

**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, October 15, 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	Chair
Joyce Hepscher	Vice Chair
Jorge Castillo	Assistant Secretary
Baiju Sheth	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Tonja Stewart	District Engineer
John Hall	Facilities Manager
Carrie Bercan	Evergreen Lifestyle Events
Lisa Kagan	Lifestyle Director
Rich Carpenter	Resident, LAF Committee Member
A.J. Forbes	Security Committee
Brad Pendergrass	Advanced Electrical Solutions
Bob Abatian	Resident
Mylitta Butler	Resident
Sheila Hicks	Resident
Laura Sanborn	Resident
Shane Sanborn	Resident
Remo Butler	Resident
Hillary Halloway	Resident
Francesca Deodino	Resident
Jennifer Boler	Resident
Stephen Hanz	Resident
Dave Cauteil	Resident
Paul Jackson	Resident
Don Wright	Resident
John Lubert	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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. Rich Carpenter, a resident, provided corrections to the September 17, 2015 Public Hearing and Regular Meeting Minutes, which will be incorporated, during the Fourth Order of Business.

Mr. Bob Abatian, a resident, preferred having a professional events coordinator.

Ms. Mylitta Butler, a resident, requested that the District reserve money to improve amenities, keep the Events Coordinator, purchase Christmas decorations for daytime and nighttime use and store them in an offsite air conditioned storage facility.

Ms. Sheila Hicks, a resident, stated that the Events Coordinator expense equates to \$110 per household per year, and felt that it was a worthwhile cost and agreed with charging a reasonable fee to event attendees.

Ms. Laura Sanborn, a resident, requested speed bumps on Cory Lake Drive, at the Cross Creek entrance, to deter speeding.

Mr. Remo Butler, a resident, noted that he has requested speed bumps and patrol units for ten years but no one listened.

Dr. Spiro pointed out that every time the Board suggested speed bumps, residents were against them and proposed that residents attend the online forum with the Sunshine Board, from 9:00 a.m., to 5:00 p.m., on the day the Sunshine meeting is held, which is the first Wednesday of each month.

Ms. Hillary Holloway, a resident, suggested charging a nominal fee for events and requested speed bumps for Martinique.

Mr. Shane Sanborn, a resident, proposed eliminating non-attended events, increasing the budget for better attended events and hiring a professional to coordinate events. He felt that the radar signs were not calibrated correctly.

Ms. Francesca Deodino, a resident, favored meet and greet events.

Ms. Jennifer Boler, resident, believed that events help cultivate relationships with other residents.

Mr. Stephen Hanz, a resident, addressed overcrowding at the pool and requested a recycling bin, vending machine and enforcement of no personal flotation devices and wearing proper pool attire.

Mr. Hanz requested a yield sign at the intersection of Morris Bridge Road and Cory Lake Drive and suggested a nursery. Dr. Spiro requested that the new Facilities Manager handle the yield sign. Mr. Castillo suggested that Mr. Hanz provide the name of the nursery to Mr. Carpenter, who serves on the LAF Committee.

Mr. Paul Jackson, a resident, suggested purchasing bubblers to improve oxygenation of the lake water.

▪ **Discussion: Candidates for Facilities Manager Vacancy**

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

Dr. Spiro introduced Mr. John Hall, who interviewed for the Facilities Manager position.

Mr. Adams reported that, based upon Board action, at the last meeting, authorizing the Chair and District Manager to interview and hire a replacement Facilities Manager, an offer was made to Mr. Hall, which he accepted. Mr. Hall will start two weeks from Monday, after providing two weeks' notice to his current employer.

▪ **Discussion: 2016 Events**

• **Survey**

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

Dr. Spiro reported that, at the last meeting, no Board Members wanted to eliminate community events completely but reductions were made. Another survey was posted online to obtain additional feedback from residents on preferred events. The majority of residents favored the Christmas boat parade, fall festival and spring egg hunt. It was assumed that residents favored the luau, due to the large turnout and positive reviews. At the last meeting, Dr. Spiro

requested that Evergreen Lifestyle Events (Evergreen) provide a breakdown on how the \$30,000 would be spent.

Dr. Spiro reported the following Finance Committee recommendations:

1. Events greater than 30% approval should be included
2. The Event Coordinator for an event should not cost more than 15% to 20%
3. No more than \$20,000 should be spent on events, based on sponsorship

Ms. Kagan explained that the \$30,000 was for major events and residents preferred smaller events to bring the community together and foster friendships. A decrease in attendance was expected, if residents are charged for events.

Dr. Spiro asked about the cost to the District for the luau, after residents paid. Ms. Kagan estimated that residents paid \$4,000 to \$5,000; \$10 per adult and \$3 per child under the age of five.

Ms. Hepscher suggested establishing an events committee.

Dr. Spiro suggested using volunteers to coordinate and handle events.

A resident suggested asking vendors to reduce their rates and that the Board evaluate the cost to keep the events and the coordinator versus budgeting for seasonal flowers.

Dr. Spiro proposed the following:

- Consider whether events are a right versus a want
- Having the District pay for events and charging each resident who attends
- Eliminate low attended events
- Re-assess all events after a set number of months

Mr. Castillo suggested breaking down the cost into 50% for the coordinator and 50% for the events.

Ms. Kagan suggested hiring an offsite event planning coordinator.

*****Mr. Sheth joined the meeting at 7:22 p.m.*****

Mr. Sanborn requested that the Board consider whether the survey is valid, determine which events are critical, assign those to an events coordinator and have volunteers handle the remaining events.

Ms. Halloway felt that volunteers do not have the expertise or time and residents attending this meeting are more expressive than residents who filled out the survey. Ms.

Hepscher noted that residents who completed the survey had attended every meeting since January.

Ms. Hepscher recommended postponing this matter until next month and that residents consider forming an Events Committee.

Mr. Dave Cautail, a resident, was in favor of holding events and charging for them. He requested that residents watch out for children when they are driving around the community.

Ms. Bercan advised that Ms. Kagan only has events planned until November 2, 2015 and cannot proceed with the holiday party without Board approval.

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

*****The meeting reconvened at 8:33 p.m.*****

Dr. Spiro questioned the status of the bubblers to protect fish and aquatic life. Mr. Adams indicated that LakeMasters Aquatic Weed Control, Inc. (LakeMasters), will provide a proposal to install bubblers in eight different locations, at the November meeting and be available to answer questions.

Mr. Jackson works for an environmental company and is concerned about fish and water quality. In response to Mr. Jackson's question, Mr. Adams indicated that the purpose of the bubblers is to improve oxygenation of the lake water, which, in turn aids, in reducing the organic material layer created over the years by treating and killing submersed vegetation. Mr. Jackson asked if bubblers will assist with water flow. Mr. Adams advised that bubblers will definitely help. Mr. Adams further pointed out that water running into the pond will not have a long-term positive effect on the oxygen and the only way to naturally generate oxygen is through photosynthesis which, at certain times, can be unreliable. Additionally, a rapid change in temperature, such as a cold front, can affect oxygen levels as it can turn over the lake quickly and, typically kills sensitive fish species first.

Mr. Adams explained the benefits of aeration:

- Improve oxygen levels by keeping the water level above 5 parts per million.
- Create an upward vortex with the air bubbles, forcing cooler lower level water to mix with the warm upper level water

Mr. Jackson asked if the bottom of a lake can be measured. Mr. Adams stated that an engineering firm with an environmental department can take core readings.

Dr. Spiro asked if a muck study was warranted, which is less expensive. Mr. Adams suggested selecting specific locations to measure the amount of muck and installing aeration to see if there is any reduction over time, which is the typical program.

Mr. Jackson asked if bubblers must run throughout the cooler months. Mr. Adams indicated that bubblers will run 24/7 to maintain oxygen levels and keep organic sediment suspended and breaking down.

Mr. Adams will provide studies from the State and the South Florida Water Management District (SFWMD) and a DVD to Mr. Jackson and the Board.

In response to Ms. Hepscher's question regarding the lake at the Cross Creek entry, Mr. Adams is waiting for a proposal from LakeMasters to clean the small pond and install aquatic plants. The dead tree, which Mr. Carpenter brought to the Board's attention, was removed.

FOURTH ORDER OF BUSINESS**Approval of Minutes****A. September 15, 2015 Finance Committee Meeting**

Dr. Spiro presented the September 15, 2015 Finance Committee Meeting Minutes and asked for any additions, deletions or corrections.

B. September 17, 2015 Public Hearing and Regular Meeting

Dr. Spiro presented the September 17, 2015 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were submitted by Mr. Carpenter during the Third Order of Business:

Lines 378 and 401: Change "Mr. Carpenter" to "Mr. Karmichal"

Lines 418 and 423: Change "Mr. Carpenter" to "Mr. Woodards"

Line 442: Insert "one for" after "for men and"

C. October 5, 2015 Security Committee Meeting

Dr. Spiro presented the October 5, 2015 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Hepscher and seconded by Dr. Spiro, with all in favor, the September 15, 2015 Finance Committee Meeting, as presented, the September 17, 2015 Public Hearing and Regular Meeting Minutes, as amended, and the October 5, 2015 Security Committee Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS**Committee Reports****■ Finance**

******This item, previously Item 5.B., was presented out of order.******

Dr. Spiro reported that the Finance Committee met last week and \$7,000 remains in the Fiscal Year 2015 budget. Mr. Adams explained that this amount will change, as services are still being billed from September and it takes 45 days, after the end of the fiscal year, for the books to close.

Dr. Spiro, reported the following Finance Committee recommendations:

1. Anything less than \$50,000 will be transferred into the General Fund
2. Terminate the contract with IKARE Publishing (IKARE), by November 1, 2015, and hire another publisher, such as Cannon Media Group (Cannon), to publish the newsletter

Ms. Hepscher noted that she worked with Cannon and they were reputable.

In response to Mr. Castillo's question, Dr. Spiro indicated that advertisers will recoup the cost of the newsletter.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, termination of IKARE, effective December 31, 2015, was approved.

Dr. Spiro requested a link on the website to the newsletter.

There was consensus from the Board for Ms. Bercan to evaluate newsletter/publishing companies and determine which one is best for Cory Lakes.

■ Discussion: Use of Beach Club and Café

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

Dr. Spiro indicated that the club has a kitchen for events.

Dr. Spiro reported a pending work order for \$3,200 for a fan, as fumes from the oven drift into the bathroom, instead of outside. This expenditure was approved and funded from the Fiscal Year 2016 budget. The only remaining item is a fire suppressant, which must be inspected by the city. Mr. Castillo questioned the timing. Ms. Bercan estimated six weeks to install the fan.

The following recommendations were made regarding the café:

- Opening in spring when more residents utilize the pool.
- Completing all inspections and interviewing restaurant staff.

Dr. Spiro indicated a potential conflict, if someone wanted to utilize the kitchen during an event.

In response to Ms. Hepscher's question, Ms. Bercan advised that the cost to rent a room for events is \$550, plus a \$1,000 deposit, which is refunded after the event. Dr. Spiro reported that the District generated revenue of approximately \$15,000 from room rentals.

Ms. Hepscher voiced concerns about the vendor of the café prohibiting other entities from utilizing the kitchen for events. Mr. Castillo felt that residents should have the right to use the kitchen during events.

Ms. Bercan will notify residents that they can no longer utilize the kitchen, once the café is opened, and signs will be posted on the door stating that residents can only utilize the outside window and inside entry was prohibited.

Dr. Spiro reported that, according to the survey, several residents were willing to pay \$60,000 for renovations.

Ms. Hepscher pointed out that the clubhouses that do not have a kitchen, and suggested allowing residents to bring coolers.

Mr. Castillo preferred to have a refrigerator. Dr. Spiro agreed.

Mr. Don Wright, a resident, suggested providing a list of rules to the café owner.

Ms. Bercan suggested that the Board examine options for the café, such as opening during lunch and on weekends, from 9:00 a.m., to 9:00 p.m.

Dr. Spiro suggested inviting vendors to make presentations. Mr. Castillo's cousin owns Hawkeye's Pizza. Dr. Spiro will contact Hawkeye's Pizza and Ms. Bercan will contact the vendors who contacted her over the past year.

▪ **Consideration of Responses to Request for Qualifications for District Engineering Services**

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

A. Ranking Form

B. Respondents

i. Johnson Engineering, Inc.

ii. Stantec

Mr. Adams indicated that he requested proposals from three engineering firms and Johnson Engineering, Inc. (Johnson) and Stantec responded.

Mr. Castillo pointed out that Johnson has extensive experience with CDDs.

Dr. Spiro voiced his opinion that Johnson's proposal is very good, as it was oriented towards Cory Lakes, and their office is in Land O'Lakes but asked why Johnson stopped working with Arbor Greene and Tampa Palms in 2003. Mr. Adams did not recall.

Dr. Spiro suggested that Stantec complete current projects and Johnson handle the gym renovation. Mr. Adams explained that Districts do not typically have two District Engineers and Johnson must sub-contract through Stantec.

Mr. Adams noted that, in the past, the District Engineer handled some projects and the Facilities Manager developed the scope of services and obtained proposals; he suggested that the District Engineer handle major projects and Staff provide support.

Ms. Stewart stated that Stantec deals with many communities in different stages of maturity, from developers to resident Boards. Due to the dysfunction of this community with the developer, she was not 100% involved; therefore, she was not aware of the pool situation, café and playground. Once an issue presented itself, Ms. Stewart became immediately involved.

Ms. Hepscher asked if the negotiated rate was affected if Stantec takes the lead on projects. Ms. Stewart indicated that the District is charged on an hourly basis and she will provide a not-to-exceed amount.

Dr. Spiro asked if Ms. Stewart reports directly to Mr. Adams. Ms. Stewart replied affirmatively.

Dr. Spiro voiced frustration with the pool situation and the way that it was handled by the District Engineer, as well as the tennis court delays.

Based on Mr. Adams' input, Dr. Spiro recommended proceeding with the current District Engineer but requested that future projects be well defined, up front, on time and on budget.

Dr. Spiro directed Mr. Adams to thank Johnson for their proposal, which was impressive.

▪ **Update: Tennis Court Construction**

****This item, previously Item 15.B.i, was presented out of order.****

Ms. Stewart addressed the following regarding the tennis courts:

- The City of Tampa requested an electrical diagram, showing the source of electricity to the lights and a landscape and irrigation plan to ensure adequate buffering and screening.
- Landscape Maintenance Professionals (LMP) will submit the landscape and irrigation plan to the city, for a small fee.
- Electric Today will submit the electrical diagram. There may be additional fees for the electrical service.
- There are two pieces of the drainage; a storm sewer pipe under the tennis courts and under drain around the tennis courts for potable drainage. Ms. Stewart solicited bids for the storm drainage, which was not included in the Welch Tennis Courts, Inc., (Welch) bid. The bids for the storm sewer and under drain are in the \$25,000 range.
- Ms. Stewart suggested proceeding with the storm sewer piping, holding off on the under drain work and monitoring what happens through the next rainy season. If the under drains are needed, they can always be installed later.

Dr. Spiro asked if the contractor must dig under the tennis courts to install the under drains. Ms. Stewart indicated the under drain goes around the perimeter of the tennis courts and will cost \$10,000. There was consensus to hold off on the under drain work.

Ms. Hepscher asked for the projected time for completion of the tennis courts. Ms. Stewart anticipated receiving the permits by the next meeting and starting construction but Electric Today is not responding. Mr. Adams suggested that Ms. Stewart contact Mr. Brad Pendergrass, of Advanced Electrical Solutions.

Dr. Spiro reminded Ms. Stewart that the Board will want to know, at every meeting, when construction will start and how much it will cost. Ms. Stewart estimated 90 to 120 days for completion and within budget. She will provide a breakdown of additional costs for the landscaping and drainage to Mr. Adams.

▪ **Update: Pool Repair**

******This item, previously 15.B.ii, was presented out of order.******

Ms. Stewart is working with the manufacturer of the pool pump, the pool designer, gb Collins Engineering (gb Collins) and the new pool maintenance company on the impellers. The manufacturer's engineer made free repairs. She was told that there was not enough room in the pumping box for the pipe to flow the way it is supposed to, so a pipe must be extended outside of the box.

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

A. Landscape-Aquascape-Facilities

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

1. *Purchase daytime and evening holiday decorations and holiday décor, after the holiday season, when they are on sale, that could be used year-after-year.*

Dr. Spiro indicated that this is a capital expense paid from the \$51,800 budgeted for capital improvement items. He requested an agenda item, at the November meeting, for discussion of capital items and defer the holiday decorations until November.

In response to Ms. Hepscher's question, Mr. Carpenter indicated that the holiday decorations will not be used until 2016. Regarding storage of the decorations, Ms. Hepscher recalled discussion about renting an air conditioned storage unit. There was consensus but no action was taken.

Dr. Spiro pointed out that the gym renovation and storage unit, combined, will cost \$135,000, which is above the \$51,800 budgeted. Mr. Castillo recalled, at the last meeting, suggesting that reserve funds be utilized. Dr. Spiro noted that reducing the events budget frees up funds that can be used towards the gym renovation and storage unit.

In response to Ms. Hepscher's question, Dr. Spiro indicated that there is \$400,000 in the Reserve Fund but this is an "emergency fund" for lake dredging and bubblers and proposed setting a cap for utilizing a certain amount of reserve funds. Mr. Castillo suggested using a line of credit for emergencies, as most residents will not be living in Cory Lakes five or ten years from now.

Regarding holiday decorations, Ms. Butler requested that the Board allocate a not-to-exceed amount of \$7,000 per year. Mr. Castillo agreed, noting that the new Facilities Manager can install the holiday decorations.

2. *Clean the white fence bordering Arbor Greene, across from the Cross Creek entrance.*

Ms. Hepscher reported that the fence has not yet been cleaned and the Facilities Manager at Arbor Greene provided a date for the cleaning. Mr. Carpenter noticed grass clippings on the fence on Sunday.

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. Carpenter reported that Mr. Adams provided a colored chart, to the LAF Committee, showing routine activities occurring each month and seasonal activities, such as annual replacements, tree trimming, shrub trimming, insecticide and fertilization.

Mr. Adams stated that LMP provided a traffic plan for roadside work. Their crew will also wear safety gear.

Dr. Spiro reported that the District saved \$12,000 by terminating OLM.

Mr. Carpenter advised that LMP's vehicles are causing traffic issues by blocking a long stretch of road. Mr. Adams explained that this is to help protect workers.

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

Mr. Carpenter reported that LMP is preparing a proposal for the worst three cul-de-sacs.

5. *Determine the cause of the landslide and make necessary repairs on the embankment near the pocket park playground, across from houses along Barbados.*

Mr. Adams reported that LakeMasters is providing a proposal.

Dr. Spiro questioned the ramifications. Mr. Adams indicated that it will continue to get worse and they need to determine the source, as it will cause a safety issue.

6. *Cross Creek entrance fountain is making noise and blowing air.*

Mr. Adams will ask LakeMasters to examine the fountain. Mr. Adams believed that the problem may be with suction above the water or a hole.

7. *Align Cross Creek gates.*

Ms. Bercan will contact the gate technician.

8. *Power washing the parking areas, roads and sidewalks around the recreation area.*

Mr. Hall will handle this.

9. *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 the skate park surface was repaved three years ago. Mr. Carpenter reported that the light poles were cleaned but the lights only beam on certain areas. Mr. Hall will handle this.

10. *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.*

Ms. Hepscher reported that her street is covered with nails, which are damaging tires.

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

11. *Correct the visibility hazard at the Capri Isle exit.*

Dr. Spiro reported that the visibility hazard was not from foliage but due to the curvature of the road and suggested installing a mirror. Mr. Adams will verify with Ms. Stewart if there are legalities with installing a mirror.

Mr. Carpenter pointed out that the issue is with the exit being used as a school bus stop.

Mr. Adams read the following email received from a Capri Isle resident:

"The stop sign in question was placed in front of the model home on Capri Isle Drive. To us, it is worthless having a stop sign on this corner because there is hardly any traffic coming out of the model home. Because there are very little lots left, the traffic is getting worse with buyers going in and out. In addition, the model homes are open at 11:00 a.m. and close at 6:00 p.m. and most of the time, there are no cars parked there. There is a school bus stop across from Capri Isle. Traffic coming past the Morris Bridge security, go way over 25 mph without any concern to those of us wishing to cross over to Cory Lake Drive, not to mention that because of all the bushes, we cannot see if there is any cars coming. It is a hazard for both the kids getting off the school bus, especially when they go around the bus and the residents trying to get across."

Dr. Spiro noted that, with the mirror, residents can safely cross the street.

12. *Request that vines be killed off Cypress trees in the conservation areas in order to preserve the trees.*

Mr. Carpenter recalled that, in the past, Armstrong Environmental Services (Armstrong) sprayed the vines and suggested that Mr. Adams ask LakeMasters to spray the vines.

13. *Replace missing cap from a post, between the playground and pool.*

Dr. Spiro requested that duck tape be placed, temporarily, on top of the post. Ms. Bercan requested a cap from the gate company.

14. *Clean surrounding walls of the Cross Creek fountain in front of the gatehouse.*

Mr. Adams will ask the pool company to clean the walls. Ms. Bercan noted that the pool company will be on site tomorrow.

15. *Clean sand out of the water fountain outside the Beach Club.*

Ms. Bercan will have the cleaning company remove the sand.

16. *Repair the shower located between the pool and playground.*

Ms. Bercan indicated that a plumber is providing a proposal.

17. *Brush agitator for grooming the beach.*

Mr. Carpenter found a used agitator or power grader on Craigslist for \$950; these normally retail \$1,500. Mr. Carpenter volunteered to go to Home Depot and rent a trailer for \$35 to drive up to Deltona and pick up the agitator.

Dr. Spiro requested that the Board appropriate \$35 for the trailer, plus Mr. Carpenter's gas expense.

In response to Ms. Hepscher's question, Mr. Carpenter indicated that LMP will be utilizing the agitator.

Dr. Spiro voiced concern that LMP does not have an agitator, if they were contracted to rake the sand at the Beach Club. Ms. Hepscher does not mind purchasing the agitator, if LMP will rake the sand.

There was consensus from the Board to offer a not-to-exceed amount of \$850 to the seller of the used agitator on Craigslist.

Mr. Carpenter thanked Ms. Hepscher for attending the last LAF Committee meeting.

Ms. Hepscher expressed confusion with how the LAF Committee is supposed to communicate with Staff and asked how the Board wanted to address discussions between the committees and Staff.

Dr. Spiro noted no provision in the regulations about communication between committee members and Staff, only that committee members are not to direct Staff.

Mr. Adams recommended that Mr. Carpenter email his report and Mr. Adams address routine maintenance items with Staff.

C. Security

Mr. Castillo, liaison for the Security Committee, noted several action items in the security minutes. Mr. Adams requested that the Chair of the Security Committee email the action items to him, Ms. Bercan and Mr. Hall, which can be addressed in between meetings.

Mr. Castillo reported that the Security Committee Chair, AJ Forbes, recommended police presence on Halloween and presented a quote from the Tampa Police Department for an off-duty officer, at \$35 per hour, with a three hour minimum and \$41 per hour on holidays.

The Board directed Mr. Forbes to hire an off-duty Police Officer from 8:00 p.m., to 12:00 a.m., on Halloween.

D. Other

Dr. Spiro reminded Mr. Castillo to not 'reply to all' in emails. Ms. Bercan will include Mr. Castillo as an administrator on Sunshine Board emails.

SIXTH ORDER OF BUSINESS

Discussion: Streetlights

This item was not discussed.

SEVENTH ORDER OF BUSINESS

**Consideration of Responses to Request
for Qualifications for District Engineering
Services**

A. Ranking Form

B. Respondents

- i. Johnson Engineering, Inc.**
- ii. Stantec**

This item was discussed during the Fifth Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion: 2016 Events

- Survey**

This item was discussed during the Third Order of Business.

NINTH ORDER OF BUSINESS

Discussion: Bids for Sale of Surplus Property

Mr. Adams received no bids for the refrigerator, dishwasher, BMW rims and tires; the dishwasher does not work.

Dr. Spiro suggested moving the refrigerator into the Beach Club.

Mr. Adams will dispose of the dishwasher and ask Staff to move the refrigerator.

The Board directed Mr. Adams to place an advertisement on Craigslist for the rims and tires, with a minimum bid of \$1,500.

TENTH ORDER OF BUSINESS

Discussion: Candidates for Facilities Manager Vacancy

This item was discussed during the Third Order of Business.

ELEVENTH ORDER OF BUSINESS

Discussion: Securing Boat Ramp

Dr. Spiro recalled that residents requested securing the boat ramp with a gate and finger detection device; however, this is costly and blocks the view of the lake.

Mr. Castillo felt that it was not necessary to secure the boat ramp.

Dr. Spiro requested that this item be removed from the agenda and residents will be advised that the Board discussed this matter, twice, and decided against further discussion.

TWELFTH ORDER OF BUSINESS

Discussion: Boat Wash Off Requirements: Before/After

Dr. Spiro reported that, at the Sunshine Board meeting, Ms. Hepscher suggested installing a boat washing station but concerns were raised about water running into the lake.

Mr. Carpenter indicated that the covenants state: *"Boats and water vehicles must be placed in storage for a period not-to-exceed seven days, to be inspected and sprayed if said boat or water vehicle has been in water outside of Cory Lake; this is to prevent fish from entering Cory Lake from other lakes or bodies of water that could harm Cory Lake; a fee of not-to-exceed \$75 will be assessed for inspection and treatment."*

Mr. Castillo pointed out that this provision was ten years old and never enforced by the POA.

Ms. Hepscher noted that, if the POA starts enforcing it, the matter should be re-addressed and suggested removing this item from the agenda.

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

This item was discussed during the Fifth Order of Business.

FOURTEENTH ORDER OF BUSINESS**Other Business**

Ms. Hepscher asked Mr. Adams to speak to the District Engineer about the legality of installing a yield sign at the Morris Bridge exit.

Mr. Castillo requested that discussion of signage and speed bumps be included on the next agenda. Ms. Hepscher noted that this item was planned to be discussed at the next Sunshine Board meeting.

Mr. Castillo asked if limits were placed on the number of attendees at pool parties. Ms. Hepscher recalled long discussions but no action was taken.

Ms. Bercan reported that the reservation system at the pool is getting out of control and suggested that parameters be established.

Mr. Adams pointed out that charging a fee requires a public hearing.

Dr. Spiro suggested placing a cap of no more parties of 30 people or more.

Ms. Hepscher noted that, if four residents attend a birthday party, they are permitted to bring 30 guests. The problem is that people are not cleaning up after themselves.

There was consensus from the Board to hold the public hearing on setting a fee or deposit for groups utilizing the pool for events. Mr. Adams suggested that Staff prepare a proposed fee schedule and reservation policy prior to scheduling the public hearing.

Regarding a recycling bin at the pool, Mr. Castillo suggested that the attendant place the recycling bin in the street for Waste Management to pick up on garbage day. Ms. Bercan will contact Waste Management and purchase two recycling bins.

Regarding personal floating devices, Dr. Spiro recalled that existing rules are in place.

Regarding residents not wearing proper pool attire, Ms. Hepscher noted that many public pools set parameters on pool attire, such as no cutoffs.

Discussion ensued regarding proper pool attire.

Ms. Hepscher will not attend the December meeting.

Mr. Sheth asked for the status of the curbing. Ms. Bercan is waiting for Border Masters to provide paperwork.

Regarding landscaping at the playground, Ms. Bercan reported that LMP is providing a proposal at the next meeting. Mr. Sheth asked if the gate fence is included. Mr. Carpenter recalled that Mr. James was supposed to obtain a proposal for a silt or agricultural fence. Ms. Bercan will follow-up.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Facilities Manager

This item was not discussed.

B. District Engineer

i. Update: Tennis Court Construction

ii. Update: Pool Repair

This item was discussed during the Seventh Order of Business.

C. District Manager

iii. Approval of Unaudited Financial Statements as of August 31, 2015

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

iv. NEXT MEETING DATE: November 19, 2015 at 6:00 P.M.

Mr. Adams advised that the next meeting is scheduled for November 19, 2015, at 6:00 p.m.

Mr. Adams may need to contact each Supervisor, individually, to discuss a potential workers compensation claim from a pool attendant who allegedly sustained a work related injury.

Dr. Spiro reported that Ms. Bercan needs a petty cash credit card. Mr. Adams stated that a card was issued but the last name on the card was misspelled. IberiaBank is reissuing the card, which is expected to arrive next week.

Ms. Hepscher asked if notification letters were mailed to the 19 affected property owners regarding the 1996 B bonds. Mr. Adams is waiting for confirmation from banking institutions on the private placement loan and extending the loan four or five years to pay off the May 1, 2017 balloon payment. Ms. Hepscher recalled that a letter is to be sent to residents who paid off their loan, stating that their loan was paid in full. Mr. Adams is handling this.

Mr. Adams reported that numerous phone calls were received from residents wanting to know their remaining payoff amount on the B bond.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. John Lubber, a resident, pointed out that basketball and tennis courts were closed at 10:00 p.m., and were supposed to be closed at 10:30 p.m. Dr. Spiro did not recall approving any change in the closing time.

Ms. Bercan advised that the posted hour for closing the basketball and tennis courts is 10:00 p.m., as residents behind the basketball and tennis courts complained about noise after 10:00 p.m. Ms. Bercan discovered that the rover closed the basketball courts between 10:30 p.m. and 11:00 p.m.

<p>On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, establishment of a Policy leaving the basketball and tennis courts open until 10:30 p.m., was approved.</p>

Ms. Bercan will change the sign and adjust the timer to turn off at 10:30 p.m.

Dr. Spiro requested that the lights be timed to activate when a player is on the courts and turn off when no one is playing. Mr. Sheth suggested installing LED lights.

Mr. Carpenter asked if another entity can close the Beach Club prior to the 9:00 p.m., closing time. Mr. Adams indicated that it is a public facility and cannot be closed to the public but the Board has the onus to close the building for an executive session. Mr. Adams clarified that a room can be closed off but not the entire facility.

Ms. Hepscher agreed to attend POA meetings, on behalf of the Board, but noted that she has not been able to attend any meetings, since school opened.

Mr. Lubber thanked the Board for improving the community, as it is much better.

SEVENTEENTH ORDER OF BUSINESS Supervisors' Requests

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

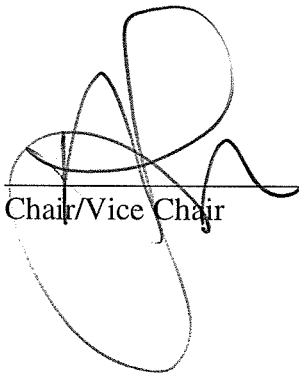
EIGHTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 11:40 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair