

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, November 11, 2014 at 10 a.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Frank James (Facilities Manager), Mylitta Butler, Rich Carpenter (Chair), Dennis DiGiacomo, AJ Forbes, Jeanne Mairn, Stephanie Squires. Steve Small and Jeff Henesius from LMP landscapers were in attendance for the landscape section of the agenda.

First Order of Business: Call to Order: Attendance

1. The meeting was convened at 10:00 a.m.

Second Order of Business: Landscape

2. Steve showed the committee the Merit Award plaque received by LMP and Cory Lake for recognition of superior work in the areas of landscape and lawn care. PLANET is the national trade association representing more than 100,000 landscape and lawn care industry professionals who create and maintain healthy, green living spaces for communities across America. LMP has ordered an additional plaque for display in the Beach Club.
3. Rich noted that the plantings in front of the Pool House had been completed, except for the palm trees. Steve said that the palms were to be delivered on Thursday and would be planted on Friday November 14th. The planting of the palms would complete the new landscape in front of the Pool House.
4. Mylitta noted that the new larger pot had been planted and placed at the Cross Creek resident entrance next to the bar gate to help prevent bicycles and motorcycles from entering through the gap. She mentioned that the plantings seemed small, and so she and Steve would get together to see whether a larger plant could be centered in the pot.
5. Rich questioned why the missing plants in the cul-de-sac islands had not yet been replaced. Steve said that Frank had wanted the entrance isles to be of first priority, and so they had been planted. Steve mentioned that the cul-de-sacs do not have irrigation, and that to plant now would jeopardize the plants without watering. His team could do the watering, but the cost to do so is \$300 per day. The committee decided to wait until spring to complete the plantings in the cul-de-sacs.
6. Rich questioned whether the other areas missing plants such as the bridge area near the pool, and the Cross Creek entrance from the gate house to the intersection of Cory Lake Drive could still be planted. Steve responded that those areas have irrigation, and so LMP would be replacing any missing plants in those areas. He mentioned that the azaleas on the bridge area had reached their lifespan, and that Paul Woods from OLM had recommended removing the azaleas and planting jasmine to fill in the void and match the jasmine already there. The committee agreed to the planting of the jasmine.
7. Steve said that jasmine would also be planted around the sewer lift station along Cory Lake Drive. Although that area is not irrigated, the jasmine would do well with any rain water that it would receive.
8. Rich questioned whether Steve and Paul had decided on a landscape plan to address the depression on the right hand side of the Morris Bridge exit roadway. He said that they had. They would remove the sparse plantings surrounding the area presently and plant similar grass to what's in the center island to surround the area and thus make it less visible. In addition, several 40 gallon cypress trees

would be planted in the depression, as they like and will grow in the water that collects there. Additionally he proposed adding fill on the right hand side of the sidewalk in that area and planting jasmine to both hold the fill in place and to aid in stopping the erosion. To the right of the jasmine and up to the wood line, he would cover with pine mulch which would also help to retain the fill and contain erosion. He estimated the cost to be approximately \$20,000 for the complete project. LMP appraisers were to visit later today to firm up the cost and to put together a proposal, so that the committee would have the fixed cost at the next meeting for its review and action.

9. AJ presented several photos of the landscaping along the Morris Bridge entrance just before the gate house bordering on the Ryan Homes development area. He asked Steve to give the committee a proposal of adding a row of shrubbery in this area to make this area more secure. He mentioned that the extra shrubbery would help to shield that area of Capri from view as well as access either by vehicle or by walking. Steve will have a proposal for the committee to review at the next meeting.
10. AJ showed several photos of tall palms at the Cross Creek gate entrance that were in need of pruning to get rid of the dead fronds. Steve said that the pruning of the tall trees is done twice a year. At the suggestion of Paul Woods, those tall trees should be cut down so that the smaller ones could grow and fill out to maturity, so that is what Steve is planning in the near future.
11. Steve asked the committee whether it wanted to upgrade the winter planting of annuals at the entrances to include poinsettias. All on the committee agreed that suggestion was a great one.
12. Jeff said that LMP wanted to have the annual mulching of the entire community done in time for the coming holidays. He mentioned that the mulching was originally scheduled to begin on October 14th, but LMP has postponed it because LMP and the CDD had not yet signed the landscape service agreement. LMP didn't want to commit to such a large expenditure (approximately \$49,000) on their part without having the signed agreement. They have been doing the regular maintenance and some planting without the agreement in trust that it would be signed. Committee members expressed dismay that the contract had not yet been signed, especially since LAF had done its due diligence in getting the bids and making the decision and recommendation to the CDD Board by June. Several on the committee voiced concerns that the Board or DPFG, its management company, or the lawyers for the CDD had not done their work to get the contract completed and signed in a timely manner, so that the October 1st start date of the contract could be met.
13. Carrie reported that she had not yet ordered all the new signs (pool, slide, loitering, tennis, wildlife). She had been waiting to get all the information for all the signs as well as the choice of materials and colors so that all the signs could be ordered at the same time with a consistent design.

Third Order of Business: Aquascape

14. Frank reported that Armstrong Environmental was indicating that new species were growing in the lake. Frank has been receiving many complaints regarding the growth in the lake and is looking at finding a more responsive company to do the spraying. He noted, however, that the next lowest bid for the work was much higher in cost.

Fourth Order of Business: Facilities

Gates:

15. Frank reported that the sensor wiring and brick paver removal and resetting for the gate arm at Morris Bridge is scheduled to begin on Thursday, November 13th. Once that work is completed and the system is tested, the new security system for the gate houses should be operational. He noted that Identitytech, the company doing the install of the new security system, is not showing up to do the work and is not responding to his calls and requests. Apparently they are of the mind that they

should be paid in full. They have been paid 50% of the contract up front before any work was to begin. They were paid an additional 25% per the contract. Frank is holding back the last 25% per contract until all the work is completed and the system is fully tested and functional. Because of the hold back, the company has become less than responsive.

Beach Club:

16. Rich noted that there is no money budgeted for any renovation of the gym facility. The committee had hoped to do some renovation within the last year's budget, but the money was not freed up to do so. Thus, no renovations are forthcoming in the near future.

Recreation Areas:

17. Frank reported that he had met with the district engineer and two other tennis consultants regarding the placement of tennis courts. It's their and his recommendation that the new courts be located in the field across from the existing courts. The reasons for the recommendation are that added expenses would be incurred to locate two courts at separate locations. Additional electrical, fencing and site preparation costs would accrue if two separate courts were added. Keeping the courts together on the other side of the roadway would be the least expensive option. Frank will have more complete plans for the committee to review at the next meeting.
18. Carrie presented the committee with a proposed plan for the reinstall of the Beach Club playground. The committee voted approval of the plan, with the possible exception of moving the smaller-child playground equipment to along the sidewalk bordering the pool and the larger-child equipment to the area vacated by the smaller-child equipment. The footprint of the equipment should remain approximately the same, so that the sail shade system could be installed above it. As in the previous playground, the swings would not be set within the artificial turf. The three different swing sets would be set in different locations in the beach sand.
19. Frank and Carrie reported that the pool slide has been inoperable for approximately three weeks. Although the nicks in the fiberglass that could cause injury have been filled, Com-Pac, Inc. has not completed the repair. On October 22nd Bay Area Environmental videotaped the interior of the slide and documented some additional surface defects that may cause injury. The attorney for the CDD has been notified of the findings. To be determined is whether the manufacture of the slide is faulty; whether the install of the slide is faulty; whether the slide can be properly repaired; or whether the slide needs replacement.

Fifth Order of Business: Old Business

20. Frank reported that the CDD engineer is designing a new location for the sidewalk connection of Capri Isle to the Morris Bridge sidewalk. The previous design presented too many challenges with the various elevations and existing infrastructure.
21. Frank reported that the Cross Creek entrance monument roof had been pressure washed.

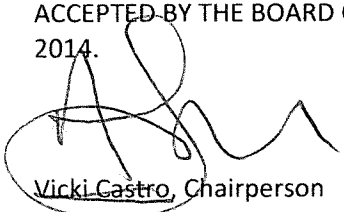
Sixth Order of Business: Other items

22. OLM report for June - LMP Score 93%.
23. AJ asked the committee to recommend that the CDD Board note to the POA committee the concern regarding the upkeep of personal properties. The CDD and LAF is highly focused on keeping the community looking good, but the POA enforcement team is not doing their part. For instance, some properties have not trimmed the trees in their yards in a year, and dead branches are hanging from them. The committee agreed to the recommendation.

Seventh Order of Business: Adjournment

12:46 p.m.

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____,
2014.



Vicki Castro, Chairperson
Cory Lakes Community Development District

ATTEST:

Bruce St Denis, Secretary
Cory Lakes Community Development District

Committee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting: Tuesday, November 11, 2014
Time: 10:00 a.m.
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

Agenda

Landscape

Entrances

1. Trees in front of Pool House along the street - update
2. CC entrance – larger potted plant - update
3. Areas needing additional plants/sod – update
 1. Cypress tree stand for Morris Bridge
 2. Plantings around sewer lift station on CL Drive
 3. Cross Creek entrance
4. Extra shrubbery between the entrance road and Capri area – update
5. Trim (tall) trees and palms along CC entrance and at gate house

Beach Club/Beach Area

1. "No Loitering after Dark" signs at Beach Club - update
2. Beach Club/Pool signs alerting guest/residents to the threat of wildlife in the lake, ponds and wooded areas - update

Trees/Bushes/Flowers/Turf

Irrigation

Aquascape

Lake

Ponds

Wetlands

1. Properly/quickly drain water pooling around sump areas

Fountains

Facilities

Gates/Entrances/Gate houses

1. Move Capri Isle sign to other side of the street

Beach Club

1. Status of kitchen and permits – update
2. Renovation of gym

Recreation Areas

1. New tennis court plans
2. Beach club playground and sail shade plans
3. Security system install – update

Old Business

Other Items

1. OLM report – 93% - LMP received Merit Award from Planet for Cory Lake landscape maintenance
2. Street light bases needing painting
3. Recommendations to POA regarding upkeep of personal property
4. Open gate on Cory Lake Drive to trailer/parking area

Adjournment/Continuance

**Notice of Landscape-Aquascape-Facilities Meeting
Cory Lakes Community Development District**

NOTICE

The Landscape-Aquascape-Facilities (LAF) Committee of the Cory Lakes Community Development District will be holding a meeting on Tuesday, November 11, 2014 at 10:00 a.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. The committee meeting may be continued to a date, time and place to be specified on the record at the meeting.

One or more supervisors of the Board of Supervisors of the Cory Lakes Community Development District may be in attendance.

Bruce St. Denis, District Manager