

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

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, September 8, 2015 at 12 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Conchita Burpee, Mylitta Butler, Rich Carpenter (Chair), Dennis DiGiacomo, AJ Forbes. Dr. Cyril Spiro (CDD Board Chair) attended for a short portion of the meeting. Frank James (Facilities Manager) provided the committee with detailed notes pertaining to many of the topics on the agenda.

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

1. The meeting was convened at 12:00 p.m.

**Second Order of Business:                      Landscape**

2. Rich reported that the Board at its last meeting did not contract with Illuminations Holiday Lighting, but instead asked Frank to request other proposals from various vendors. The Board expressed its concerns that the lighting was not bright enough nor effective enough last year, and they wanted to have better lighting at the entrances, even if the cost were more. Frank will submit the requested proposals to the Board for their action. The committee voted unanimously to recommend to the Board that with whatever dollar amount they decide to spend that they include monies for daytime as well as evening decorations, and that the Board entertain purchasing the start of a collection of holiday decor that could be used year after year.
3. AJ mentioned that the white fence bordering Arbor Greene was again dirty. The committee voted unanimously to recommend to the Board that they request that the white fence bordering Arbor Greene along the Cross Creek entrance be cleaned.
4. Rich reported that the Board at its last meeting did reconsider their decision not to plant missing plants in the isles and cul-de-sacs. They approved both proposals, and the plants have been installed.
5. AJ brought up the topic of trees encroaching on and hiding street lights, speed signs, and stop signs. He mentioned that every few months we seem to be acting on the same issues of planting missing plants and trimming trees. The committee voted unanimously to recommend that the Board have in place a plan to establish a quality check on the landscape company (LMP) including trimming of trees and shrubs and replanting dying or missing plants.
6. Rich mentioned that the Board at its last meeting discussed the possibility of adding irrigation to all of the cul-de-sacs and isle entrances that presently do not have irrigation. Frank was asked to get an estimate of cost. Frank reported that the total cost for 33 locations would be \$71,445. The committee voted unanimously to recommend to the Board that irrigation be installed at all the locations.

**Third Order of Business:                      Aquascape**

7. Rich showed photos of a landslide on the embankment near the pocket park playground and across from houses along Barbados. This is possibly the third and at least the second time that this landslide has occurred in this area. The landslide appears to occur when a large influx of water comes in from the conservation area across the road. It's possible that the piping directs the water

toward that bank, and thus creates the erosion, or it may be possible that the erosion material already in the water causes the bank to cave in. The committee voted unanimously to recommend that the Board seek to establish the cause and then appropriately repair the landslide.

8. Rich noted that the fountain in the lake at the intersection of the Morris Bridge entrance with Cory Lake Drive seems to be making a lot more noise. It's as though the fountain is not pumping only water, but is also pumping air, and thus making the noise. The committee voted unanimously to recommend to the Board that the fountain be checked out and repaired if necessary.
9. Rich mentioned that at several of the Board meetings, different people including the old lake maintenance company, the new lake maintenance company and the new management company have all spoken to the need for more aeration of the lake. The lack of oxygen in the water can be a major problem and most likely was the problem with the fish kill recently within the lake. The committee voted unanimously to recommend that the Board consider getting several bubblers and or fountains installed throughout the lake to help with oxygenation of the lake water.

#### **Fourth Order of Business:        Facilities**

10. AJ mentioned that the exit gate at the Cross Creek entrance is not aligned. One gate is sagging, and thus the gates when closed are misaligned. The committee voted unanimously to recommend to the Board that repairs be made to align the gates.
11. Frank reported that the Board at its last meeting approved the purchase of the kitchen appliances for the Beach Club.
12. Frank reported that the Board at its last meeting approved the contract for the installation of two new tennis courts. Construction should begin in four to six weeks if weather permits.
13. Carrie Bercan, CDD Office Administrator, reported that progress is being made on the installation of the playground. The sail shades have been installed, and the turf should be installed by the end of this week or the beginning of next. It's hopeful that the playground will be open for use on or before September 19<sup>th</sup>.
14. Rich showed photos of the drive and parking area of the tennis courts and basketball court. Several of the committee expressed that they use the courts and are ashamed to have their guests see the condition of the drive and parking area. The committee voted unanimously to recommend to the Board that the recreation area drive and parking area be cleaned.
15. Rich showed photos of the skate park. One photo showed a hole in the skate park surface. Another showed the damaged fence at the end of the skate park. Another showed a light pole with considerable rust at the base. Another showed a pole that had the paint scratched off. And the last showed a door missing. The committee voted unanimously to recommend to the Board that these areas be repaired and maintained for the safety of those who use the skate park.
16. Frank reported that the company hired for the berm construction on the pool walkway was not interested in doing the project because of having to wheel the concrete uphill. A new contractor will be hired and scheduled.
17. Rich showed a photo of a pool safety life saver at poolside that was covered in mildew. The committee voted unanimously to recommend that the Board replace the life savers with new ones resistant to mildew.

#### **Fifth Order of Business:        Old Business**

18. Dr. Spiro explained the Capital Items survey results and noted that at this time the Board will not do a special assessment to complete any of the projects recommended. The monies in the budget for capital improvements as well as any further monies gained from making any further adjustments to

other line items in the present budget would then be available for capital improvements. The Board will discuss and decide on those in the coming meetings. One main item of interest to the Board is the gym renovation. Mylitta explained that the estimate of \$85,000 included removing all the walls and bathroom fixtures and piping for the current mens' bathroom and storage closet to open up that entire side for more gym features. A post may be necessary to help with holding up the trusses for the roof if the wall is removed. The current womens' bathroom would become a mens' and womens' bathroom setup much like what is currently in the Beach Club. The estimate included new walls and floors as needed, two televisions, and other decor to complete an entire restoration of the gym. Parts of the gym would remain open during the renovation, and closing of the gym may be required only in off peak hours for installing such things as the floor. The committee voted unanimously to recommend to the Board its support for using the capital improvement funds for the gym renovation.

19. Dennis brought up an article in the Tampa Bay Times that stated that all Tampa residents will be paying additional for a stormwater assessment which would provide for more services such as streets that will be swept every other month and pipes cleaned out every seven years and not ten. Dennis questioned why if we in Cory Lake are paying these fees, we are not receiving the services. He mentioned that he's never seen a street sweeper in the community. The committee voted unanimously to recommend to the Board that it take all actions needed to be sure that Cory Lake residents receive the benefits of the assessment.
20. Rich reported that the Board approved the funds needed to replace the sidewalk on St. Lucia that is constantly under water when it rains. Frank reported that the contractor re-measured the low sidewalk and submitted a new proposal that is \$250 more than the allotted amount. He will bring the new proposal to the Board for its approval.
21. Regarding the additional lighting for the Morris Bridge sidewalk, Frank reported that it was not possible to add lights to existing poles because they are too short. The existing street lights are obsolete, and TECO has a limited supply. If additional poles are needed, TECO requires a new ten year agreement. In addition, extra charges will be needed to install conduit to the new poles. His report will be presented to the Board at its next meeting.
22. AJ reported that the exit from Capri Isle has a limited view of traffic coming from the left because of the landscaping and the curvature of the road. The committee in a 2 to 1 vote in favor voted to recommend to the Board that the visibility hazard at the Capri Isle exit be corrected.
23. AJ presented photos showing stop signs on both sides of the street in several localities, and wondered why the Board engineer said that it couldn't be done at the Morris Bridge entrance where it intersects with Cory Lake Drive.

**Sixth Order of Business:            Other items**

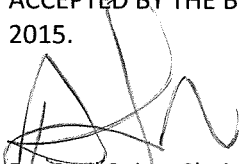
24. OLM report for September - LMP Score 94%. This will be the last report since OLM's services were not renewed for the coming year.
25. AJ questioned whether there were any rules or regulations regarding a company that is hired for a homeowner project that blocks up the road for any period of time. Rich mentioned that he didn't think there were any CDD rules for such, but that if residents were inconvenienced by the construction on Cory Lake Drive, some may attend the next meeting to voice their concern.
26. Rich presented a photo of the storage bin, which has been touched up with paint. Since this unit is assumed to be a rental, the committee voted unanimously to recommend to the Board that the rental company paint the entire unit to improve its appearance.

27. Dennis brought up the topic of reserves and how much the CDD is required to have per any regulations or laws. Rich mentioned that would be a question to be addressed at a finance committee meeting.

**Seventh Order of Business: Adjournment**

**1:49 p.m.**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON 17<sup>th</sup> DAY OF September 2015.



Dr. Cyril Spiro, Chairman  
Cory Lakes Community Development District

ATTEST:



Chuck Adams, Secretary