

**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, January 21, 2016 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
Steve Small
Rich Carpenter
A.J. Forbes
Greg Nielson
Joy Tankins
Janice DiGiacomo
Dennis DiGiacomo
Harvey Wolf
Marsha Wolf
Julian Diaz
David Nash
Jeri Zimmerman
Cindi Manning
Sheryl Springer
Kelsey Gulic

District Manager
District Engineer
Facilities Manager
Evergreen Lifestyle Events
Landscape Maintenance Professionals
Resident, LAF Committee Member
Resident, Security Committee Member
Resident
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro reported that the meeting is being aired online and, if successful, will be continued throughout the year.

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

SECOND ORDER OF BUSINESS**Chairman's Opening Comments**

Dr. Spiro reported that, in order to improve efficiency, time limits were placed on each agenda item. Any item going over the allotted time limit will be tabled to the online workshop or the next CDD meeting.

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

THIRD ORDER OF BUSINESS**Public Comments on Agenda Items [3 minutes per speaker]**

Dr. Spiro allotted 25 minutes for public comments and requested that statements not be repetitive.

Mr. Greg Nielson, a resident, suggested utilizing the \$81,000 budget savings for community improvements, such as street cleaning, landscaping replacements and clubhouse cleaning, which, ultimately, increase home values. He heard realtors saying that Cory Lakes is not a preferred community, unlike Hunters Green and Tampa Palms, which are well managed communities.

Ms. Joy Tankins, a resident, represented residents residing along the beach line, abutting the conservation area. She complained that teenagers are making noise at 10:00 p.m., and patrols are not doing anything about the noise. Ms. Tankins inquired about the cost for the playground, as she felt that the District is "throwing money away". She reported that kids are cutting through the conservation area, into backyards, where there could be snakes and alligators.

Dr. Spiro thanked Ms. Tankins for her input and indicated that these topics will be addressed later in the meeting or at the online workshop. He estimated that the playground cost \$150,000.

Ms. Janice DiGiacomo, a resident, recalled comment made at the November meeting regarding realtors not wanting to bring buyers through Cory Lakes. A realtor told her friend that Cory Lakes is no longer "appealing". Ms. DiGiacomo's friend drove through the community and noticed a white fence at the Cross Creek gate, along Arbor Greene, that is extremely dirty, a

PVC event sign that looks “cheap”, sides of streets that are dirty, a mailbox propped up by a recycle bin and cars parked haphazardly. Ms. DiGiacomo agreed with her friend’s opinion and noted that, when she encouraged residents to attend CDD meetings, she was told “we come to the meeting and nothing gets done”.

Ms. DiGiacomo indicated that Mr. Harding’s comment, in the November CDD minutes, regarding the 25% increase in property values in Cory Lakes, was incorrect. Dr. Spiro did not recall if Mr. Harding made this statement. Mr. Sheth recalled Mr. Harding stating that square footage was higher in Cory Lakes than neighboring communities but did not recall the percentage.

Mr. Dennis DiGiacomo, a resident, spoke to Mr. Harding last night and Mr. Harding confirmed that his statement about the 25% increase in property values in Cory Lakes was inaccurate in the minutes. Mr. DiGiacomo felt that the community has been going “downhill” since 2008, because the property is not being maintained as it should, for example, Morris Bridge Road has dirt and grime. Mr. DiGiacomo suggested using the \$81,000 to beautify the community and allocating \$25,000 towards the gym and making it a three-year project.

Mr. DiGiacomo referred to the November minutes and Dr. Spiro’s statement, “*Most residents complain about too much money being spent on plantings*”. Dr. Spiro indicated that he did not make that statement. Mr. DiGiacomo agreed with Dr. Spiro’s statement, “*Let’s no longer be a community that is a ‘fix-it’ community. Let’s make it as good as possible*”. Mr. DiGiacomo suggested setting money aside, each year, to keep the community looking good. Mr. DiGiacomo felt that the tennis court and gym benefit a small number of residents and the Board’s responsibility is to ensure that the priorities benefit all residents, which he believed was beautification of Cory Lakes. Regarding the survey, Mr. DiGiacomo requested that residents have an opportunity to express themselves.

Mr. Harvey Wolf, a resident, agreed with Mr. DiGiacomo. Mr. Wolf recalled that, ten years ago, Cory Lakes was a premiere community and everyone had a positive attitude but now everyone has a negative attitude. Mr. Wolf requested that the Board consider how to improve the image of Cory Lakes, how the improvement would impact everyone in the community and take all comments into consideration.

Mr. Julian Diaz, a resident, agreed with Mr. DiGiacomo about the condition of the community and expressed concern about the lack of drainage on Canary Point streets. Mr.

Castillo indicated that there is a proposal for Canary Point. Mr. Diaz reported trucks driving through the conservation area, behind Canary Point. Dr. Spiro advised that it was a county issue, as the county builds fire roads in the conservation area. Mr. Diaz pointed out that the POA referred him to the CDD Board. Dr. Spiro confirmed that these are not CDD responsibilities.

Mr. David Nash, a resident, loved living in Cory Lake Isle and requested that the Board approve Race for a Place. The last time Race for a Place was held, it had a positive effect on Cory Lakes. It was a free event and \$10,000 was raised for the Humane Society. In response to a question, Mr. Nash stated that Race for a Place will be held on the Saturday prior to Thanksgiving. Dr. Spiro advised that Race for a Place is on the agenda and will be discussed later in the meeting.

Mr. Wolf asked if money is budgeted for sidewalk and curb repairs. Dr. Spiro replied affirmatively. Mr. Wolf inquired about power washing streets and sidewalks. Dr. Spiro indicated that power washing is budgeted. Mr. Wolf requested power washing all streets and sidewalks and making repairs, especially in Martinique.

Ms. Jeri Zimmerman, a resident, reported that Waste Management left oil on Cachet Isle and St. Lucia streets, which she reported to Waste Management. No one cleaned the oil. She recalled that the gym was refurbished and requested that the Board think long-term, as she is “embarrassed” by the appearance of the community. Ms. Zimmerman noted her friend who “lost \$300,000 on their house, just to leave Cory Lakes” and voiced her opinion that houses in Hunters Green appreciated far better than houses in Cory Lakes. She requested that the Board do what is best for the community, not just one individual.

Ms. Cynthia Manning, a resident, was vehemently opposed to the pool and playground, due to the noise level, caused by kids screaming. She requested that the Board address speeding on the lake, as wakes have caused the loss of approximately 5’ of lake bank, and suggested installing a sea wall.

Dr. Spiro reported that the gym, pavers, signage, fencing and rover will be discussed later in the meeting.

Mr. Castillo asked about the Arbor Greene fence. Mr. Hall left many messages and no one responded. Ms. Hepscher pointed out that, each month, Arbor Greene promises to clean the fence and does not follow through. In response to Mr. Castillo’s question, Mr. Hill estimated a cost of \$500 to pressure wash the fence.

Mr. Adams advised that, if a fence is placed on a lot line and there is an issue with the appearance, the affected party has the latitude to improve the appearance of the fence. He recommended that the Board authorize Staff to pressure wash the fence, as Arbor Greene is not affected and apparently will not do it, and provide notice to Arbor Greene. Mr. Sheth suggested billing Arbor Greene. Mr. Adams did not expect Arbor Greene to pay the bill but will send a letter and bill to Arbor Greene.

Mr. Hall pointed out that the Cross Creek Road sign, on Cory Lake Boulevard, was not replaced.

Dr. Spiro reported that Race for a Place, roadwork and Landscape Maintenance Professionals, Inc. (LMP) proposals, will be discussed later in the meeting.

Ms. Tankins asked why police are not patrolling the streets. Dr. Spiro recalled that, years ago, the District hired off-duty police officers to issue citations for speeding but it was later felt that Cory Lakes was the safest community in Tampa and energy should be invested elsewhere. Ms. Tankins disagreed and requested a plan ensuring that the community is safe. Dr. Spiro reported that the Security Committee formed a Neighborhood Watch.

Dr. Spiro reported that the Finance Committee announced the \$81,000 savings in The Islander, not the CDD Board. He clarified that checks are not being issued to residents for their portion of the \$81,000; it is allocated in the budget for capital items.

Dr. Spiro requested names of realtors, which he will contact to discuss how to increase property values. He referred to the statement in the Finance Committee's minutes "*While we want to reduce the costs of operating the community, we want to increase the value of homes*" and pointed out that this is the objective of both the Finance Committee and the CDD.

Dr. Spiro agreed that the playground is generating a lot of use and a workable solution to the noise problem is necessary. Ms. Hepscher recalled the Board researching noise barriers and felt that noise barriers are "appalling" and would block the view of the lake. Ms. Tankins suggested installing landscaping.

Ms. Tankins felt that the Board is not listening. She pointed out that St. Lucia residents have pools and playgrounds in their yards and having another playground is redundant, as playgrounds are inundated with children from dawn to dusk. Ms. Tankins is running teenagers off the playground after 10:00 p.m. Dr. Spiro pointed out that this is a security issue and asked if Ms. Tankins wanted the playground relocated. Ms. Tankins requested a wall to prevent children

from crossing over the conservation area. When the noise level gets out of control, she confronts the kids but they taunt her. She wanted to call the police and have the police charge the kids with a misdemeanor. Ms. Tankins warned that there will be consequences if the Board listens to residents' concerns but does nothing.

Mr. Castillo pointed out that the Board Members are residents. Ms. Tankins remarked not St. Lucia residents. Mr. Castillo stated that the Board's focus is beautifying the community so home values increase and he joined the Board to understand where the \$2 million spent on the community is going. Mr. Castillo received an email from Mr. Wolf about negativity in the community and voiced his opinion that residents must be positive and part of the solution, to turn things around.

Ms. Tankins questioned how she can be positive when she received five violations in the first few months after moving into the District, for a dirty mailbox and seawall; the mailbox was from the prior owner. With the violations and noise issues, in the ten months living in Cory Lakes, her family has had no peace. She invited the Board Members to her house to experience her level of frustration and negativity. Ms. Tankins wanted a solution. Mr. Castillo expressed his appreciation to Ms. Tankins for coming before the Board. Dr. Spiro advised that the violation letters were sent by the POA, not the CDD.

Ms. Manning suggested installing landscaping around the playground. Mr. Castillo was doubtful that landscaping would buffer the noise.

Dr. Spiro recognized the noise problem and recalled that, eight months ago, there was no playground. Ms. Tankins commented that now there is a playground and a pool, which makes a big difference. Ms. Manning noted that her windows rattled during movie night at the pool, due to the noise level. Dr. Spiro noted that movie night is a popular event.

Dr. Spiro advised that a solution will not happen overnight and suggested that residents participate in the online workshops.

Ms. Tankins suggested dividing the community into sections and having a representative from each section serve on the CDD Board. Ms. Tankins asked if St. Lucia and Cachet residents served on the CDD Board. Ms. Hepscher explained that the Board seats are elected positions and any resident can qualify for the election, when seats expire. Two seats are up in November.

Dr. Spiro indicated that many issues were not the fault of the current Board. He voted against the tennis courts and tried to get the pool built on the other side of the street.

Mr. Woodards reassured Ms. Tankins that the Board heard her complaints and will do something about it but it may not be overnight. He acknowledged that some progress was made but there is a long way to go. Mr. Woodards favored beautifying the community first.

FOURTH ORDER OF BUSINESS**Approval of Minutes****A. November 19, 2015 Regular Meeting**

Dr. Spiro presented the November 19, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 169: Change “most residents” to “a resident”

Line 272: Change “Hire a Junior Facilities Manager to assist Mr. Hall” to “Speak to Mr. Hall after 30 days regarding his work load”.

Lines 569 and 570: Staff will verify Mr. Harding’s comments from the audio and change, if necessary.

B. December 1-3, 2015 Sunshine Board Meeting

Dr. Spiro presented the December 1-3, 2015 Sunshine Board Meeting Minutes and asked for any additions, deletions or corrections.

C. December 3, 2015 Finance Committee Meeting

Dr. Spiro presented the December 3, 2015 Finance Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. December 4, 2015 LAF Committee Meeting

Dr. Spiro presented the December 4, 2015 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

E. December 7, 2015 Security Committee Meeting

Dr. Spiro presented the December 7, 2015 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

F. January 4, 2016 Security Committee Meeting

Dr. Spiro presented the January 4, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

G. January 5-7, 2016 Sunshine Board Meeting

Dr. Spiro presented the January 5-7, 2016 Sunshine Board Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the November 19, 2015 Regular Meeting Minutes, as amended, and the December 1-3, 2015 Sunshine Board Meeting, December 3, 2015 Finance Committee Meeting, December 4, 2015 LAF Committee Meeting, December 7, 2015 and January 4, 2016 Security Committee Meeting and January 5-7, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Committee Reports

- A. Security**
- B. Finance**
- C. Landscape-Aquascape-Facilities**
- D. Other**

These items were deferred to after the Sixteenth Order of Business.

SIXTH ORDER OF BUSINESS

Presentation/Discussion: Lake Oxygen and Muck Level Profile

This item was presented following the Sixteenth Order of Business

SEVENTH ORDER OF BUSINESS

Discussion: Proceeding with Aeration Project

This item was deferred to after the Sixteenth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration/Presentation: LMP Proposals

Dr. Spiro recalled that, at the first meeting of the new fiscal year, Mr. Carpenter, of the LAF Committee, presented LMP proposals for new plantings, landscaping and irrigation, totaling one-half of the budget for the entire fiscal year. Some proposals were approved but not all, as the Board wanted a detailed presentation from LMP.

Mr. Steve Small, Account Manager for LMP, discussed his involvement with Cory Lakes for five years and believed that the community looks better than six years ago. He asked for

suggestions and noted that LMP will work with the Board and residents on solutions. Proposals and renderings to “spruce up” the community were prepared.

Mr. Small presented the following proposals:

1. *Proposal 22809 for installation of irrigation along pool area, in a not-to-exceed amount of \$2,908.37.*
2. *Proposal 24887 for replacing 2,000 square feet of St. Augustine sod, along the west side, and 1,120 square feet, along the east side, of the pool, in a not-to-exceed amount of \$2,745.60.*

Dr. Spiro explained that the \$2,745.60 proposal is to re-sod and irrigate, as residents were concerned about the turf in front of the pool building, between the sidewalk and palm trees.

Mr. Small reported that most of the common properties, have bahia sod and St. Augustine sod is in front of the pool and sidewalk, with bahia sod towards the road; however, there is no irrigation. He suggested re-sodding the front of the pool so it is uniform with the rest of the pool area.

Mr. Adams noted that the sod is currently green but will discolor during the winter months because it is not improved grass and there is no irrigation. Over time, the sod will continue to deteriorate and sprout weeds, which is an ongoing battle. The proposal is to install irrigation and sod between the sidewalk and curb, to the fence. Mr. Small indicated that LMP does not warranty non-irrigated areas.

Dr. Spiro asked if the area can be irrigated without changing the sod. Mr. Small replied affirmatively. Mr. Adams agreed with spraying the weeds and placing improved turf in irrigated areas. Mr. Small pointed out that the pump house and tennis court have St. Augustine sod, up to a certain point.

Dr. Spiro expressed surprise that the most vocal critics in the community thought that the landscaping was fine. Mr. Small pointed out that visualizing the landscaping is difficult, when it is dark and the common denominator is improving the quality of the community, versus saving money. Ms. Tankins suggested using the \$30,000 budgeted for an events coordinator for landscaping; she felt that residents should pay for parties. Dr. Spiro recalled that the budget line item was reduced from \$80,000 to \$30,000.

Ms. Hepscher recalled that, when the LMP proposals were first presented, LMP wanted to change the type of sod. Mr. Adams advised that irrigation was necessary, as the current sod was full of weeds because it dried up.

Mr. Carpenter reported that the LAF Committee requested proposals from LMP, based on recommendations by the LAF Committee.

3. *Proposal 29165 for replanting annuals in front of Morris Bridge Road guard shack, in a not-to-exceed amount of \$3,365.00.*
4. *Proposal 29170 for replanting annuals in back of Morris Bridge Road guard shack, in a not-to-exceed amount of \$3,892.50.*

Mr. Small noted that there are palm trees in the front and none in the back, which is not appealing when entering the community.

The rendering of the guard shack was discussed.

Mr. Small reported that the same plant material will be planted in the front and back of the guard house. In response to Ms. Hepscher's question, Mr. Small indicated that three palm trees were in front but, because of the location of the unit, two palm trees were placed on each side in the back.

5. *Proposal 29167 for planting annuals in Cross Creek interior island, in a not-to-exceed amount of \$4,025.50.*

Mr. Small suggested removing the annuals and re-doing the landscaping in the center island, at the intersection of Cory Lake Boulevard and Cory Lake Drive, as the current landscaping does not match the rest of the community. Ms. Hepscher questioned why annuals were planted versus landscaping. Mr. Small indicated that this is in the contract.

6. *Proposal 29169 for plantings behind play area in front of wood line, in a not-to-exceed amount of \$7,443.10.*

Mr. Small explained that ground cover is recommended in the open area, behind the play area, to prevent erosion. The wood line was cleared to prevent leaves from getting on the playground. The ground cover is permanent and the area has irrigation.

7. *Proposal 29680 for plantings between the pool and playground, in a not-to-exceed amount of \$1,510.18.*
8. *Proposal 29679 for turf between the pool and playground, in a not-to-exceed amount of \$3,050.00.*

Mr. Small indicated that the proposals were only suggestions and could be revised.

The renderings were discussed.

Ms. Hepscher asked if artificial turf is being used. Mr. Small indicated that the turf is St. Augustine sod. Ms. Hepscher felt that it looks like AstroTurf.

9. *Proposal 29168 for landscaping along walkway behind pool, in a not-to-exceed amount of \$4,683.58.*

Mr. Carpenter indicated that the recommendation is for turf removal and installing sand and landscaping. Dr. Spiro stated that the turf is still alive. Mr. Small advised that the turf is dead and the proposal is for muhly grass in front of the playground, where the beach meets the right side of the playground, to prevent erosion. Jasmine will be placed in front of the garbage can.

Ms. Tankins felt that the playground equipment is unattractive. Mr. Castillo noted that it is a kids color. Ms. Tankins requested new playground equipment and removal of trees from the conservation area.

Regarding the proposal, Dr. Spiro voiced concern about not being able to see snakes and other animals through landscaping. Mr. Castillo suggested a lower type of landscaping. Ms. Hepscher suggested planting jasmine, throughout, for uniformity. Mr. Small pointed out that snakes will intrude no matter what is placed there, as it is a wooded area.

10. *Proposal 29762 for Canary Point Lane drainage repairs.*

Dr. Spiro asked if the repairs would resolve the drainage problems. Mr. Small indicated that the prior Facilities Manager asked for a proposal, as residents complained about sidewalks full of water, due to a lack of drainage. Mr. Diaz explained that when it rains, water ponds and kills the grass. Mr. Adams indicated that the flow patterns are obvious; water flows down the roadway, down the sidewalk and into low areas. Staff has apparently been using car stops in those locations to limit erosion damage. Mr. Diaz noticed sinkholes. Mr. Hall explained that the repairs are based on elevations for the area, on the lowest points.

Dr. Spiro thanked Staff for the Financial Distribution sheet, as it is helpful to know where the money is coming from, for budgeting purposes.

Regarding the earlier comment about the proposals totaling one-half of the budget for the entire fiscal year, Mr. Small felt that these items will cover what was budgeted for the entire year. He toured the community and these were the major areas to be addressed.

Ms. Hepscher asked if LMP provides a warranty on the plants. Mr. Small stated that, if the plants die, LMP replaces them. There is a standing purchase order for plant replacement material. There is no warranty for roses but similar type plants can be used.

Ms. Hepscher questioned why LMP did not replace the purple flowers around palm trees, as several were missing. Mr. Small indicated that, at the time the flowers were planted, around the palm trees, there were drainage issues. Mr. Small suggested replacing flowers that are not doing well with Mexican petunias, which thrive in wet conditions; however, it would be considered a change out. LMP is currently replacing the dead plants under the warranty.

Mr. Wolf recommended enhancing the entrances into the community, to make it attractive for homebuyers, as this is the first impression of the community. He felt that the entrances are “atrocious”, which hinders the ability to attract homebuyers.

Dr. Spiro recalled that, several years ago, a decision was made to remove the colorful plants because they do not survive in winter and winter plants were installed. Mr. Hall noted that the current landscaping is 15 years old and at the end of its life. Dr. Spiro suggested tabling this matter, addressing it in the second part of the year and altering spending for seasonal items, leaving funds for major items, if necessary.

Ms. Hepscher asked why the District spends money to replace plants when LMP should be replacing them. Mr. Small explained that some areas were not completed because plant materials were not available; he acknowledged responsibility for plant replacements and will complete them. Ms. Hepscher voiced concern about LMP returning in six months with additional plant replacements. Mr. Small advised that, once LMP installs plants, the warranty goes into effect. LMP warranties plants for as long as LMP maintains the property. Mr. Hall pointed out that LMP is training a new employee and, once the new employee is familiar with the property, the landscaping will improve.

Dr. Spiro asked if the Board wanted to approve some or all of the proposals. Mr. Woodards and Mr. Sheth were in favor of approving all of the proposals.

Mr. Castillo voiced concern about the irrigation budget, as \$12,000 was budgeted until September 30. Mr. Small pointed out that LMP replaces broken sprinkler heads at no charge. Last year, a pump was replaced, which was a large expense. Mr. Small explained that \$2,900 is for irrigating the new area.

Mr. Woodards motioned to approve all LMP proposals. Mr. Sheth seconded the motion but asked if modifications to the plant material changed the proposal, such as amending the proposal for the playground to plant jasmine, throughout. Mr. Small indicated that the difference is a couple of hundred dollars. Ms. Hepscher voiced concern about plants getting trampled and suggested sod. Mr. Adams recommended muhly grass. Mr. Small will fill the remainder of the playground with jasmine.

On MOTION by Mr. Woodards and seconded by Mr. Sheth, with all in favor, the Landscape Maintenance Professionals, Inc., proposals, as discussed, for irrigation maintenance, sod, plant replacement and drainage, in a total not-to-exceed amount of \$35,861.95, were approved.

Mr. Small suggested planting a clumping bamboo around the pool and playground, as a noise buffer. The Hard Rock Café and subdivision entrances use bamboo as a sound barrier. He suggested placing the clumping bamboo at the retention pond, on the left side of the playground, and continuing it around the playground.

Dr. Spiro requested a proposal for the clumping bamboo, prior to the Sunshine Board meeting, for discussion at the online meeting.

Mr. Castillo referred to pictures of short and tall bamboo. Mr. Small pointed out three different types of bamboo. Mr. Castillo asked if bamboo takes five years to grow. Mr. Small indicated that some bamboo grows 6" per day.

Mr. Forbes voiced concern about the Board setting a precedent. Dr. Spiro felt that, even if a minority of homeowners are disturbed at night because of noise levels at public facilities, they have the right to peace and quiet. Mr. Woodards recalled multiple noise complaints, not just from one resident. Mr. Small suggested planting red cedar pines, like those in the Morris Bridge Road area. Mr. Castillo proposed moving the fir trees from the Morris Bridge Island to behind the pool and playground. Mr. Small noted that LMP will not provide a warranty for the relocated trees.

NINTH ORDER OF BUSINESS

Discussion: Gym Remodeling and Equipment

Dr. Spiro recalled that \$81,000 was allocated towards the gym remodeling and two proposals were received. There is \$50,000 to \$60,000 in the capital budget, although, \$25,000 was expended for storage. Mr. Adams clarified that the actual cost for the storage and electricity is \$14,000 to \$15,000, which includes two pre-built 12x30 storage units, versus built on site storage, which requires permitting. Dr. Spiro recalled tree trimming savings. Mr. Adams explained that the tree trimming was \$2,800, versus the \$6,100 budgeted.

Dr. Spiro recalled space issues but this was resolved by expanding through the back room and eliminating the storage closet. Mr. Adams reported that the plan was reviewed prior to the meeting and removing the women's restroom to expand the gym area was recommended, as the open wall will provide a view of the lake, while residents use treadmills, and two smaller bathrooms or a unisex bathroom will be built on the other side. Mr. Adams pointed out a logistical issue with the storage closet, because it has all of the technology equipment.

Mr. Adams will request proposals from General Contractors and present them at the next meeting.

Mr. Adams provided proposals for two treadmills and two ellipticals from Life Fitness. Life Fitness provided government pricing, which is significantly less than the retail prices. The equipment includes a TV monitor and technology to work with workout apps, such as Google Fitness. Two Life Fitness Integrity Cross Trainers and two Integrity Treadmills, with 15" attachable TVs, normally retail for \$30,000 but, with government pricing, the cost is \$19,000. With the cost of freight, fuel, installation and calibration, the total cost is \$21,236, with no tax.

In response to Dr. Spiro's question, Mr. Adams explained that the proposal is for an outright purchase but the equipment can be leased for 36, 48 or 60 months. For 36 months, the monthly payment is \$654.76, \$507.56 for 48-months and \$419.51 for 60 months, with a \$1 buyout at the end of the term. He did not recommend a traditional lease that has a residual value. Because the equipment is commercial grade, it will last between five and seven years and includes a three-year full warranty.

Mr. Adams highly recommended purchasing the preventative, quarterly maintenance program, for \$2,247 per year, and presented a Preventative Maintenance Agreement with Fitness Services of Florida (FSF). In response to Mr. Woodards question, Mr. Adams indicated that the Preventative Maintenance Agreement is separate and there is no requirement to utilize FSF. Mr.

Adams used FSF in another community and they did a good job. Mr. Adams recommended purchasing through Life Fitness, due to their government pricing program.

In response to Ms. Hepscher's question, Mr. Adams indicated that the equipment from Life Fitness is mid-tier, based on Dr. Spiro's specifications. The TVs can be removed, which reduces the proposal by \$3,180.

Mr. Woodards preferred leasing, due to technology changing every three to five years. Mr. Adams suggested that the Board consider a residual lease. Dr. Spiro pointed out that the gym is the mostly highly used amenity and equipment is constantly breaking. Dr. Spiro estimated that a lease under \$21,000 will cost \$23,000 for 36 months and, with the 36-month lease, all current residents will pay for it now and enjoy it now. Mr. Adams pointed out that this is the benefit of financing through a governmental entity, as assessments are against the property, not the owner. In response to Dr. Spiro's question, Mr. Adams indicated that the only difference between a residual lease, versus a traditional lease, is a slightly lower payment.

Mr. Adams requested that the Board set not-to-exceed parameters with the lease program.

Dr. Spiro preferred a 36-month lease, as there is a \$2,000 savings. The cost is \$654.76 per month, plus the preventative maintenance, for a total cost of \$10,000 per year. Mr. Adams agreed with a shorter term lease, especially if the equipment will be traded in. Dr. Spiro agreed with the concept to open up the wall of the gym to provide a view of the lake.

Mr. Castillo agreed with the earlier comment about a three-year plan for the gym and preferred to update the current equipment and spend \$30,000 to refurbish the current space. Dr. Spiro agreed and recommended smaller weights and replacing mats. Mr. Adams indicated that those items were already on order.

Mr. Woodward felt that the District should get the "best bang for the buck" by building a gym across the street.

Mr. Castillo asked if the Board wanted to consider additional fitness equipment, such as a stationary bicycle. Dr. Spiro was unaware of complaints about the existing bicycles. Ms. Hepscher requested a proposal for the next meeting. The Board agreed with the idea of replacing the existing bicycle and securing a proposal.

On MOTION by Ms. Hepscher and seconded by Mr. Woodards, with all in favor, authorization for a 36-month residual lease with Life Fitness for two treadmills and two ellipticals, as outlined in the proposal, with a capital cost not-to-exceed amount of \$23,000 and a preventative maintenance agreement, in a not-to-exceed amount of \$2,247, were approved.

Mr. Adams explained that the Board must declare the gym equipment being replaced as surplus, authorize Staff to request bids and sell the equipment to the highest bidder. If there are no responses, the Board would authorize Staff to properly dispose of the equipment. Mr. Adams suggested that the Board wait to take action until the new equipment is in place, which he anticipated by the February meeting.

Ms. Hepscher questioned the time frame for receiving the equipment. Mr. Adams estimated that the credit process will take one week, unless there is a problem, followed by ordering the equipment and scheduling installation, which should occur prior to or shortly after the next meeting.

Dr. Spiro asked if the Board must provide specific direction to Staff to refurbish the gym. Mr. Adams believed that the gym must be painted and the walls and baseboards spackled to fill in dents. Mr. Hall recommended replacing tiling, as there are some broken tiles.

In response to a question, Mr. Adams confirmed that he posted the tires and rims on Craigslist but there were many other postings and they were probably lost in the sea of postings.

Dr. Spiro requested a list of directives for Staff, so the community recognizes that the Board is in the process of completing items. Mr. Adams indicated that, in November, the Summary of Motions and directives were provided to the Board. He will post the January Summary of Motions and directives on the CDD website and provide to Ms. Bercan, for The Islander. Staff will work from the directives.

A resident who owned a gym agreed with purchasing commercial grade equipment, treadmills with the best technology and a good warranty. Mr. Adams stated that the new equipment has a three-year warranty and a quarterly preventative maintenance program.

▪ **Discussion: Race for a Place**

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

Dr. Spiro indicated that an email was provided to the Board for Race for a Place and a presentation was made at the Sunshine Board meeting.

Mr. Nash commented that he and his wife participated in 2009.

Dr. Spiro asked if resident volunteers were needed. Mr. Nash indicated that his neighbors are participating. Dr. Spiro advised that half of Cory Lake Drive will be cornered off and the resident volunteers will direct traffic. Mr. Nash noted that there will be police on every corner for the hour-long event, which includes 5K and 10K runs. 300 people attended the last event and there were no issues. Dr. Spiro felt comfortable that there is a stronger operational team now, versus in 2009.

Mr. Sheth suggested nice landscaping for the event to showcase the community. Ms. Hepscher recommended inviting realtors. Mr. Nash noted that his wife has connections with television stations to broadcast the event, as well as experience with organizing events. Mr. Carpenter was concerned about parking and trash. Mr. Nash indicated that, at the last event, there was designated parking and six golf carts drove people to the starting line. Mr. Carpenter stated if a crew will pick up trash. Mr. Carpenter indicated that all resident volunteers picked up trash, after the event.

Dr. Spiro asked Mr. Carpenter to speak to Mr. Nash about his concerns.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, authorization to hold Race for a Place, with Staff coordinating with Mr. and Mrs. Nash, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposal Allowing POA Purchase and Installation of a Gate at Bulk Storage Area

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Update: Digital Community Information Boards

In response to Dr. Spiro's question, Mr. Adams indicated that the proposal is \$30,000, for two signs, one at each entrance. Mr. Adams recalled that the Board decided to change from an informational streaming board to a larger board containing more information and graphics and

placing it in a façade. Mr. Adams believed that Mr. Will Griffin, of International C&C Corporation, understood what the Board wanted.

Dr. Spiro pointed out that \$5,000 was budgeted under “Monuments & signs”, in the operational budget, and suggested taking the \$5,000 from the operational budget and the remainder from “Capital outlay”. Mr. Adams explained that the line item in the operational budget is for replacement of street signage. Dr. Spiro recalled purchasing “No Loitering” signs.

Mr. Adams advised that the signage does not include the electric drops, which he estimated at \$1,500 to \$2,000. There is electric in proximity of the two areas.

In response to Mr. Sheth’s question, Mr. Adams indicated that the screens are LED screens. A standard screen is 10 millimeters and the proposal is for 11 millimeters, which provides higher resolution. The viewing area is 6’x3’, which will be placed into a façade and resemble a neighborhood sign. Mr. Sheth commented that the sign looks nice but the price is over budget.

Mr. Adams suggested the potential of purchasing one sign and placing it in front of the beach club; however, it may not target everyone because Cross Creek receives the bulk of the traffic and many residents may not pass by the Beach Club on a regular basis. He recommended placing signs at both entrances, as residents tend to exit Morris Bridge Road more frequently, versus driving through Cory Lakes. Ms. Hepscher agreed.

In response to Dr. Spiro’s question, Mr. Adams indicated that, initially, the sign must be hard programmed but, with wireless technology at the gatehouses, a remote program is possible down the road which would allow Ms. Bercan to program the sign with her computer or Smartphone from a remote location.

Ms. Hepscher asked why Mr. Adams only obtained one proposal. Mr. Adams wanted input from the Board and offered to obtain additional proposals.

Mr. Sheth inquired about the warranty. Mr. Adams will provide this information.

Ms. Hepscher was in favor of purchasing the signs, immediately, as the current PVC sign is “useless”.

Mr. Castillo presented examples of signs in Heritage Isles. Mr. Forbes spoke to the Heritage Isles Manager and noted that the community paid \$11,000 for the screen, only. Mr. Forbes estimated \$5,000 for installation. Mr. Adams estimated \$35,000 for the signs, aluminum

façade, installation and electricity. In response to Dr. Spiro's question, Mr. Adams stated that no maintenance is needed on the signs and a warranty is included.

Dr. Spiro suggested contacting clients of the sign company.

Mr. Adams recommended that the Board authorize him to secure two proposals, for comparison purposes, set a not-to-exceed amount and engage the lowest priced vendor.

Dr. Spiro indicated that the amount of capital is approximately \$130,000; however, \$12,000 was expended, leaving \$118,000. With the purchase of the signs, the total capital would be \$105,000.

Ms. Steward advised that capital funds are necessary for the following items:

- Tennis court resurfacing - \$11,000
- Basketball court resurfacing - \$5,000
- Hockey rink resurfacing - \$12,000
- Replacing lights at tennis and basketball courts and hockey rink with LEDs - \$45,000
- Replacing light fixtures and arms at tennis and basketball courts and hockey rink - \$51,000

Dr. Spiro pointed out potential savings by changing the current lights to LED and leasing the lights.

Dr. Spiro estimated the capital decreasing by \$27,000 for the resurfacing, as the remaining capital items are operational.

Mr. Adams commented that the sand at the beach club looks nice and fluffy, since the sand was raked with the agitator. Mr. Hall confirmed that the agitator works well in removing washouts. A sand screen was ordered and will be attached to the agitator.

Mr. Hall suggested using capital funds for roadway repairs, including gaps and potholes, along Quail Lakes Drive, from Barbados to the Cross Creek entrance on Cory Lakes Boulevard. Dr. Spiro advised that street reserves can be used for this purpose. Mr. Hall believed that the streets were not maintained properly, never sanded and there was a continual lack of expertise with street repairs. Mr. Hall felt that the current contractor "knows what they are doing" and suggested following the contractor's street maintenance program; Mr. Hall is obtaining the specifics regarding an ongoing street maintenance program. Mr. Adams noted that this contractor was the original builder of the Cory Lakes roads.

Mr. Hall toured the property with the contractor. The issue was that the roads were originally designed for a 40 mile-per-hour (mph) maximum but residents were speeding, which is why the roads were designated 25 mph. Sand between the bricks stops gaps from forming but tires suck the sand out of the cracks, and since the sand was not replenished, the bricks were pushed in one direction, creating gaps. Ms. Stewart recalled that no maintenance was ever performed on the roads.

Ms. Hepscher was in favor of using reserves for street maintenance. Dr. Spiro felt that as important as the roads were, no one cared about the roads; signage has a positive effect. Mr. Adams reported that \$45,000 was budgeted for paver repairs in the operating budget.

Mr. Sheth requested a sign with Wi-Fi capabilities. Mr. Adams will speak with an IT company.

Mr. Adams requested that the Board set a not-to-exceed amount. He will email the proposals to the Board and provide information about the remote program at the next meeting.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, authorization for Mr. Adams to secure two proposals for a community information sign, at each entrance, in a total not-to-exceed amount of \$35,000, and engaging the lowest priced vendor, were approved.

TWELFTH ORDER OF BUSINESS**Update: LED Gate Arm Installation
Resident Entry at Both Gates**

Mr. Adams reported that a special wiring harness is required for the illuminated gate arms that glow red in the down position and green upon activation. For the same price, which is a not-to-exceed amount of \$800, he recommended gate arms that remain red all the time.

In response to Ms. Hepscher's question, Mr. Adams indicated that the price for the red and green arms is \$2,800. Ms. Hepscher asked about the folding arm. Mr. Hall indicated that the folding arm is included in the proposal.

Mr. Castillo agreed with the gate arms that remain red.

THIRTEENTH ORDER OF BUSINESS**Discussion: Holiday Lighting Purchase**

Dr. Spiro stated that, at the Sunshine Board meeting, the Board discussed allocation of \$10,000, from the capital budget to purchase holiday lights.

In response to Mr. Woodards' question, \$10,000 will be allocated, each year, until the quantity of lights is sufficient. Mr. Castillo asked if a company will be hired to install the holiday lights, but there was no response. Ms. Hepscher recalled that the LAF Committee wanted a 3D effect in addition to the current holiday lighting. Mr. Carpenter noted that the lights would be visible both day and night.

Mr. Castillo agreed, as he felt that this year's holiday lighting was an "embarrassment". The LEDs did not flow and looked terrible. In response to Mr. Castillo's question, Mr. Hall indicated that stores in Tampa and Clearwater that sell holiday lights, year round. Mr. Adams pointed out that online stores sell holiday lights.

Dr. Spiro asked who will make decisions regarding the holiday lights. Ms. Hepscher proposed that the LAF Committee be tasked with purchasing and approving the design.

Mr. Hall asked who will install and remove the lights. Ms. Hepscher indicated that a company will install and remove the lights. Mr. Adams noted that a different company will be used next year.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, authorization for the purchase of additional holiday lighting and decorations, in a not-to-exceed amount of \$10,000, was approved.

Dr. Spiro agreed with authorizing the LAF Committee to choose the holiday lighting design. Mr. Carpenter advised that the LAF Committee will determine what can be purchased for \$10,000 and present a theme.

Ms. Hepscher recommended that the LAF Committee coordinate with the holiday lighting company.

Dr. Spiro predicted that the LAF Committee is going to do a great job.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, authorization for the LAF Committee to determine the type of holiday lights and decorations to purchase, was approved.

FOURTEENTH ORDER OF BUSINESS**Discussion: Rover Hours**

Dr. Spiro reported that the Sunshine Board discussed moving the rover to the third shift, which is 10:00 p.m., to 6:00 a.m., to assist the guard at the open gate.

Regarding the damaged gate arm, the resident negotiated the cost to repair the gate. According to the audio from the cameras, the resident did not hear the security guard and asked the driver behind him to back up so the gate could go up. The rover could assist the guard in these situations.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, changing the roving patrol shift to third shift, was approved.

FIFTEENTH ORDER OF BUSINESS**Discussion: Race of a Place**

This item was discussed during the Fourth Order of Business.

SIXTEENTH ORDER OF BUSINESS**Discussion: Proposed 2017 Budget Survey**

At the Sunshine Board meeting, Dr. Spiro presented a proposal and Ms. Hepscher requested that the Board review the language. Dr. Spiro provided updated language in the agenda package.

Mr. Castillo commented that the survey was open ended. Ms. Hepscher felt that in the proposed letter to residents, the sentence starting with "*As you can see...*" is redundant and that the question, "*What do you think the CDD could do to improve our community?*" is a broad, open, general statement. She voiced concern about the amount of feedback this question will generate. Ms. Hepscher suggested asking for specific things that the CDD can do to improve the community and limiting the number of words. She was concerned that the survey will assume what residents want, instead of what residents actually identified and residents will come back to the Board saying, "This is what I wanted and it is not listed." Dr. Spiro agreed.

Mr. Woodards suggested wording the question, "What do you want in making the community better?" Mr. Sheth agreed with limiting the number of words to 300 or 500 words. Dr. Spiro agreed with limiting responses to 500 words.

*****Ms. Hepscher temporarily left the meeting.*****

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the proposed 2017 budget survey and letter to residents, limiting responses to 500 words, were approved.

*****Ms. Hepscher returned to the meeting.*****

▪ **Committee Reports**

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

Dr. Spiro requested limiting the committee reports to five minutes each.

○ **Security**

Mr. Forbes reported that the formation of the Neighborhood Watch is progressing. A Tampa Police Department (TPD) officer will attend the February, March or April meeting. He requested that any interested residents contact him or Ms. Bercan. Ms. Sheryl Springer is the coordinator of the Neighborhood Watch. In response to Dr. Spiro's question, Mr. Forbes indicated that a report was posted in The Islander. A full page report is slated for the March newsletter, to solicit residents.

Mr. Forbes reported that TPD is not responding to repeated requests for an off-duty officer for Thanksgiving, Christmas, New Years Eve and New Year's Day. He requested Board input on whether the committee should be patient with TPD or hire a second rover. Dr. Spiro asked if incidents occurred on those holidays. Mr. Forbes indicated that that the rover was vigilant on New Year's Day. Mr. Forbes did not know if incidents occurred on those holidays because the monthly reports from the security guard and TPD do not match. According to TPD's report, TPD came into the community 51 times last month, yet there was only one written rover report.

Dr. Spiro clarified that police reports indicate any crimes committed during those times. Mr. Adams advised that security should be aware of police entering the community and include it in their reports; if police enter for a specific incident, the security guard can log it. A police report is generated for any incidents involving CDD facilities, such as someone driving over a median and damaging landscaping. Mr. Adams pointed out that it usually takes three to five days for TPD to complete the police report and provide a copy, which can be submitted to an insurance company as part of pursuing reimbursement.

Ms. Hepscher voiced concern about security guards not reporting incidents that are called in by residents, as she called in an incident that was not included in the security report. Mr.

Adams suggested that Mr. Hall speak to the security guard manager to ensure that incidents are being logged. Mr. Adams pointed out that video footage is available at each entry point.

Mr. Hall noticed police driving through the truck entrance and around the community, without stopping, which should be logged by the guard as a visit by the TPD. Mr. Adams asked Mr. Hall to tell the security guards to log when the TPD is on property.

In response to Mr. Hall's question, Mr. Forbes indicated that the rover report stated that the TPD was on property 51 times and the sheriff two times. Dr. Spiro pointed out that the CDD roads are public and the TPD is not required to inform the guards why they are on the property. Mr. Adams felt that it does not hurt to ask and notate the reason in the log book but, if the police enter with lights and sirens, there is an incident and the roving patrol should be alerted.

Ms. Hepscher referred to the resident who reported issues in her backyard to security and the rover never arrived. Mr. Adams agreed that there should have been a response but stressed that the first call should always be to the police because the rover is unarmed and can only observe and report. Mr. Adams suggested that the security guards build relationships with the TPD. Ms. Hepscher agreed. Dr. Spiro believed that the police should be elsewhere on New Year's Eve and not in the community.

Mr. Forbes requested an additional sign, at the Morris Bridge Road, advising visitors and residents of access procedures. Dr. Spiro requested that Mr. Forbes provide draft signage at the next meeting.

Mr. Forbes reported that a visitor accessing the community through the Morris Bridge Road gate, after hours, waited for a resident to exit before speeding through the exit gate. Mr. Hall suggested installing tire scrapers, which cost \$800, or double gate arms. Dr. Spiro felt that double gate arms would upset residents. Mr. Hall will pursue adjusting the timing on the Morris Bridge Road gate so they can close quicker and deter wrong way unauthorized entry.

○ **Landscape-Aquascape-Facilities**

Mr. Rich Carpenter, a LAF Committee Member, thanked the Board for approving the LMP proposals and addressed the following LAF Committee recommendations:

1. *Interior refurbishments at the Beach Club.*

Dr. Spiro indicated that the refurbishments can be paid out of the budget.

2. *Clearing vines and dead trees out of islands.*

Mr. Adams advised that this was completed last week.

Ms. Hepscher asked about the status of the loose tennis court screens. Mr. Hall stated that the screens were re-secured. In response to Ms. Hepscher's question, Mr. Hall indicated that new basketball nets were installed and he is working on the tennis nets.

Ms. Hepscher pointed out that the rule signs for the basketball and tennis courts and hockey rink are not visible, due to mildew buildup. Mr. Adams recommended removing the signs and having a sign company create new signs.

Ms. Hepscher asked about power washing the playgrounds, sidewalks, curbs and entryways. Mr. Hall reported that the power washing occurred today and the parks will be power washed tomorrow, if it does not rain; then the gates will be power washed. Residents refuse to be redirected to another gate so the gate house roof can be power washed. Ms. Hepscher commented that, if residents refuse to be redirected, it is their problem. In response to Mr. Castillo's question, Mr. Hall indicated that the sidewalks, from the Cross Creek gate to Cory Lake Drive, were power washed. Mr. Hall will obtain a proposal to power wash from Cory Lake Drive to Morris Bridge Road and from the gate house to Cross Creek Boulevard.

○ **Finance**

Dr. Spiro asked why the income statement ends November 30, 2015 when there are two months of year-to-dates. According to Page 2, the year-to-date number is doubled. Dr. Spiro voiced concern that it was mid-January and none of the December numbers were known. Mr. Adams will provide that the December statements and general ledger next Tuesday; the turnaround time was tightened by three weeks over the original turnaround time.

Dr. Spiro reported that the Finance Committee recommended that the Board provide income statements no more than 15 days after receipt. Mr. Adams advised that 15 days would be impossible to achieve, as the District has many different accounts with Iberia Bank and reconciling them against the cash balances is difficult. Staff cannot obtain statements from the bank until the second week of the month.

Dr. Spiro voiced concern that a decision tonight might result in going over budget. Mr. Adams indicated that an accounts payable is run each week, while other clients receive twice per month payable runs. Mr. Adams offered to include most recent financials and the real-time general ledger, electronically when the agenda package is emailed to the Board.

Dr. Spiro suggested moving the CDD meetings to the last week of the month. Mr. Adams confirmed that Districts meeting the last week of the month are able to receive the prior

month financials; Mr. Adams is available the fourth Thursday of each month and suggested that the Board discuss this matter further, should the current offer not satisfy. Dr. Spiro agreed.

○ **Other**

This item was not discussed.

▪ **Presentation/Discussion: Lake Oxygen and Muck Level Profile**

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

Mr. Adams reported that the results of the review of the oxygen and muck levels in the main lake revealed an anomaly. The oxygen level in one area was below 2, which is probably due to a deep hole in the area. Otherwise, oxygen levels were in the sevens and muck layers were only 1" to 9", depending upon the location within the lake. Based upon this, Staff does not feel aeration is a pressing item, at this time but should be revisited, at some point, down the road and after addressing more pressing community needs.

▪ **Discussion: Proceeding with Aeration Project**

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

Mr. Adams indicated that the District does not have an unhealthy lake; therefore, aeration is not a priority, at this time.

SEVENTEENTH ORDER OF BUSINESS

Other Business

Dr. Spiro reported that, at the Sunshine Board meeting, the Pool Policy was discussed. The Board agreed with Pool Policy language.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, establishment of a Pool Party Policy, whereby guests do not utilize a portion of the facility that is so large as to limit the capability of other pool attendees from utilizing the pool amenities, was approved.

Dr. Spiro asked about the status of the intercom system. Mr. Hall is meeting with the vendor; however, the vendor is typically less than helpful when issues arise. Mr. Adams recommended a vendor that is responsive and has a good reputation and can introduce one if the current vendor continues to be non responsive.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports**

Dr. Spiro allotted 15 minutes for Staff reports.

A. District Engineer

******This item, previously Item 18.B, was presented out of order.******

Ms. Stewart reported that the tennis court project was delayed because asphalt was not available during the holidays and there are two more weeks of curing. Regarding paint colors, residents requested premium paint, which is an additional fee. Dr. Spiro asked if paint is budgeted. Ms. Stewart replied affirmatively. Mr. Hall indicated that tennis players requested blue and green paint, which is a preferred color.

Ms. Hepscher suggested postponing the lights, as they are working and repairs are cosmetic. Ms. Stewart is speaking with Welch Tennis Courts, Inc., (Welch) about removing rust from existing poles and repainting.

Discussion ensued about resurfacing the hockey rink and basketball court. Mr. Hall recommended resurfacing the hockey rink, as there are numerous holes.

Dr. Spiro voiced concern about completing the resurfacing and then re-doing the resurfacing next year. Ms. Stewart felt that Welch is the best paver in the area. Dr. Spiro asked Ms. Stewart to provide information at the next Sunshine Board meeting, regarding who performed the resurfacing, how much it cost and when it was done, as he wanted to “do it right the first time”. Mr. Adams recommended resurfacing the hockey rink and basketball court, as they are in bad shape and someone could get hurt. Ms. Hepscher suggested repainting the tennis court. Ms. Stewart will provide a proposal at the Sunshine Board meeting.

On MOTION by Ms. Hepscher and seconded by Mr. Sheth, with all in favor, authorization to proceed with resurfacing the hockey rink and basketball court, in a not-to-exceed amount of \$17,000, was approved.

In response to Dr. Spiro’s question, Ms. Stewart indicated that the tennis courts will be completed on February 15, 2016. She is coordinating the electrical work.

B. Facilities Manager

******This item, previously Item 18.A, was presented out of order.******

Mr. Hall presented a proposal from Brick Paving Systems for street paver repairs.

In response to Ms. Hepscher's question, Mr. Hall indicated that the blocked off area was previously repaired. He recalled that, when on site, the county determined that it was not an underlying issue because the pipes were buried deep enough; the problem was settling. Now, the county is admitting that there is a major issue.

Dr. Spiro suggested that Mr. Hall speak to the Heritage Isles Manager because manholes were rising up in their streets and the city resurfaced them. Mr. Hall advised of the paver contractor's opinion that the city installed the manholes in Cory Lakes too high. Mr. Adams clarified that the manholes were installed by the utility contractor hired by the developer. Mr. Hall advised that the city is responsible for repairing manholes. Mr. Adams explained that the city owns the system, even though it was constructed by the developer and paid for by CDD bond funds. The system was transferred to the city because the city is in the utility business, not the CDD. Mr. Hall reported that, yesterday, a camera was supposed to be utilized to examine the system to determine the issues, prior to deciding whether to repair or excavate the entire area.

Dr. Spiro spoke with the city regarding street cleaning. Mr. Hall recalled speaking to the county and Republic about the oil spill and because the streets have pavers, the District does not qualify for street sweeping, unless the CDD is willing to sign a waiver that the county is not liable if their street sweeper damages the streets. Mr. Hall did not recommend street sweeping, as the streets are comprised of sand and brick.

Mr. Woodards suggested informing the residents of the sidewalk and curb repairs. Mr. Hall agreed, as the rover must schedule their patrols around and after the work and ensure that the area is cleaned to prevent overnight blockage of roads. Ms. Hepscher suggested posting a notice in The Islander and sending an email blast, to inform residents. A suggestion was made to use twitter. Dr. Spiro believed that if the CDD posts on Twitter and a follower sees the post, the District will be inundated with requests for documents.

Ms. Hepscher motioned to approve the street paver repair proposal. Mr. Sheth seconded the motion.

Dr. Spiro pointed out that the proposal says, "*Once the repairs are completed on Cory Lake Drive, we will submit a proposal for the repair work on the Cross Creek entry road*" and wondered why they could not submit a proposal now. Mr. Sheth preferred to see the proposal for the other piece, prior to commencement of the work. Ms. Hepscher requested a proposal for

sanding and suggested that the contractor complete the work in stages, not at one time. Mr. Hall noted that some bricks can be reused.

Mr. Carpenter felt that the work completed in the past looks like patchwork and does not add to the beauty of the community. Mr. Adams stated that this contractor will provide the original bricks.

Mr. Sheth asked if the contractor has 624 square feet and is requesting that the CDD purchase an additional 312 square feet. Mr. Adams replied affirmatively.

Ms. Hepscher requested time for the Board to absorb the proposal and for the contractor to provide a realistic idea of how long it will take to complete the work and the cost for 312 square feet of additional bricks. Dr. Spiro asked when the work will start. Mr. Adams indicated that the contractor is ready to start, immediately.

Mr. Hall reported that Republic contracted with Brick Paving Systems to remove oil from the streets. Mr. Hall must coordinate with the contractor to separate the work, the contractor must provide a proposal to Republic for replacing the bricks and Republic must approve the funding. Mr. Castillo asked if Republic provided a site plan of the areas covered with oil. Mr. Hall indicated that he was not happy with the plan and requested a revised plan. Mr. Hall contacted Hillsborough County because the county contracts with Republic and is responsible for the damage. Mr. Hall informed the county that he was not happy with the Republic's response or the work being performed to clean up the oil. The county toured the area with their General Manager and Republic's General Manager and agreed that the county is responsible for the damage and will "make it right". Ms. Hepscher requested detailed information from the contractor, no later than February 1, 2016, for discussion at the next Sunshine Board meeting.

Mr. Hall presented three proposals for the sidewalk and curb repairs. RB Concrete Service was the low bidder. Ms. Hepscher asked if the St. Lucia sidewalk was included. Mr. Hall replied affirmatively and noted that another area in St. Lucia was also included. It was noted that sidewalks and curbs will be repaired in Canary Point, St. Lucia, Cachet, Maui, Capri and Corey. Mr. Hall indicated that St. Lucia has broken concrete and Cachet has a long section of concrete that is broken in half.

Dr. Spiro asked if RB Concrete Services is reputable. Mr. Hall advised that he worked with the owner. Ms. Hepscher requested an estimate for Martinique. Dr. Spiro pointed out that \$5,000 is budgeted for pavers.

On MOTION by Dr. Spiro and seconded by Mr. Sheth, with all in favor, the RB Concrete Services, Inc. proposal, for sidewalk and curb repairs throughout the community, in a not-to-exceed amount of \$4,797, was approved.

C. District Manager

i. Approval of Unaudited Financial Statements as of November 30, 2015

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

ii. NEXT MEETING DATE: February 18, 2016 at 6:00 P.M.

The next meeting is scheduled for February 18, 2016, at 6:00 p.m.

NINETEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Carpenter asked about the radar signs. Mr. Hall indicated that the equipment should arrive tomorrow or Saturday and the software will be loaded onto the tablet.

Mr. Carpenter requested replacement of the tennis court nets. Mr. Hall will obtain a proposal.

Mr. Carpenter reported that the CDD website indicated that CDD meetings are on the second Thursday of each month.

Mr. Carpenter asked what happens when a visitor provides their license to the gate attendant. Mr. Hall indicated that the gate attendant looks at it. Dr. Spiro thought that licenses were scanned. Mr. Hall noted that the scanner does not work. Mr. Carpenter felt that residents should know exactly who was in the community when a visitor drives in. Mr. Carpenter noted that someone came to his neighbor's house and tried to obtain money from his child. The neighbor attempted to find out who it was but the gate attendant did not know. Mr. Carpenter was displeased to find out that \$90,000 was spent to track visitors but the system is not working. Mr. Hall heard that Hunter's Green has a system that provides information when a license is scanned. Dr. Spiro requested that Mr. Hall review the original agreement.

TWENTIETH ORDER OF BUSINESS

Supervisors' Requests

Mr. Castillo asked about the monument lighting. Mr. Hall is obtaining proposals.

Mr. Castillo noticed cracked paint on several monuments. Mr. Hall pointed out that irrigation is causing the paint to chip, due to the water content. Mr. Castillo asked if the monuments can be pressure washed. Mr. Hall will look into this. Mr. Castillo suggested repositioning the sprinkler heads. Mr. Hall will research bubblers.

Mr. Castillo asked if the lights on Java are LEDs. Mr. Hall replied affirmatively. Mr. Castillo asked if the lights have a timer. Mr. Hall indicated that the timers have bad photocells. If a breaker trips, the timer must be reset. Mr. Hall ordered new photocells. Mr. Castillo asked if Mr. Hall has a list of all monuments in the community that need lighting. Mr. Hall replied affirmatively. Mr. Hall pointed out that all monuments with reoccurring issues have the old halogen style lamps, which have bad seals and will replace the halogens with LEDs. Mr. Hall noticed that, with Java, the timer turns off the power to the outlet, which deactivates the irrigation timer. Rewiring is being considered.

Mr. Carpenter noticed common areas where the grass is brown and has weeds, especially by the Cross Creek entrance, and requested that Mr. Hall inform LMP. Mr. Hall indicated that two lots, by the Cory Lakes Isle sign, are owned by MI Homes. If the lots are sold, the CDD's sign must be relocated. Mr. Adams surmised that the sign is on an easement, as the county typically requires signs to be on easements in order to issue a permit. Dr. Spiro requested that Mr. Hall examine the placement. Mr. Hall explained that the condition of the grass was due to crews driving on the grass to access the MI Homes parking lot.

Ms. Hepscher asked Mr. Adams to obtain quotes for the digital planner board.

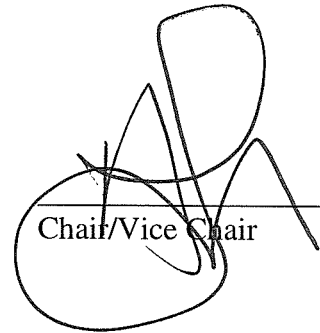
Ms. Hepscher inquired about her reimbursement check. Mr. Adams indicated that it will be in next week's check run.

TWENTY-FIRST ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 11:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair