. Mr. Sheth will work with Mr. James on providing input on the equipment.

Based on the survey, residents requested the following capital items:

➤ *Canoes for resident use*

Dr. Spiro reported that residents agreed to spend \$900 on three canoes and suggested establishing a canoe rental policy. Ms. Hepscher preferred plastic kayaks. Dr. Spiro indicated that these are one to two person plastic kayaks.

Mr. Sheth questioned the District's liability if a canoe is faulty. Mr. Adams indicated that the user must sign a waiver.

Storage of the canoes and providing life jackets were discussed.

Mr. Carpenter pointed out that the LAF Committee meeting did not approve canoes, due to storage concerns.

Ms. Hepscher preferred to allocate the \$900 towards bubblers to circulate pond water.

Dr. Spiro felt that the canoes were attainable but the logistics must be worked out.

➤ *Repair landscape lighting at Morris Bridge*

Mr. Carpenter pointed out that wires are exposed in the Morris Bridge center islands and the LAF Committee recommended adding lighting on the right side of the sidewalk.

There was consensus from the Board to authorize Staff to obtain proposals.

➤ *Fountain installation at Cross Creek Pond*

Mr. Adams will handle this matter.

➤ *Update community signage*

Mr. Carpenter reported that many signs are cracked.

Dr. Spiro requested that each Board Member review the existing signs and provide recommendations on which signs need to be replaced.

➤ *Brush agitator for grooming the beach*

Dr. Spiro asked if an agitator is necessary. Mr. James felt that it was a good idea to help LMP maintain the beach. In response to Mr. Castillo's question, Mr. James indicated that the agitator would be stored in a fenced area and covered with a tarp.

➤ *\$25,000 storage building*

Ms. Hepscher asked if permits are necessary for a storage building. Ms. Stewart indicated that the storage company will obtain the permits. It was noted that the storage building is 24'x30'. Mr. Carpenter suggested storing the janitorial and café supplies in the storage building.

Dr. Spiro estimated that the gym renovation, storage building, agitator, community signage, fountain, landscape repair and canoes would exhaust the \$125,000 budgeted for capital items; however, Fiscal Year 2015 ends on September 30 and excess funds can be utilized for these items.

Mr. Adams referred to Page 9, and the \$318,888 in the Capital Projects Fund, which has not been spent; however, some funds were earmarked for the tennis courts and the playground. Dr. Spiro asked if operating funds can be used. Mr. Adams reported that operating funds were 81% of budget for total expenditures through the end of July.

Mr. Sheth asked if reserves can be utilized for capital projects. Dr. Spiro replied in theory but he wanted to be vigilant about utilizing reserves.

Dr. Spiro suggested holding off on expending the funds until further information is provided and proposals are obtained

Mr. Sheth recalled that \$8,500 was approved for sidewalk repairs. Dr. Spiro advised that this expenditure was included in the operating budget.

➤ *Surround sound for the pool area*

This item was removed from the capital items list.

➤ *New pool chair cushions*

Ms. Kagan reported that all pool chairs were replaced in April.

*****Mr. Babbar arrived at approximately 8:34 p.m.*****

▪ **Discussion: 1996 A & B Bond Calculations and B Bond Final Payment 05/01/17**

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

Regarding the email from Mr. Michal Szymonowicz, Mr. Burman pointed out that the bonds should have already been paid off and the money collected from the November tax bill should pay for the 2016 bonds. Mr. Babbar indicated that this is the way the bonds were set up.

Mr. Babbar explained that most Districts have A and B bonds: B bonds are short-term bonds paid by the developer, after lots are sold to end users; they are typically five to ten-year bonds but, in Cory Lakes, the B bonds were 20-year bonds. He noted that the District is not collecting the B bonds in one lump sum but over the life of the bonds. Mr. Babbar compared this to a mortgage where, initially, the user pays off the interest and, later, the principal; Mr. Szymonowicz proposed using reserves for the 1996 A and B bonds, which is a legal purpose.

Ms. Hepscher asked why these bonds were on some homes but not others. Mr. Babbar explained that, as development occurred, different series' of bonds were issued; typically the developer wants each home to be at the same level. Mr. Adams pointed out that infrastructure

costs were higher in some areas and earlier stages of development included entry roads and features.

Mr. Adams explained that the A bonds were long-term and run with the land, versus the B bond, which are short term bonds. Usually the developer pays off the B bond at the closing of a unit to an end user and the funds are placed into a prepayment account, to be used towards a principal and interest payment; however, the developer elected not to pay off the B bonds at the time of sale and the burden is still with the property. Mr. Adams pointed out that the CDD informed each end user of the outstanding debt, in the form of an Estoppel letter through a title search, and the buyer of the property had the opportunity to dispute it at the time of purchase.

Mr. Adams reported that each affected owner was sent a letter from the District's Financial Consultant, Mr. William Rizzetta, explaining the situation and advising each owner that their upcoming tax bill was incorrect and was being corrected by the Tax Collector. Mr. Adams reported that 63 property owners were initially affected and 19 property owners remain affected. He recalled that approximately 20 property owners sued the developer in 2011 and a settlement occurred in 2014 but the money was primarily used to pay legal and court costs.

Mr. Adams stated that each of the remaining 19 property owners, as of May 17, still had an outstanding balance of \$15,286.23. He felt that the Board has an opportunity to offer some relief, in the form of a bank loan over a four to five-year period, to spread out the \$15,286.23. He explained that the District will collect, from these 19 property owners, the principal and interest required each year to retire the bank loan and the proceeds from the bank loan would make the May 1, 2017 bullet payment. Mr. Adams noted that all property owners would have the opportunity to make a full payment of the principal at any time, typically within the first 30 to 60 days of issuance of the loan and they will be released from the assessment.

Ms. Hepscher asked if the 19 property owners were notified. Mr. Adams replied not yet, as he wanted an opportunity to address this matter with the Board. This situation was discovered in July, when Staff was receiving accounting records from the prior Management Company; although this is a private matter, ultimately, the District is responsible for making these payments. Mr. Adams indicated that, if this money is not collected from the property owners, bondholders can force the District to foreclosure on those homes.

Mr. Burman asked why the District had excess funds if there is outstanding debt on the B bonds. Mr. Adams indicated that the District had a reserve requirement, which was a percentage of the outstanding principal amount.

Mr. Adams referred to a spreadsheet, which was provided to the Board, estimating \$68,000 of reserve, of which, \$44,000 was allocated to the B bond, by the percentage of outstanding principal, which was 64%. At the request of the Board, Mr. Adams explained the spreadsheet, in detail, noting that \$218,369.06 was available to pay the A bonds and \$105,474.11 available to pay the B bonds; applying those amounts to the upcoming interest payments and bullet payment would leave a principal amount outstanding of \$290,438.39, or \$15,286.23 per unit, based on 19 units.

Mr. Adams asked if the Board wanted to enter into a bank loan, to be solely secured by the 19 units, which would entail preparation of a methodology, notification process to the property owners and holding a public hearing.

Ms. Hepscher voiced concern about the District making the payments for the property owners. Mr. Adams clarified that the District is not making payments but providing “relief”.

Mr. Sheth asked if the 19 property owners are currently being assessed \$15,286.23 on an annual basis by the county. Mr. Adams replied no, as their current assessment is interest only but, in Fiscal Year 2017, the owners will be assessed their interest only payment, in addition to the \$15,286.23.

Mr. Sheth understood that the 19 property owners were previously notified. Mr. Babbar reported that the property owners were notified twice in 2008; some entered into litigation and others may have forgotten or there are new owners who were not aware of this outstanding debt.

Ms. Hepscher asked if each homeowner was considered paid in full if they paid \$15,286. Mr. Adams replied affirmatively.

Ms. Aubrey Abraham, a resident, pointed out that she moved into the community in 2011 and was not aware of the prepayment option. Mr. Adams explained that residents can always prepay their bond debt, partially, one time or any time in full.

Residents asked whether \$44,000 can pay down the bullet payment or reimburse property owners who prepaid. Mr. Adams replied no. Mr. Babbar pointed out that the bonds were governed by the indenture and there were restrictions on what the money could be used for, which was strictly for paying off the bonds, not to reimburse homeowners who already paid.

Mr. Adams explained that, as property owners pay off their outstanding principal, a portion of the reserve is credited against the principal and the \$44,000 remaining in the B bonds is creditable only against the remaining 19 property owners.

Ms. Hepscher requested that letters be sent to all of the 63 originally affected property owners, advising them that their outstanding debt is paid in full.

Further questions and comments were addressed by residents.

Dr. Spiro pointed out that the decision before the Board was whether to refinance, to relieve the burden of homeowners having to pay \$15,286.

Mr. Adams will look into obtaining a private placement loan, which he expected would carry an interest rate in the 4.5% range to cover the \$290,438 plus origination fees, document stamps and attorneys fees, for a total amount of \$305,000 to \$310,000.

There was consensus from the Board for Mr. Adams to explore this option.

Mr. Woodards asked if the District is required to provide relief. Mr. Adams replied no, but it is the right thing to do.

Mr. Adams will provide information from banking institutions, in the next month or two, prior to sending notification letters to the 19 affected property owners.

TENTH ORDER OF BUSINESS

Discussion: Securing Boat Ramp

This item was deferred to the next meeting.

ELEVENTH ORDER OF BUSINESS

Discussion: Boat Wash Off Requirements: Before/After

This item was deferred to the next meeting.

▪ Discussion: Streetlights

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

Mr. Sheth received an email from an individual offering to assist the District in reducing their electric bill for the streetlights. Dr. Spiro pointed out that this company provided their services to Arbor Greene and two communities reduced their electric bills by not leasing streetlights from TECO. Mr. Sheth will forward the email to Mr. Adams.

Mr. Forbes indicated that Arbor Green saved 40% on their electric bills and requested that the Board contact Mr. Grant Pendergrass, of Advanced Electrical Solutions, at 813-610-7863. Mr. James was directed to contact Mr. Pendergrass to obtain an estimate.

TWELFTH ORDER OF BUSINESS**Consideration of Continuing Engagement
of Straley & Robin as District Counsel**

Mr. Adams presented a letter from Straley & Robin, requesting the Board's consideration of their continuing engagement.

Dr. Spiro recalled that the Board requested an hourly fee contract for attorney services, at the last meeting. He suggested establishing a policy, as there were issues in the past with committee Chairs contacting District Counsel and spending an hour on the phone.

Dr. Spiro proposed that District Counsel be contacted only by the Board and District Staff, only, when necessary.

Mr. Babbar pointed out that his office refers all public records requests to Mr. Adams. Mr. Adams noted that all resident calls are forwarded to Ms. Bercan.

Mr. Babbar will continue to review agenda packages and minutes and contact Mr. Adams with any issues. Mr. Adams suggested placing legal issues at the beginning of the agenda, if District Counsel must be present, in person.

Mr. Sheth suggested that District Counsel attend meetings once per quarter. Dr. Spiro preferred that District Counsel attend on a case-by-case basis. Mr. Sheth was comfortable relying on Mr. Adams' expertise. Mr. Adams suggested that motions be subject to approval by District Counsel.

Mr. Babbar would be available by phone and could call into a meeting, if necessary.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, continuing engagement of Straley & Robin, as District Counsel, to serve on an hourly-rate basis, effective October 1, 2015, was approved.
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THIRTEENTH ORDER OF BUSINESS**Discussion: Speeding**

This item was discussed following the Twenty-First Order of Business.

FOURTEENTH ORDER OF BUSINESS

Discussion: Capital Needs

This item was discussed during the Ninth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Discussion: Events

This item was discussed during the Ninth Order of Business.

SIXTEENTH ORDER OF BUSINESS

Consideration of Stantec Professional Services Supplemental Agreement

Mr. Adams presented a Professional Services Supplemental Agreement from Stantec and recalled that, at the last meeting, the Board approved an increase of \$2,500 in the “Engineering” services line item. He requested formal approval of this action, by the Board.

Dr. Spiro suggested researching other engineering firms but not at this time, as projects are in process.

In response to Ms. Hepscher’s question, Ms. Stewart indicated that the invoice for an additional \$2,500 was a formality, due to exceeding the \$10,000 budgeted for engineering services. Ms. Stewart pointed out that the overage was caused by their time and effort on the tennis courts.

Mr. Sheth asked if future engineering projects will exceed the \$10,000 budgeted. Ms. Stewart indicated that she will not bill the District without authorization and acknowledged that she worked many hours for the District at no charge. She recalled that \$9,000 was proposed for the café and tennis courts but, since money was not spent on the tennis courts, a portion was utilized for her time on the pool warranty and playground survey. Ms. Stewart stressed that is fair and reasonable and tries to be very responsive and customer oriented. She noted that they do not take phone calls from committee members and residents.

Mr. James acknowledged that the District Engineer stepped up and provided assistance, especially with the playground, and provided extra assistance to ensure that the tennis courts had the proper drainage, which was not anticipated.

Ms. Stewart indicated that her budget for this year is \$7,500, to offset the additional \$2,500.

Dr. Spiro asked Mr. James if Stantec is “on their game”. Mr. James replied yes, as Stantec addressed the permit and wet ground issues and the need for sub-drainage, which, in the long-term, will benefit the District.

Ms. Stewart asked if Dr. Spiro was implying that she has not been “on her game”. Dr. Spiro indicated that, since his tenure on the Board, there were problems with major projects, which should not have occurred, and recommendations that did not go well. Dr. Spiro noted that the impeller was built while Stantec was in charge of the engineering and questioned why there was an impeller problem to begin with; he was not concerned about the past, if the future was different. Based on historicals, Dr. Spiro reiterated his recommendation to research other engineering firms but, if Stantec continues to provide exceptional service, his concerns would be addressed. Ms. Stewart understood.

Mr. Woodards agreed with approving the additional \$2,500, as Ms. Stewart deserved it, and felt that it did not hurt to research other engineering firms.

Mr. Castillo agreed with the \$2,500 additional fee, based on it being a one-time charge, as Ms. Stewart provides quality work and service and agreed with Mr. Spiro about exploring other options.

Ms. Hepscher agreed with the \$2,500 additional fee and exploring further options.

<p>On MOTION by Mr. Woodards and seconded by Ms. Hepscher, with all in favor, the Professional Services Supplemental Agreement with Stantec, for an additional \$2,500, was approved.</p>
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There was consensus by the Board for Mr. Adams to commence the Request for Qualifications (RFQ) process.

SEVENTEENTH ORDER OF BUSINESS**Discussion: Streetlights**

This item was discussed during the Ninth Order of Business.

EIGHTEENTH ORDER OF BUSINESS**Discussion: Use of Beach Club and Café**

Mr. Frank reported that the dishwasher arrived today and the ice machine arrived yesterday. He is waiting for the air conditioning contractor to purchase an electronic vent and once installed, an electrician will install a switch and an inspection would be required by the Tampa Fire Department.

Dr. Spiro requested an item on the next agenda to discuss the rental of the property while there is a café in the kitchen.

NINETEENTH ORDER OF BUSINESS

**Discussion: 1996 A & B Bond
Calculations and B Bond Final Payment
05/01/17**

This item was discussed during the Ninth Order of Business.

TWENTIETH ORDER OF BUSINESS

**Discussion: Frank James' Notice of
Resignation**

Mr. James presented his resignation, as he was moving to Sarasota. He expressed appreciation to the Board for allowing him the opportunity to work for Cory Lakes, as Facilities Manager. Mr. Frank thanked everyone for their support, including Ms. Bercan, who listened, patiently, to his complaints.

In response to Mr. Castillo's inquiry, Mr. James indicated that his resignation was not effective until October 8, 2015.

The Board Members asked Mr. James to stay longer than October 8, 2015 and thanked him for his hard work.

Dr. Spiro questioned the process to hire a replacement Facilities Manager. He suggested contacting Mr. Michael Cachon, the prior Facilities Manager. Mr. James suggested the owner of the prior janitorial company. Mr. Adams will try to locate Mr. Cachon.

In response to Ms. Hepscher's question, Mr. Adams indicated that the Board was not required to publish an advertisement in the newspaper, nor vote on the replacement Facilities Manager. He pointed out that, per Statute, the District Manager had the authority to hire the Facilities Manager and suggested that the Board delegate the District Manager and Chair to interview any interested parties, based on recommendations from the Board and Staff. Mr. Adams recommended discussing the salary at a subsequent meeting but the District Manager and

Chair could be authorized to hire someone willing to accept a salary at or below Mr. James' salary.

Mr. Woodards requested copies of any resumes that Mr. Adams received. Mr. Adams will forward the resumes to the Board for input and requested that Board Members email him individually.

In response to Mr. Sheth's question, Mr. Adams indicated that Board Members can participate in the interviews, individually.

Dr. Spiro requested setting a not-to-exceed salary amount of \$65,000.

Mr. James will provide a copy of his job description to Mr. Adams.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, the resignation of Mr. Frank James, dated September 8, 2015, was accepted.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, authorization for the District Manager and Chair to interview and hire a replacement Facilities Manager, based on recommendations from the Board, was approved.

Dr. Spiro requested amending the prior motion to set a not-to-exceed amount of \$65,000 for the Facility Managers salary.

Mr. Sheth asked about the background of a Facilities Manager. Ms. Bercan indicated that other communities have a Maintenance Technician. Mr. Adams compared this to a handyman with some contract administration experience.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, amending the prior motion to set the Facilities Manager salary at a not-to-exceed amount of \$65,000, was approved.

TWENTY-FIRST ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

- **Discussion: Speeding**

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

Mr. James provided data reports on the radar signs.

Dr. Spiro noted that 5.6% or 48 vehicles were clocked over 30 mph.

Mr. Adams surmised that Cory Lakes does not have a huge speeding problem, compared to other communities.

Ms. Stewart advised that most drivers should be driving 15 mph through subdivisions.

Dr. Spiro reported that, of 856 vehicles, only five were ten mph over the speed limit and suggested placing a camera on the radar sign to photograph vehicles. Ms. Hepscher questioned the legalities, noting that the Board cannot hold the drivers accountable. Mr. Babbar advised that District roads are public. Dr. Spiro suggested sending a letter to the violator, advising them that their vehicle was caught speeding and requesting that they slow down.

Mr. James spoke to radarsign® and they did not recommend placing a camera on top of the radar sign, due to the quality of the picture and the need for an additional power source for the camera; the only option was a solar powered system. Mr. Adams did not recommend the solar powered system, due to the added weight.

TWENTY-SECOND ORDER OF BUSINESS Staff Reports

A. Facilities Manager

i. Facilities Activities Report: September 2015

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

ii. Consideration of Facilities Work Orders

- #2015-117 St. Lucia Sidewalk Replacement**

Mr. James reported that the St. Lucia sidewalk replacement was already approved but additional areas were requested. This work order removes and resets approximately 900 square feet of concrete sidewalk, increasing the total cost from \$6,500 to \$6,750.

- #2015-118 Removal of Two Dead Hazardous Trees**

Mr. James reported that two dead trees along Cory Lake Boulevard are a hazard.

In response to Ms. Hepscher's question, Mr. James indicated that the trees were leaning over the sidewalk, causing a concern with branches falling and hitting someone.

Dr. Spiro asked what caused the trees to die. Mr. James replied old age.

In response to Dr. Spiro's question, Mr. James indicated that the balance of \$1,633, in the tree removal line item, would cover a portion of this expenditure, with the remaining amount paid out of reserves.

Mr. Castillo asked if the Board can vote on this work order next month and use funds from the Fiscal Year 2016 budget. Mr. Adams suggested that the Board approve the work order, subject to the contractor dating the invoice October 1, 2015, or later.

On MOTION by Mr. Castillo and seconded by Mr. Sheth, with all in favor, from A & A Development, Inc., Work Order #2015-117, for removal and replacement of 900 square feet of concrete sidewalk on St. Lucia Isle Drive, in a not-to-exceed amount of \$6,750, and Landscape Maintenance Professionals Work Order #2015-118, for removal of two dead trees from Cory Lake Boulevard, in a not-to-exceed amount of \$2,825, subject to Landscape Maintenance Professionals invoicing October 1, 2015, or later, were approved.

▪ **Consideration of Facilities Work Order #2015-119 Install Decorative Concrete Curbing on Both Sides of the Mound Walkway**

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

Mr. James reported that the original contractor, Tampa Curbing, reneged on their proposal and he obtained a proposal from Border Masters, in the amount of \$2,500, which is slightly more than the \$1,840 that Tampa Curbing proposed. Border Masters is ready to proceed and requested payment upon completion of the work.

Dr. Spiro noted remaining funds in the pool budget for this expenditure.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, Border Masters Work Order #2015-119, for installation of decorative concrete curbing on both sides of the mound walkway, in a not-to-exceed amount of \$2,500, was approved.

Dr. Spiro requested that the motion be amended to include a 10% contingency.

Mr. Castillo questioned the optional work proposed. Mr. James indicated that the option was to place a curb around the pool. Mr. Castillo preferred to see how the concrete curbing looks.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, amending the prior motion to include a 10% contingency, increasing the not-to-exceed amount of Work Order #2015-119 to \$2,830, was approved.

▪ **Consideration of Pool Maintenance Services Contract**

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

Mr. James reported that facility staff was not happy with the performance of the current pool maintenance contractor, Finley Pools (Finley) and he provided proposals from Positive Pool Service, Bay Guard Pool Services, A Quality Pool Service and Finley Pools.

Mr. James recommended awarding the pool maintenance contract to Positive Pool Service.

In response to Ms. Hepscher's question, Mr. James indicated that the current pool maintenance contractor maintains the pool for seven days, which is excessive. Mr. Adams advised that three times per week is standard; the frequency increases during the peak season.

Mr. Castillo reported that, two weekends ago, the inside of the pool walls were green and the tower was dirty. Ms. Hepscher notified the current pool maintenance contractor about rocks under the slide but they never removed them.

Dr. Spiro asked if Finley was advised of their performance. Mr. James replied affirmatively.

In response to Dr. Spiro's question, the three day pool maintenance amount was within budget.

Ms. Hepscher requested termination language. Mr. Adams indicated that the proposal will be attached to an agreement, including hold harmless indemnification, a Certificate of Insurance naming the District as an additional insurer and termination language.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, awarding the pool maintenance contract to Positive Pool Service, for pool maintenance services, three days per week, in a not-to-exceed amount of \$1,600 per month, was approved.

▪ **Consideration of Holiday Lighting Proposal**

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

Mr. James provided a holiday lighting proposal from J & J Lighting Solutions (J & J), which was similar to the proposal that Illuminations Holiday Lighting (Illuminations) presented last year. He noted that the first year was \$16,910, which was \$90 less than Illuminations, and, with a three year contract, the price decreases. Mr. Adams estimated \$13,528 in years two and three.

Dr. Spiro reported that \$17,000 was budgeted for seasonal decorations.

In response to Ms. Hepscher's question, Mr. Adams indicated that holiday lights are installed in October or early November and turned on after Thanksgiving.

Dr. Spiro pointed out that the proposal was within budget.

Discussion ensued regarding purchasing or renting holiday lights. Mr. Adams advised that several communities are now renting holiday lights, due to storage issues.

In response to Ms. Hepscher's question, Mr. Carpenter indicated that the LAF Committee's recommendation for holiday lighting was to purchase daytime decorations such as wreaths, bows, etc. Ms. Hepscher suggested placing lighted structures along the road, to provide a three dimensional look. Mr. James noted that, due to J & J reducing their second and third year prices, there was additional money to purchase gingerbread houses and other lighted structures.

Dr. Spiro suggested purchasing a POD to store the holiday lights.

Mr. Adams pointed out that the holiday lights were updated to LED lights. He suggested obtaining an estimate from J & J for the Morris Bridge entry enhanced lighting.

Mr. James reported that the proposal was revised to place LED lights at the Cross Creek entrance, in place of the C9's on the limbs of Ligustrums.

Ms. Hepscher asked if the LAF Committee was satisfied with the J & J proposal. Mr. Carpenter stated that the LAF Committee preferred to spend more money to get a better product.

Ms. Hepscher asked if the Board can sign the contract for the first year and postpone years two and three until the Board sees the finished product. Mr. Adams indicated that the contractor requested 50% of the first year payment, upfront, upon installation, and the remaining 50% upon removal and storage. The first year was contingent upon contracting for all three years but there were discounts in years two and three, which is typical.

The Board requested a termination clause. Mr. Adams will speak with J & J.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, authorization for the District Manager to negotiate a standard form holiday lighting contract with J & J Lighting Solutions, including termination and performance clauses, in a not-to-exceed amount of \$16,910, for the first year and \$13,528 in years two and three, was approved.

▪ **Discussion: Landscape Maintenance Professionals Monthly Report**

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

Mr. James provided LMP's monthly inspection report. They received a grade of 93, which is less than what Mr. Woods graded.

Dr. Spiro pointed out that the Capri Isle landscaping is causing a visibility issue. Mr. James recalled that it has been this way for several years and it was a large expense to resolve. Dr. Spiro suggested moving the landscaping to the opposite side of the road in front of houses.

▪ **Consideration of Pool Maintenance Services Contract**

Discussion of the pool maintenance services contract resumed.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, termination of Finley Pools and authorization for the District Manager to send a notice of termination, were approved.

iii. **Noise Barrier**

Mr. James provided a proposal from Acoustiblok® for an Acoustifence® to block the noise of the pool pump.

Ms. Hepscher noted that the barriers are ugly.

Mr. James did not know if the barrier will provide a 50% reduction in noise. When the unit was off at the water treatment facility, staff heard a humming noise.

Dr. Spiro suggested placing concrete or shrubbery around the pool pump wall.

Mr. Woodards estimated that the pool filter did not emit more than seven decibels.

Dr. Spiro believed that the noise problem started after the impeller started having issues because it is working hard. He offered to take measurements with a decibel meter and provide readings to the District Engineer.

iv. Radar Reports

This item was discussed during the twenty-first order of business.

v. Security Summary Report: August 2015

Mr. James provided a Security Summary Report to the Board, which was discussed.

B. District Counsel

There being no additional report, the next item followed.

C. District Engineer

Ms. Stewart is working with the owner of Primrose School on the legal description; once completed, the land conveyance can proceed. Dr. Spiro recalled that the appraisal was not finalized. Mr. Adams noted that the property description must be completed first.

Regarding the tennis courts, Ms. Stewart reported that the contract was being finalized and every effort is being made to reduce the drainage problems, such as elevating the inlet under the tennis courts and installing under drains.

Regarding the pool pump, Ms. Stewart indicated that the designer and supplier are meeting on site on October 10, 2015 to discuss options.

In response to Ms. Hepscher's question, Mr. James indicated that the playground will be completed tomorrow. The sun shades were just installed.

D. District Manager

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

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

ii. NEXT MEETING DATE: October 15, 2015 at 6:00 P.M.

Mr. Adams advised that the next meeting is scheduled for October 15, 2015, at 6:00 p.m.

Ms. Hepscher received several emails regarding overgrown vacant lots, especially the open field across from the beach club. Mr. James reported that LMP was supposed to maintain the open field, every Thursday. He will speak to LMP.

Ms. Hepscher requested that improved communication between the CDD and POA be included on the next agenda.

Dr. Spiro reported that someone on a boat issued tickets to owners who have not mowed their backyards. Mr. Castillo reminded residents to maintain their lawns and trees. Mr. Woodards agreed.

Dr. Spiro suggested including a letter in “The Islander” about the Board’s responsibilities and accomplishments over the past year and the District’s current financial position. Ms. Hepscher agreed. Dr. Spiro will draft the letter and provide to Ms. Bercan to publish in the November edition of “The Islander”, based on input from the Board.

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

There being no public comments, the next item followed.

TWENTY-FOURTH ORDER OF BUSINESS Supervisors’ Requests

The Board Members thanked Mr. James for his years of service and wished him well.

The following open items were discussed:

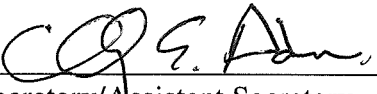
1. Mr. Adams will speak to LMP about submitting a plan for maintenance, especially tree and shrub trimming and replacing dying or missing plants and the standards for maintenance on streets and roadways
2. Request a proposal from LakeMasters on picking up dead fish
3. Obtain street cleaning proposal for streets next to the tennis courts
4. Installing irrigation on cul-de-sacs
5. Obtain power washing proposals
6. Obtain proposals for repairing the rink and discuss posting banners to fund the repair
7. Cleaning life saving rings
8. Dr. Spiro will speak to the City District representative about storm water
9. Move the storage bin to the maintenance yard

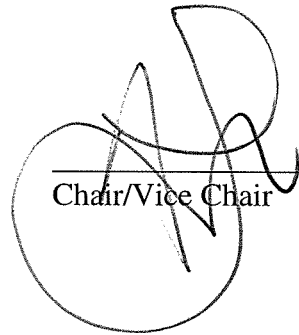
10. Resolve visibility issue on Capri Isle
11. Cross Creek Gate adjustment
12. Mr. Adams will contact LakeMasters about lake bank issues
13. Cross Creek entrance fountains

TWENTY-FIFTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 11:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair