

**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, November 19, 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
Jorge Castillo
Bob Woodards
Baiju Sheth

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Tonja Stewart
John Hall
Carrie Bercan
Bill Kurth
Rory Harding
Rich Carpenter
A.J. Forbes
Kim Taveras
Harry Ramphal

District Manager
District Engineer
Facilities Manager
Evergreen Lifestyle Events
LakeMasters Aquatic Weed Control, Inc.
POA Manager
Resident, LAF Committee Member
Resident, Security Committee Member
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:02 p.m., and noted, for the record, that Supervisors Spiro, Hepscher, Woodards and Castillo were present, in person. Supervisor Sheth was not present at roll call.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro reported that Fiscal Year 2016 commenced with a carryover of \$11,000 and operation and maintenance assessments decreased to \$1,925. The Fiscal Year 2015 assessments were an additional \$330, due to a special assessment.

*****Mr. Sheth joined the meeting, in person, at 6:05 p.m.*****

Dr. Spiro felt that last year was a “cleanup” year, with the change in the Management Company and pool issues. In Fiscal Year 2016, he aimed direct attention towards the vision of the community and changing from a “let’s fix it” to “let’s make it as good as it can be” mentality.

Dr. Spiro requested that the meetings be streamlined, so they do not end at 11:00 p.m., and suggested having separate meetings for resident comments. As Chair, he will end discussions in a timely fashion.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items [3 minutes per speaker]

Ms. Kim Taveras, a resident, reported that, when she purchased her home at 10416 Canary Isle Drive, she was forced to plant two canary palms in front of the property. One tree died and the POA advised that she does not have to replace it, only cut it down. Ms. Taveras requested that the District replace the tree.

Dr. Spiro indicated that Ms. Taveras was not obligated to replace the tree because residents are not supposed to have two trees in front of their property. In response to Dr. Spiro’s question, Ms. Taveras indicated that the cost to remove the tree is \$450.

Mr. Castillo pointed out that Ms. Taveras was not the only resident with this issue, as there are dead trees and stumps around the entire community, and suggested considering requests on a case-by-case basis.

Dr. Spiro asked if the CDD can remove trees from private property. Ms. Stewart indicated that the trees are in the District’s right-of-way (ROW).

Mr. Adams suggested a compromise that the CDD pay 50% of the removal cost, as the District has jurisdiction based on the location and previously managing street trees.

Dr. Spiro asked if the POA is requiring Ms. Taveras to remove the tree. Mr. Carpenter indicated that the POA is requiring all dead trees to be cut down but not immediately replaced.

Dr. Spiro pointed out that Ms. Taveras has two street trees but the POA covenants only allow for tree. Mr. Adams noted that this is an unusual situation.

Dr. Spiro recommended that Ms. Taveras cut down the tree and request reimbursement. He expressed concern about receiving further requests.

Ms. Taveras stated that she will pay for the tree removal.

Mr. Woodards referred Ms. Taveras to the POA.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. October 15, 2015 Regular Meeting

Dr. Spiro presented the October 15, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

At Dr. Spiro's request, Mr. Adams will prepare a task list.

The following change was made:

Line 19: Remove "Vivek Babbar"

B. November 2, 2015 Security Committee Meeting

Dr. Spiro presented the November 2, 2015 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. November 6, 2015 LAF Committee Meeting

Dr. Spiro presented the November 6, 2015 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

<p>On MOTION by Mr. Castillo and seconded by Ms. Hepscher, with all in favor, the October 15, 2015 Regular Meeting Minutes, as amended, and the November 2, 2015 Security Committee Meeting and November 6, 2015 LAF Committee Meeting Minutes, as presented, were approved.</p>

FIFTH ORDER OF BUSINESS

Committee Reports

A. Landscape-Aquascape-Facilities

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

1. LMP Proposals 29165 and 29170 for replanting the front and back of Morris Bridge Road gate house.

Mr. Carpenter reported that the landscaping in front of the Morris Bridge Road gatehouse is dead. A portion of this expenditure will be paid from "Plant replacement" and the remaining from "Irrigation – maintenance".

Dr. Spiro requested that future proposals specify which line item the expenditure will be paid from.

2. LMP Proposal 29167 for replanting Cross Creek interior island with perennials.

Mr. Carpenter recommended perennials in the Cross Creek interior island, at the intersection of Cross Creek Boulevard and Cory Lake Drive. There are sufficient funds for four plantings of annuals.

3. LMP Proposal 29171 for tree trimming in back of the Beach Club playground.

Mr. Carpenter reported that tree limbs and leaves are overhanging onto the playground. The newly installed shades are dirty because tree clippings are falling onto the shades. The proposal is for tree trimming to the tree line, allowing for plantings.

In response to Ms. Hepscher's question, Mr. Carpenter indicated that the playground is on a conservation area and trees cannot be cut. Mr. Adams noted that the District is permitted to trim back to the jurisdictional line.

Dr. Spiro asked why trimming trees costs \$6,100. Mr. Hall indicated that the bulk of the expense is for the equipment needed to remove branches. Dr. Spiro questioned how frequently the trees are trimmed. Mr. Adams indicated every few years.

Mr. Carpenter pointed out that tree trimming should have been completed prior to installation of the playground equipment.

4. LMP Proposals 29168 and 29169 for landscaping around the Beach Club playground.

Mr. Carpenter reported that the first proposal is for installing turf behind the playground and proposed tall grasses and mulch on the right side of the walkway to prevent erosion. The turf is similar to the turf along Morris Bridge Road. The second proposal is to plant Palmer grass, in the area of the tree trimming, and plantings in front of the handicapped walkway, at the entrance to the playground and the back corner of the pool area. Both proposals total \$39,000, out of a \$92,000 budget. There are no major projects anticipated, other than the tennis courts, and money was budgeted for landscaping around the tennis courts.

Dr. Spiro asked where \$92,000 was budgeted. Mr. Carpenter replied "Irrigation – maintenance" and "Plant replacement"; \$40,000 for plant replacement, \$10,000 for sod, \$12,500 for irrigation and \$25,000 for tree removal. Mr. Adams suggested that the playground tree trimming and plantings be paid from "Capital Projects".

Dr. Spiro commented that the plans are highly detailed and voiced concern about removing sod that the District paid for. Mr. Carpenter noted that the sod is in poor condition.

Ms. Hepscher preferred an open area so children can play.

Mr. Castillo expressed concern about boats ruining the sand.

Dr. Spiro requested a presentation, with slides, on why the improvements are necessary, as this was “too much, too fast”; however, he is willing to address the dirty awning.

Mr. Woodards requested consideration of the tree trimming proposal.

Mr. Castillo felt that \$6,100 for tree trimming is excessive. Mr. Carpenter explained that the cost is for the entire playground.

Discussion ensued regarding the cost for tree trimming.

In response to a question, Mr. Adams indicated that the contractor will not be “hacking” the trees; rather, it will be a selective canopy reduction to pull growth back to create a natural look. Mr. Adams recommended obtaining additional proposals, especially from companies specializing in tree service.

Ms. Hepscher suggested negotiating with LMP to see if they will match the lowest bid.

Dr. Spiro asked who discovered the problem with the trees. Mr. Hall indicated that he detected a problem. Mr. Adams noticed the trees several weeks ago, when he toured the site with Mr. Hall, and felt that this was a great time for tree trimming, as it is prior to the trees going dormant during cooler weather.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, authorization to trim the oak trees by the playground, in a not-to-exceed amount of \$6,100, obtaining two additional tree trimming proposals and engaging the lowest bidder, were approved.

Mr. Castillo preferred to sod behind the playground after the tree trimming and requested a PowerPoint presentation at the next meeting.

Dr. Spiro appreciated Mr. Carpenter’s recommendations but explained that the Board is responsible for spending the residents’ money. A resident complained that the Board spent all of their money on plants. He is not a landscape specialist and believed that, for the Board to

approve half of the budget, when they did not know what they were approving, was irresponsible.

Dr. Spiro requested that LMP present detailed plans of the current appearance, why it is a problem and provide two or three estimates to fix the problems. Mr. Hall concurred, as the area is an eyesore.

Mr. Hall explained that the original grass was installed when the pool was built and subsequent grass was placed over the sand, which is a problem because the roots are unable to become established, resulting in constant fertilizing. Mr. Castillo requested that staff stop fertilizing.

Mr. Hall will ask LMP to separate each item in their proposal.

Ms. Hepscher questioned whether LMP will maintain the sod and provide a warranty. Mr. Adams indicated that the plants have a 90-day warranty and the trees have a one year warranty.

Dr. Spiro was concerned that LMP was trying to sell their services and will make another \$40,000, based on recommendations from the LAF Committee.

Mr. Hall will inform LMP to stop fertilizing and watering the sod behind the playground.

5. Install new turf in the area between the sidewalk and roadway in front of the pool house.

Mr. Carpenter reported that the grass is overgrown with weeds. Mr. Adams concurred, as the weeds were spreading into the good grass on the other side of the sidewalk. In response to a question, Mr. Adams indicated that the weeds cannot be treated because there is no irrigation. Dr. Spiro voiced concern about the weeds re-germinating onto the new sod. Mr. Adams disagreed. Mr. Castillo asked why grass was installed without irrigation. Mr. Carpenter indicated that the area was originally a field with a sidewalk and grass was never contemplated. Mr. Adams pointed out that this area should have been included in the landscape plan. Dr. Spiro asked if the \$6,000 is to install irrigation and grass. Mr. Carpenter replied affirmatively.

Discussion ensued regarding the proposal.

Dr. Spiro requested that the LAF Committee identify why mistakes are being made and areas of responsibility. Mr. Carpenter pointed out that the committee is trying to “fix things”.

Mr. Castillo appreciated the committee’s recommendations and stressed that the Board needs detailed information on the current condition and options for remediation.

Mr. Adams suggested that the Board discuss whether this is a worthy project; if so, he suggested comparing LMP's price to other contractors or negotiating with LMP.

Dr. Spiro asked if the turf between the sidewalk and roadway, in front of the pool house, will infect the good grass within the next 30 days. Mr. Adams replied no.

Mr. Adams will have LMP compile all proposals into one package and provide a PowerPoint presentation at the December meeting.

6. Bricks on brick roadways are separating. The District Engineer or a qualified engineer should determine cause of the separation and cost of repair.

Mr. Carpenter provided photographs of bricks on roadways that are separating, especially the roadway from the Cross Creek gatehouse to 10700 Cory Lake Drive.

Ms. Hepscher noticed a gigantic hole in one roadway. Ms. Stewart explained that the hole was caused by a break in the sanitary sewer system. Ms. Bercan contacted the city, who provided a temporary fix. Mr. Adams reported that the city is resetting the pavers tomorrow; if not, Mr. Adams will hire a contractor. Ms. Stewart pointed out that roads are no longer built with brick pavers.

Ms. Stewart requested that Mr. Hall provide documentation to determine the history and look into removing the pavers and paving the damaged areas with concrete.

Mr. Adams manages many communities in Southwest Florida undergoing paver projects and will seek a contractor to examine the roads and provide an opinion.

7. Increase of trash along roadways and within storm drains.

Mr. Hall spoke to LMP last week and was told that their Gator, used to pick up trash, is not working.

8. Move doggie station.

Staff will do this.

9. Brush agitator for grooming the beach.

Mr. Adams reported that the purchase of the used agitator, on Craigslist, for \$750, did not occur, as the seller refused to complete a 1099 form.

Mr. Carpenter provided a proposal for a \$750 agitator.

Ms. Hepscher will pay \$750 to Mr. Carpenter and fill out a 1099. Mr. Adams will provide a Bill of Sale.

Mr. Carpenter questioned the cause of the landslide. Mr. Adams explained that there is a low spot in the berm and, when the conservation area fills with water, the water spills into the low spot and down the berm. Mr. Adams requested a proposal from LMP to install a 20' wide erosion cloth from the top of the berm down to the water's edge and install Bahia sod.

Mr. Carpenter reported the following:

- The Morris Bridge Road fountain is spewing air.
- The Cross Creek gates need realignment, as they are crooked.
- Recreation areas need cleaning.
- There is a hole in the skate park surface, a damaged fence at the end of the skate park, a missing door and the light poles need repainting.

Ms. Hepscher requested that Mr. Hall handle these items. Mr. Adams indicated that Mr. Hall has a to-do list.

Mr. Adams reported that LakeMasters Aquatic Weed Control, Inc. (LakeMasters) removed dead trees and vegetation from lake banks. They are currently removing dead vegetation from the islands and vines from trees in the conservation area. Mr. Adams advised that LakeMasters examined the fountain and determined that it is not sucking air but spray is hitting the flotation ring on the fountain; no repair is necessary.

Regarding the Cross Creek exit gate, Mr. Hall reported that a pole needs adjustment. Mr. Adams noted that, if the proposal is less than \$1,000, the repair will be made.

Ms. Hepscher recalled that Arbor Greene staff was power washing the fence. Mr. Hall will contact Arbor Greene maintenance staff.

Regarding street sweeping, Dr. Spiro reported that he contacted the county but received no response. He will follow-up.

A resident suggested an acceleration and deceleration lane on Morris Bridge Road to curb speeding. Ms. Stewart will make inquires.

Mr. Carpenter asked if the LAF Committee was approved to purchase Christmas decorations. Ms. Hepscher recalled that the Board discussed allocating \$5,000 to the LAF Committee, if money was available in the budget. Dr. Spiro requested that the LAF Committee purchase the decorations after Christmas.

Mr. Hall was asked to research the cost of renting a storage facility versus renting a container from PODS® but, now, they are discussing painting the container, as a storage facility rental costs \$2,500 per month. Mr. Castillo preferred to continue renting the pod.

*****The meeting recessed at 7:47 p.m.*****

*****The meeting reconvened at 7:54 p.m.*****

B. Finance

The Finance Committee met and provided the following recommendations:

1. Approve the Evergreen Lifestyle Events (Evergreen) proposal. The District should sponsor the events in the proposal, subject to Evergreen charging residents, based on the expected attendance and eliminating events with low turnout.
2. Speak to Mr. Hall after 30 days regarding workload.
3. Management to provide a profit and loss statement to the Board, via email, three weeks after the prior month.

Mr. Adams will provide the financials, including a profit and loss statement and general ledger, to the Board, under separate cover, the third week of each month.

In response to Dr. Spiro's question, Mr. Adams indicated that the current balance in the District's bank account does not tie into the financials. The general ledger is reconciled to the balances, at the close of the prior month.

C. Security

Mr. AJ Forbes, Security Committee Chair, recommended the following:

1. Repairing streets, especially manhole covers that are either sinking or raised.
2. Forming a "Neighborhood Watch Association (NWA)".

Mr. Forbes explained that having a NWA will enhance the relationship between the Tampa Police Department (TPD) and residents and deter crime and speeding.

In response to Dr. Spiro's question, Mr. Forbes indicated that there is no cost to the District. An email will be sent to residents to solicit interest for the NWA.

<p>On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, authorization for the Security Committee to establish a Neighborhood Watch program, was approved.</p>

3. Request for the CDD to purchase electronic devices for the Board and Community Members.

Mr. Forbes noted that CDD Board and Committee Members are using their personal electronic devices for research and sending and receiving emails. According to the Sunshine Law, all emails and texts regarding District business are a public record. He suggested using a prepaid phone to conduct District business.

Ms. Hepscher commented that she never received phone calls regarding CDD business and the only communication she uses for CDD business is email.

Dr. Spiro felt that it is not necessary for Board Members to purchase a prepaid phone; however, Board or Committee Members using their personal phone for CDD business are taking a risk.

D. Other

Regarding the Sunshine Board, Dr. Spiro suggested holding online workshops, three days per month, to hear comments from residents. He suggested December 1, 2 and 3, 2015 from 9:00 a.m., to 5:00 p.m., to discuss resident issues. Mr. Adams will publish a public notice.

SIXTH ORDER OF BUSINESS

**Consideration/Discussion: LakeMasters
Aquatic Weed Control, Inc., Aerator
Proposal**

Mr. Adams provided a proposal from LakeMasters for aerators and a flash drive with aeration presentations, including a Lake Health Assessment Report for Pelican Landing and Island Walk.

Mr. Adams introduced Mr. Bill Kurth, of LakeMasters, to discuss aeration. Mr. Kurth has a tremendous amount of experience and a strong reputation in Florida. Mr. Kurth reviewed the proposal for aeration in the District's main lake, for \$275,000, exclusive of electrical services. The cost of electric is \$5,000 per location, and eight locations are anticipated. If the Board decided to proceed with aeration, Mr. Adams suggested consulting a local electrician to locate the electrical sources and noted that compressors cost \$30 to \$50, per month, each, to operate and, with eight sites, multiple compressors are needed.

Mr. Kurth explained that the compressors are standard and the cost is largely to run tubing through the lake. The tubing is \$1 per foot and, with the recommended six head system, 1,000 feet of tubing will cost \$1,000.

Ms. Hepscher asked how long it takes to install the aerators. Mr. Kurth anticipated two weeks. Ms. Hepscher voiced concern about inconveniencing residents. Mr. Kurth pointed out that the only complaints will be from residents living near the location of the compressors, as there is a slight disruption. Mr. Adams indicated that the electrical components will be at the front of the community to minimize running underground electricity.

Mr. Adams noted that two weeks for installation was not long, compared to the time necessary to obtain permits, have an electrician install the electrical components and the utility company install meters.

Mr. Adams estimated the total cost for aeration, with the electrical services, would be \$315,000 but the work can be performed in phases.

Dr. Spiro asked if a tube runs underground, from the front of a house, to the lake. Mr. Kurth indicated that the tube ends at the edge of the lake and there will be a valve assembly controlling the pressure to each compressor from the shore. Mr. Adams clarified that the compressors are inside insulated boxes with an exhaust fan.

Ms. Hepscher asked if the District is obligated to notify residents. Mr. Adams indicated that there was no obligation but it makes good business sense to inform the residents.

At the request of Mr. Castillo, Mr. Adams will provide a picture showing an aerator with a valve box.

Mr. Castillo asked Mr. Kurth if he ever received noise complaints from residents. Mr. Kurth indicated that the compressor sound is quieter than an air conditioner.

Mr. Kurth discussed the following benefits of aeration:

- Makes the lake healthier
- Prevents hydrilla and algae
- Prevents aging of the lake
- Helps improve oxygenation levels

Dr. Spiro questioned Mr. Kurth's experience with aerators. Mr. Kurth indicated that he started installing aerators in the late 1980's and early 1990's.

Dr. Spiro referred to a study by the University of South Florida (USF), on Lake Egypt, in Tampa, which cited that previous studies on aeration showed no proof that aeration is effective because one-third of the lakes worsened. He wondered how this study compared to the Island Walk study reflecting that, as soon as the aerators were installed, the lake improved.

Mr. Kurth was skeptical about the Island Walk study because the results were immediate. He referenced a lake in Bonita Bay, which was 75% covered in algae, every week, and, with aeration, had no further algae.

Ms. Hepscher questioned the effect of aerating a portion of the lake versus the entire lake. Mr. Kurth does not recommend this, due to under aeration, which causes muck to rise from the bottom of the lake.

Mr. Kurth will measure the depth of the muck, at no charge, and run an oxygen profile.

In response to Mr. Castillo's question, Mr. Kurth indicated that the proposal is only for the main lake and did not include the ponds. Mr. Castillo pointed out that some ponds have an odor. Mr. Kurth explained that odors are caused by algae, especially when the algae die.

Mr. Kurth asked if the Board wanted to purchase grass carp. Mr. Adams recommended addressing grass carp in the spring, as this was not a good time of year to introduce grass carp. Mr. Kurth pointed out that it takes six months to one year to obtain the permit the prior contractor, Armstrong Environmental Services (Armstrong), did not complete a permit application. Mr. Adams directed Mr. Kurth to complete the permit application.

Ms. Hepscher questioned the effectiveness of shoreline vegetation. Mr. Kurth indicated that plantings along the edge of the lake help prevent algae growth, as the plants absorb runoff from lawns. Mr. Kurth did not recommend having plants all along the lake bank, as it becomes difficult to maintain the lake. Mr. Kurth recommended Yellow Canna and Pickerelweed, on the islands and lot lines, to stabilize the soil and prevent erosion. Mr. Kurth pointed out that plants will attract minnows and wading birds. The estimated cost was \$0.65 per plant, including installation.

At the Board's request, Mr. Adams will secure municipal leasing quotes, with a five-year term and \$1 buyout, at the end of the term. In response to a question, Mr. Adams noted that the annual repayment obligation will be rolled into a "Rental and lease" line item in the General fund.

Dr. Spiro thanked Mr. Kurth for presenting aeration and appreciated everything that LakeMasters has done for the District, as there is vast improvement in the main lake and ponds.

Mr. Adams will bid out the aeration work, at the Board's request.

SEVENTH ORDER OF BUSINESS**Update: Tennis Court Project**

Ms. Stewart provided a construction cost estimate and schedule for the tennis court construction and reported the following:

- The current construction cost is \$145,500.
- There is a storm sewer system under the tennis courts.
- Funding is available for the under drains and should be considered in the future.

Dr. Spiro questioned the purpose of the under drains. Ms. Stewart explained that an under drain is a perforated pipe, allowing water to flow into it and out into the pond.

- The Electrician quoted \$6,500 to supply electricity to the tennis courts.
- The pedestrian path is estimated to cost \$4,200.
- Welch Tennis Courts, Inc., (Welch) provided an option for LED lighting, at a cost of \$9,000. They will provide a Change Order, as the original proposal included standard lighting.

Ms. Stewart asked if the Board is interested in obtaining resurfacing bids for the existing court and converting the lighting to LED. Dr. Spiro indicated that there is no additional money in the budget. Ms. Stewart and Mr. Adams agreed that the tennis court project will come in under budget.

Mr. Woodward asked if the under drains will be connected to existing pipes. Ms. Stewart replied affirmatively. Mr. Woodward asked if the pipes should be tested. Ms. Stewart indicated that the condition of the pipes will be assessed during construction and the project can be completed prior to the Board's decision on the under drains.

Dr. Spiro asked if the current electricity at the pool is sufficient to power the courts, as a conduit across the street is costly. Ms. Stewart will find out.

Ms. Stewart reported that staking is scheduled for December 7, 2015 and Welch is available to start construction at the same time. With a 30-day cure time, completion is anticipated by the end of January.

Dr. Spiro requested that residents be appraised about the tennis courts, via email, after the holiday party on December 5, 2015, and that a banner be placed with the date of the tennis court opening. Ms. Bercan will handle.

There was consensus from the Board for Ms. Stewart to obtain proposals for LED lights.

Mr. Sheth questioned the benefit of LED lights, as the \$9,000 cost seemed high. Mr. Hall indicated that \$9,000 is a fair price, as the LEDs run off of a florescent ballast. Ms. Stewart will obtain copies of the District's electrical bills from Ms. Bercan to determine cost savings but noted that, with LEDs, the District will recoup the cost in a short period of time. Mr. Adams estimated that, with the new technology, the return on the investment would be in the first year and the life expectancy is more than 10 years.

Mr. Adams reported that the electrician will be on site in December.

EIGHTH ORDER OF BUSINESS**Discussion: Options for Improving Merging Traffic Safety Exit Lanes at Morris Bridge Road Gate**

Ms. Stewart suggested converting the middle lane to green space, at a cost of \$8,200, to force traffic into one lane or installing a yield sign for \$500.

Mr. Castillo preferred the yield sign.

Dr. Spiro felt that converting the middle lane is a good idea but preferred a yield sign.

There was consensus from the Board for Staff to install a yield sign on the right side of the Morris Bridge Road gate.

NINTH ORDER OF BUSINESS**Discussion: Options for Improving Driver Site Lanes Exiting Capri Turning Left to Morris Bridge Road**

Mr. Adams recalled that the Board discussed installing a mirror.

Ms. Stewart reviewed the Manual on Uniform Traffic Control Devices (MUTCD) and Department of Transportation (DOT) standards for roadway striping and signage. She recalled completing a certification, when the CDD entered into the Traffic Enforcement Agreement with the Tampa Police Department (TPD) eight years ago, certifying that the CDD complied with MUTCD and DOT standards, prohibiting the CDD from randomly installing signage; therefore, the mirror cannot be installed on CDD property but can be placed on private property.

Ms. Stewart voiced concern about the District's liability, if residents become dependent on the mirror or do not stop, assuming that the mirror is correct, and have an accident. She suggested trimming the landscaping and educating residents to stop at the stop bar and slowly drive through the intersection.

Dr. Spiro pointed out that residents cannot see oncoming traffic at the stop sign, due to tree trunks.

Ms. Stewart advised residents to stop at the pedestrian crossing and gradually view traffic prior to proceeding.

TENTH ORDER OF BUSINESS

Discussion/Consideration: Lighted Arms for Resident Gates at Both Entrances

Mr. Adams reported that the Security Committee recommended making the resident gate arms more visible. He noted that some communities have illuminated gate arms that glow red in the down position and green upon activation. Mr. Adams presented an estimate from GateArms.com, for \$300 per gate arm, and \$400 with installation. For two gate arms, one at each entrance, the total price is \$800, including installation. A resident damaged a gate arm this weekend, which cost \$400, with labor, to replace; Staff is pursuing recovery from the resident. Mr. Adams suggested purchasing two illuminated gate arms and storing the existing gate arms, as replacements.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the GateArms.com proposal for installation of two illuminated gate arms, at the resident entry lanes, in a not-to-exceed amount of \$800, and using the existing arms as temporary replacements, were approved.

ELEVENTH ORDER OF BUSINESS

Discussion: Message Boards at Both Gates and Beach Club

Mr. Forbes requested a message board to replace the small signs in the front and at both gates to better inform the community of urgent situations, such as traffic issues.

Dr. Spiro recalled that this matter was discussed two or three years ago but the cost was excessive. Ms. Hepscher pointed out that technology has changed.

Mr. Adams suggested purchasing a streaming sign, a larger sign with multiple messages tied into the internet to download messages.

Dr. Spiro indicated that \$5,000 was budgeted for signs and suggested a faux wood and glass sign with a video screen or a miniature streaming island sign.

Ms. Hepscher suggested placing the message board where the PVC signs are situated, as there is space for a driver to pull over to read the message board.

The Board directed Mr. Adams to obtain proposals for message signs at each gate.

Mr. Forbes requested that the District establish a Twitter account to display emergency messages. Ms. Hepscher advised that the POA has a database to send out text alerts. Dr. Spiro requested that the Twitter discussion be tabled to the Sunshine meeting.

TWELFTH ORDER OF BUSINESS**Continued Discussion: Café Usage**

Dr. Spiro reported the following:

- Only café staff is permitted to utilize the kitchen.
- There is no storage.
- During events, the café will be closed.
- The café will provide catering.
- Opening the café in spring and marketing the café now.

Dr. Spiro suggested inviting local restaurants to make a presentation. He reported that the Salt n Pepper Bistro is interested.

Mr. Adams advised the Board to consider if they want local restaurants or food service companies and for a restaurant to lease the space, for a minimal cost, to provide a service.

Dr. Spiro expected a restaurant to lease the facility and be responsible for repairing the equipment if it breaks. Mr. Adams pointed out that the District would be responsible for operation and maintenance and complying with health department requirements and asked if the Board wanted to charge a lease amount. Dr. Spiro indicated that the District would lease the facility to recover costs incurred for wear and tear.

Mr. Adams advised that, in a leasing situation, the Board determines the menu and sets the pricing. Dr. Spiro preferred burgers, hot dogs and sandwiches and noted that the Salt n Pepper Bistro offers sandwiches and wraps.

Mr. Adams will contact local restaurants to make presentations at the January meeting.

THIRTEENTH ORDER OF BUSINESS**Discussion: Capital Items**

Dr. Spiro requested tabling this item to the Sunshine Board meeting.

Ms. Hepscher requested consideration of the storage unit.

Mr. Adams planned to provide a proposal, for a storage shed, at the December meeting, and recalled that the proposal was \$25,000.

Mr. Hall wanted to store extra pool tables and chairs.

Mr. Adams noted that the tires and rims purchased by the District are stored in the PODS[®], as there was no response to his post on Craigslist.

Mr. Adams advised that the storage unit will replace the PODS[®] container and provide additional storage.

On MOTION by Mr. Woodards and seconded by Ms. Hepscher, with all in favor, authorization for the purchase and installation of a storage shed, in a not-to-exceed amount of \$25,000, was approved.

FOURTEENTH ORDER OF BUSINESS**Other Business**

Dr. Spiro requested that the POA Board Members attend the next Sunshine meeting to discuss the tree issue. Mr. Woodards volunteered to coordinate with the POA Board.

Dr. Spiro presented a proposal for videotaping meetings, for \$250 per meeting, for four hours, which can be uploaded to a website. He noted that this expenditure can be paid from "Communications".

Ms. Hepscher expressed concern about residents participating in meetings, as the last public comment period lasted two hours. She suggested streaming meetings online, so residents can watch at home. Mr. Woodards agreed. Dr. Spiro suggested limiting residents to one question or comment.

Mr. Adams pointed out that some communities allow residents to call in, through a call in number, and listen only, without any interaction. Staff and Board Members will have a separate call in number, allowing interaction.

Mr. Sheth suggested using GoToMeeting.com. Dr. Spiro noted that the quality of the GoToMeeting.com website was poor and there was a fee.

There was consensus from the Board to research GoToMeeting.com.

Regarding the Evergreen proposal, Dr. Spiro recalled that Evergreen proposed \$30,000 for coordinating seven major events, including the holiday boat parade, spring egg hunt, luau, back to school bash and all festivals. This includes the coordinator for \$11,000. Evergreen originally proposed \$80,000. A website is not necessary, as the District has a website.

Ms. Hepscher suggested seasonal parties, versus themed parties, and expressed concern about the book club and story time events, which Ms. Lisa Kagan organizes. Dr. Spiro suggested allowing Ms. Kagan to continue organizing those events.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Evergreen Lifestyle Events proposal for seven major events and an Events Coordinator, in a not-to-exceed amount of \$30,000, was approved.

Dr. Spiro received an email from a resident stating that realtors are no longer showing Cory Lake Isles homes. He suggested inviting realtors to a meeting to express their opinions about the community and providing welcome packets to realtors to provide to new owners. Mr. Castillo agreed.

Mr. Harding pointed out that a realtor attended a POA meeting four months ago and stated that Cory Lake Isles was one of the top communities in Tampa and property values increased 25 percent.

Dr. Spiro will invite realtors, through the Realtors Association, to attend future meetings.

Mr. Castillo asked if Kolter paid the District, as this money can address landscaping that is lacking behind homes near Morris Bridge Road. Dr. Spiro will contact Kolter. Mr. Castillo requested that Mr. Hall speak to LMP about moving the fir trees in the middle beds. Mr. Hall indicated that the trees cannot be moved because of their size. Dr. Spiro suggested less tree trimming behind the homes. Mr. Adams advised that, if the fir trees can be moved, root pruning must be performed, prior to removal, which is costly and may not be successful. Mr. Adams will request that LMP include these trees as part of their presentation.

Mr. Castillo asked about the status of the Christmas lights. Mr. Adams indicated that this item will be on the December agenda.

Ms. Hepscher requested monthly security incident reports. Mr. Adams will provide.

Mr. Woodards recommended allowing the POA to install a gate, at the bulk storage area, if the POA pays for it. Dr. Spiro asked Mr. Woodards to present a proposal. Mr. Woodards will provide the proposal to the Sunshine and CDD Boards. Mr. Adams will place this item on the December agenda.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. Facilities Manager**

Mr. Hall provided a quote for a cell phone and tablet.

Mr. Adams reported that, currently, Mr. Hall uses his personal cell phone for District business and recommended that Mr. Hall have a separate cell phone, with a published number, for residents to call. The tablet is necessary for the radar sign.

In response to Ms. Hepscher's question, the cell phone will be primarily used for answering residents' calls and texts.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Verizon proposal for a cell phone and tablet for the Facilities Manager, in a not-to-exceed amount of \$91.41 per month, was approved.

Mr. Hall is obtaining proposals for road repairs and pressure washing the bricks.

Ms. Hepscher suggested purchasing a pressure washer. Mr. Hall reported that a pressure washer was purchased but the paperwork was never finalized. Mr. Adams pointed out that Staff will eventually take over pressure washing, depending on the size of the job.

B. District Engineer**i. Update: Pool Repair**

Ms. Stewart inquired about the quality of the current pool operations. Mr. Adams felt that the pool was operating more efficiently. Mr. Hall spoke to the pool staff and everything is fine. The new pool contractor is showing Staff the proper way to add chemicals to the pool.

C. District Manager**i. Approval of Unaudited Financial Statements as of September 30, 2015**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2015.

Mr. Adams encouraged all Board Members to view the District website, Corylakescdd.net, which has been online since October 1, 2015. The website includes minutes, agendas, meeting schedules, audits and committee documentation, under “Documents”, and links for “What is a CDD” and “frequently asked questions”. Email addresses will be linked to Board Members’ private email addresses.

In response to a question, Mr. Adams indicated that the old website will be removed and the District’s website address will be included on Evergreen’s website and in future newsletters, starting with the December newsletter.

Mr. Adams indicated that Management is hiring an Operations Manager to provide support for the Tampa Districts.

ii. NEXT MEETING DATE: December 17, 2015 at 6:00 P.M.

The next meeting is scheduled for December 17, 2015, at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Supervisors’ Requests

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

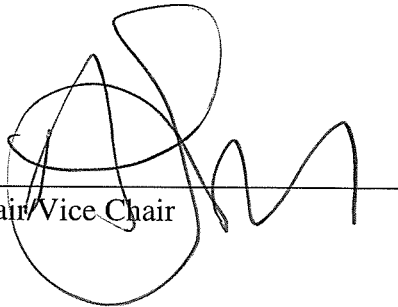
EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:38 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair