

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

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, December 9, 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.

**First Order of Business:                    Call to Order: Attendance**

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

**Second Order of Business:            Landscape**

2. Frank reported that the proposal for installing Bald Cypress trees, Fakahatchee grass, Confederate Jasmine and Pine straw in and along the Morris Bridge retention area was approved, and that LMP would be installing the landscape improvements in the near future.
3. AJ reported that the committee should hold off on installing extra shrubbery between the Morris Bridge entrance and Capri Isle. The security committee is looking into whether fencing in that area should be installed instead. In addition, Frank was to check in with the Kolter/Ryan group to see whether they would extend the fencing in that area.
4. Carrie Bercan reported that all the signage the committee had requested for the pool, beach and front of the Beach Club has been chosen and ordered. The signs should arrive within the next 3 weeks for installation.
5. Frank reported that the LMP contract has been signed, and the mulching throughout the community has been approved. So, within the next few weeks, the entire CDD property will be mulched, including that in front of the Pool House where the new plants have been added directly in front of the Pool House.

**Third Order of Business:            Facilities**

6. Frank reported that he has approved the power washing of the parking area and the back deck of the Beach Club. Members of the committee requested whether the sides of the road at the Cross Creek and Morris Bridge entrances would also be washed. Frank was to look at his budget to see how much more could be done within the budget.
7. The kitchen permits are still with DPFG to be submitted at the same time as permits for the new tennis courts.
8. Stephanie mentioned that the gym walls look to need cleaning or painting. It was suggested to try to have the walls washed first to improve their look. If not, then spot painting may be required.
9. Frank reported that he has received three proposals for the install of two tennis courts: Welch Tennis Courts at \$121,850 (does not include site work), Elite Court Construction at \$98,485 (does not include practice pad), and Sport Surfaces at \$120,050 (practice pad dimensions incorrect). He is currently in the process of getting final pricing from each of the vendors with the same specifications in order to make an informed recommendation. In addition, he's awaiting a fourth proposal from Nidy Sports Construction. Frank mentioned that the courts were most likely to mirror in placement those already in place, only on the other side of the access road. Rich questioned whether they should be constructed either across from the current tennis parking to make access to

the courts easier and also to leave room towards the basketball court for the install of additional tennis or basketball courts in the future. Frank was going to investigate the possibilities.

10. Carrie reported that the requested changes to the playground layout had been made. The younger child area will be closer to the pool, and the older child play area will be placed behind it. She therefore approved the plans and is now getting the sail shade structure measurements and pricing in place. She expects that the install will take approximately 3 weeks once all plans have been approved, and the re-install of the playground will be completed by early spring.
11. Frank reported that all the equipment is in place for the new security system and that it is currently being used. However, he noted that there are glitches in both the equipment and the use of it that are now being worked out. He has been told that the DSX system currently in use is outdated, and that may be why some of the glitches are occurring. A new system may be required to get the most efficiency from the system. We have installed the most new and high tech security system to work with an existing many-years-old technology.
12. At the suggestion of Stephanie, the committee approved the purchase of a 70 pound dumbbell and a new pad for doing floor sit-ups. Stephanie was to complete the research for the purchases.

**Fourth Order of Business: Old Business**

13. Frank reported that the District Engineer has redesigned the proposed concrete sidewalk to the new location. The new sidewalk will connect to the existing one at the entrance of Capri Isle, go across the median and connect to the sidewalk running along the Morris Bridge exit road.
14. Because Frank has received many complaints regarding the poor condition and maintenance of the lake and ponds, he has asked for proposals from other lake management companies. The proposals received are: Armstrong Environmental (current vendor) \$24,750; Aquatic Systems \$48,568; and Cardno \$68,115. He is evaluating the proposals to make a recommendation.

**Fifth Order of Business: Other items**

15. OLM report for June - LMP Score 94%.
16. The committee spent some time going over the pros and cons of the holiday decorations/lighting in order to determine changes for next year. Mylitta commented that she thought the community should invest in decorations that could be used year after year and store them in a rental storage unit if needed. Dennis noted that the lights at the Cross Creek entrance were not bright enough. The bulbs were smaller and did not emit enough light. Dennis asked Frank to see whether the bulbs could be replaced this year. Rich mentioned that there might be a power issue, and so the smaller lights may have been necessary. Frank was to check with an electrician regarding electric power at that entrance and request that brighter lighting be installed. A list of changes and comments was made so that we could address them at next month's meeting with the vendor.
17. Stephanie pointed out that at bus stops residents are parking on the grass near monuments and causing deep ruts and wear and tear on the grassy areas. She asked whether anything could be done to ask residents who are waiting at the bus stops to not park on the grass. Frank said that he could place "no parking" signs in those areas to help prevent driving on the grass.
18. AJ proposed two safety features for the committee's review. One was the painting of directional arrows on the pavers to help indicate traffic flow. The other was to place two "do not enter" signs, one on each side of the road at the end of the entrance road at Morris Bridge and at the intersection with the Capri Isle entrance. After discussion, committee members decided on no action.
19. Committee members asked why the pool slide was still inoperable. Frank explained that there is some finger pointing going on between the installer and manufacturer as to who is responsible and

that it's going to take some time to get something worked out. Dennis mentioned why not fix/replace the slide – whatever was necessary to get it operational – and then sue the companies for damages. Frank mentioned that it was presently in the hands of the CDD lawyer.

**Seventh Order of Business: Adjournment**

**11:37 p.m.**

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

  
\_\_\_\_\_, 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, December 9, 2014

Time: 10:00 a.m.

Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

### *Agenda*

#### **Landscape**

##### **Entrances**

1. Cypress tree stand for Morris Bridge and landscaping along sidewalk - update
2. Extra shrubbery between the entrance road and Capri area – update

##### **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
3. Mulch in front of pool house

##### **Trees/Bushes/Flowers/Turf**

##### **Irrigation**

#### **Aquascape**

##### **Lake**

##### **Ponds**

##### **Wetlands**

##### **Fountains**

#### **Facilities**

##### **Gates/Entrances/Gate houses**

1. Pressure wash Cross Creek entrance

##### **Beach Club**

1. Status of kitchen and permits – update
2. Gym wall cleaning

##### **Recreation Areas**

1. New tennis court plans - update
2. Beach club playground and sail shade plans - update
3. Security system install – update
4. 70 pound dumbbell for gym
5. Pad for floor sit-ups

#### **Old Business**

##### **Other Items**

1. OLM report – 94%
2. Holiday decorations pros and cons – changes for next year
3. Bus Stops around the community
4. Possible safety features
5. Other

#### **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, December 9, 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

## **LANDSCAPE/AQUASCAPE/FACILITIES**

### **December 2014 Report**

**Frank James – Facilities Manager**

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#### **Landscape:**

##### **Entrances**

1. Cypress trees in MB retention area – LMP submitted proposal # 22852 for \$10,333 to make improvements to the MB retention area.
2. Extra shrubbery between entrance road and Capri area – Proposal

##### **Approved LMP Proposals**

- LMP proposal # 22219 was approved for \$48,750 to install 1,300 cubic yards of Mini-Pine bark Nuggets throughout the community.
- LMP proposal # 22852 was approved to install Bald Cypress trees, Fakahatchee grass, Confederate Jasmine and Pine straw at the MB retention area.
- LMP proposal # 22659 was approved to install crushed road base and “Rip-Rap” to control erosion in area of Capri Isle.
- LMP proposal # 22658 for \$6,180 was approved to install weed barrier and River Rock to control erosion within the pool mound area.

##### **Completed LMP Proposals**

- Proposal # 22131 was completed to make improvements to the CLD west side lift-station area.
- Proposal # 22132 was completed to install Azalea and Jasmine within the tennis court area.
- Proposal # 22134 was completed to install pink oleanders on CLD across from Cachet Isle.
- Proposal #22135 was completed to install 76 Azalea plants on the exit side near the Cross Creek Gatehouse.
- Proposal # 22427 was completed to install Confederate Jasmine and mulch in voided areas near the Cross Creek Gatehouse.
- Proposal # 22426 was completed to make \$2,217.50 worth of landscape improvements to the east bridge area along Cory Lake Drive, close to the tennis courts and pool.
- Proposal # 22425 was completed to install Viburnum and Jack River Rock along the stairwells in the pool area.

### **Beach Club/Beach Area**

1. No Loitering after Dark signs – Included with Office Administrator's design and purchase of all signage.
2. Beach Club/Pool Signs – The Office Administrator is coordinating the design and purchase for all of the signage at the Beach Club, Pool, Lake, Ponds and Wooded Areas.
3. Mulch in front of pool house – This is part of the approved proposal # 22219 that was delayed because the LMP contract hadn't been executed until recently.

### **Trees/Bushes/Flowers/Turf Irrigation**

### **Aquascape:**

#### **Lake/Ponds**

#### **Wetlands/Fountains**

### **Facilities:**

#### **Gates/Entrances/Gate Houses**

1. Pressure wash Cross Creek entrance – Will be completed if funds are available.

#### **Beach Club**

1. Status of Kitchen and permits – Information forwarded to District Engineer.
2. Gym wall cleaning - Proposal

#### **Recreation Areas**

1. New Tennis Court Plans – To date have received the following proposals but some of the proposals are incomplete and I have requested additional information from the bidders:
  - Welch Tennis Courts \$121,850 (Does not include site work)
  - Elite Court Construction \$98,485 (Does not include practice pad)
  - Sports Surfaces \$120,050 (Practice Pad dimensions wrong)
  - Nidy Sports Construction ("Awaiting Proposal")
2. Beach club playground and sail shade plans – Office Administrator's report.
3. Security system install - Staff training is completed and the Exhibit "D" section checklist part of the contract has been reviewed and accepted. The system is fully operational however; systems glitches are being worked out.

4. 70 pound dumbbell for gym –
5. Pad for sit-ups -

**Old Business:**

1. District Engineer has redesigned the proposed concrete sidewalk to the new location that connects Capri Isle with the Morris Bridge sidewalk. The new sidewalk will continue from the entrance of Capri across Cory Lake Boulevard and connect to the existing Morris Bridge sidewalk. The Cornerstone Construction Company will install the new sidewalk.
2. Gate Tech stated that they plan on completing the installation of the gate arm for the MB gatehouse by Friday December 12<sup>th</sup>.
3. Received numerous complaints regarding the poor condition and maintenance of the lake and ponds. Below is a brief summary of some of the lake maintenance and management proposals that the CDD has already received:

	<b><u>1<sup>st</sup> Year</u></b>	<b><u>Annually</u></b>
• <i>Armstrong Environmental</i>	<i>\$24,750</i>	<i>\$24,750</i>
• <i>Aquatic Systems</i>	<i>\$48,568</i>	<i>\$38,568</i>
• <i>Cardno</i>	<i>\$68,115</i>	<i>\$45,420</i>

**Other Items**

1. OLM report
2. Holiday decorations pros & cons – changes for next year
3. Bus Stops around the community
4. Possible safety features
5. Other