

**CORY LAKES**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

**March 17, 2016**

**Cory Lakes Community Development District**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

March 10, 2016

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on **Thursday, March 17, 2016 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments on Agenda Items [*3 minutes per speaker*]
4. Approval of Minutes
  - A. **February 18, 2016** Regular Meeting
  - B. **February 26, 2016** LAF Committee Meeting
  - C. **March 1-3, 2016** Sunshine Board Meeting
5. Staff Reports
  - A. District Engineer
  - B. Facilities Manager
  - C. District Manager
    - i. Approval of Unaudited Financial Statements as of January 31, 2016
    - ii. **NEXT MEETING DATE: April 21, 2016 at 6:00 P.M.**
6. Committee Reports
  - A. Security
  - B. Finance
  - C. Landscape Aquascape Facilities
  - D. Other

7. Discussion: Café Operations Proposal
8. Consideration: Floating Fountain Proposals (*to be provided under separate cover*)
9. Discussion: Security Reports
10. Discussion: Additional Speed Boards
11. Discussion: Tennis Courts Shade Structure
12. Discussion: Pool Usage Policy
13. Discussion: Broadcast of District Board Meetings
14. Other Business
15. Public Comments (*non-agenda items*)
16. Supervisors' Requests
17. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

1 **MINUTES OF MEETING**  
2 **CORY LAKES**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the Cory Lakes Community Development District's Board of  
6 Supervisors was held on **Thursday, February 18, 2016 at 6:00 p.m.**, at the **Cory Lake Beach**  
7 **Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**  
8

9 **Present at the meeting were:**

10		
11	Dr. A. Cyril Spiro	Chair
12	Joyce Hepscher	Vice Chair
13	Jorge Castillo	Assistant Secretary
14	Bob Woodards	Assistant Secretary
15		

16 **Also present were:**

17		
18	Chuck Adams	District Manager
19	Tonja Stewart	District Engineer
20	John Hall	Facilities Manager
21	Carrie Bercan	Evergreen Lifestyle Events
22	Rory Harding	POA Manager
23	Rich Carpenter	Resident, LAF Committee Member
24	A.J. Forbes	Resident, Security Committee Member
25	Harvey Wolf	Resident
26	Marsha Wolf	Resident
27	Sheryl Springer	Resident
28	Bob Babinjong	Resident
29	Tresha Bowen	Resident
30	Manish Pata	Resident
31	Perin Catile	Resident
32	Steven Hancz	Resident
33	Sid Shot	Resident
34	Slanny West	Resident
35	Drew Day	Resident
36	Jekin Wamsy	Resident
37	Mohan Popply	Resident
38		
39		

40 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

45 Dr. Spiro announced that the meeting was being aired online.

46

47 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

48

49 Dr. Spiro indicated that, due to the significant amount of resident participation, a time  
50 limit of three minutes, per person, during public comments, was established.

51 Dr. Spiro announced that he is running for the District 7 seat on the Tampa City Council  
52 in November so he would not run for re-election to the CDD Board in November.

53

54 **THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items [3  
minutes per speaker]**

55

56

57 Ms. Sheryl Springer, a resident, announced that a Neighborhood Watch (NW) was being  
58 formed and the Tampa Police Department (TPD) will attend the NW meeting scheduled for  
59 Monday, March 7 at 7:00 p.m.

60 Mr. Bob Babinjong, a resident, asked who Dr. Spiro was running against. Dr. Spiro  
61 indicated that Ms. Lisa Montelione is vacating her seat to run for the House of Representatives in  
62 Tallahassee; he will run against three or four other candidates.

63 Mr. Babinjong attended the POA meeting on Monday. There were many misconceptions  
64 about POA and CDD responsibilities. At the meeting, residents directed questions about  
65 roadway and security issues to the POA, which had nothing to do with the POA and were CDD  
66 responsibilities. Homeowners are unclear about which group to contact. Dr. Spiro suggested  
67 instructing real estate agents to provide information about the POA and CDD in their closing  
68 paperwork or a welcome package compiled by both, and encouraging existing residents to utilize  
69 The Islander and the CDD website.

70 Ms. Marsha Wolf, a resident, commented that the last CDD meeting was “wonderful”,  
71 due to resident participation and responsiveness of the Board.

72 Mr. Harvey Wolf, a resident, suggested placing flyers with CDD and POA information in  
73 residents’ mailboxes or on door handles or having a welcome event for new residents.

74 Dr. Spiro advised that it is illegal to place an envelope into a resident’s mailbox that is  
75 not stamped; however, envelopes can be distributed door-to-door. He agreed with holding a  
76 welcome event.

77 Ms. Wolf suggested that guards distribute flyers at the gatehouse.

78 Mr. Tresha Bowen, a resident, represents 35 residents requesting a volleyball court.

79 Mr. Bowen requested a walkway connecting Capri Isle to Cory Lake Drive, as the  
80 existing walkway ends at Morris Bridge Road and people are walking in the road. The area is  
81 dark at night. Mr. Bowen suggested building a wooden bridge from the mailboxes to Cory Lake  
82 Drive. Ms. Hepscher recalled discussing the walkway, at prior meetings, and it was noted that  
83 the area was private property; therefore, the affected residents must approve the construction of a  
84 walkway across their property. Mr. Bowen pointed out that a small area, from the mailboxes to  
85 Cory Lake Drive, was not privately-owned.

86 Mr. Perin Catile, a resident, supported a volleyball court and recalled that, two years ago,  
87 he submitted a petition with more than 35 signatures in favor of the volleyball court.

88 Mr. Manish Pata, a resident, supported a volleyball court. He asked what happened to the  
89 requested and wanted to resubmit it.

90 Mr. Pata indicated that, during the summer, nonresident children are fishing in Capri Isle.  
91 ~~When he told them to leave, they left but then returned. The security guards did nothing.~~

92 Dr. Spiro asked about the location for a volleyball court. Mr. Pata suggested the hockey  
93 rink area and indicated that residents prefer a sand court.

94 Mr. Steven Hancz, a resident, thanked the Board for the new sign at the Morris Bridge  
95 Road gate. Mr. Hancz noted a broken water main at the Morris Bridge Road gate. Mr. Hall will  
96 handle this matter. Mr. Hancz requested more activities at the clubhouse and proposed adding  
97 space in the gym, for Zumba and karate, and a timer for the pool slide pump and a recycle bin at  
98 the pool.

99 Dr. Spiro recalled that the gym expansion was discussed, extensively, and urged Mr.  
100 Hancz to complete the Budget 2017 survey and answer the question, “*What do you think that the*  
101 *CDD can do to improve our community?*”

102 Mr. Sid Shot, a resident, believed that there was a major need for volleyball courts, as 35  
103 to 40 families would regularly use and maintain it. Players will use their own volleyballs. He  
104 felt that a volleyball court would enhance property values and attract new residents.

105 Mr. Slanny West, a resident, supported a volleyball court and expanding the gym.

106 Mr. Castillo recommended that residents participate in the survey, as the Board takes the  
107 results of the survey seriously. If 80% of the community supports the gym expansion and wants  
108 a racquetball court, the District has the space; however, money must be spent wisely.

109 Ms. Hepscher recalled that an e-blast was sent to residents on February 9 with the link for  
110 the survey.

111 Mr. Woodards pointed out that the support of the community in completing surveys is  
112 necessary and urged residents to encourage their neighbors to complete the survey and read The  
113 Islander. He stressed that Board Members make decisions based on community input, because  
114 without input, the Board decides what is best for the community. Mr. Woodards recalled an  
115 article in The Islander, last year, comparing CDD and POA responsibilities.

116 Mr. Jekin Wamsy, a resident, asked when the back gate is manned. Dr. Spiro indicated  
117 that the new shift is from 10:00 p.m., to 6:00 a.m. Mr. Wamsy asserted that security guards are  
118 allowing guests to drive through the gate without requesting driver's licenses.

119 Dr. Spiro stated that guards are supposed to scan licenses into the system and a rover  
120 assists the guards from 10:00 p.m., to 6:00 a.m., which reduced six security shifts to five, saving  
121 \$38,000 per year. Dr. Spiro confirmed that the Board is aware of the issues with the security  
122 company. This week, Mr. Adams and Ms. Bercan discussed setting up procedures to ensure that  
123 security is trained and performing their duties, properly.

124 Mr. Wamsy expressed concern about foliage blocking the view of oncoming traffic at the  
125 Capri Isle exit. Dr. Spiro recalled that this issue was discussed, extensively, and installing a  
126 mirror was suggested but, according to the Department of Transportation (DOT), a mirror is not  
127 permitted. Mr. Wamsy suggested cutting the plants. Dr. Spiro advised that, until a decision is  
128 made, driving slightly past the stop sign to view oncoming traffic, was recommended.

129 Mr. Wamsy supported a volleyball court.

130 Mr. Drew Day, a resident, supported a volleyball court.

131 Mr. Mohan Popply, a resident, supported a volleyball court.

132 Mr. Pata felt that residents are bringing too many guests to the pool. Dr. Spiro recalled  
133 that the Board passed a pool party policy, at the last meeting; however, it is difficult to  
134 distinguish residents from guests. Mr. Adams referred to the motion, on Page 26 of the January  
135 minutes, limiting the number of attendees to 40.

136 Dr. Spiro recalled that the Board approved the following language at the December 2,  
137 2015 Sunshine Board meeting:

138 *“Residents are allowed to have pool parties with non-resident guests as*  
139 *long as they are not disruptive to others in the pool and they do not utilize a*  
140 *portion of the facility that is so large as to limit the capability of other pool*  
141 *attendees from utilizing the pool amenities. It will be at the attendant’s discretion*  
142 *to inform a resident hosting a party that they have exceeded the acceptable*  
143 *amount of space and that they need to limit their party.”*

144 Mr. Wolf understood that residents had to register and receive approval for parties. Dr.  
145 Spiro indicated that this matter was never discussed. Ms. Hepscher stated that it was suggested  
146 at one time. Dr. Spiro acknowledged differing opinions but pool parties were not on the agenda;  
147 the Board was simply answering a question.

148 Mr. Popply recalled that, last year, the Board discussed fountains for two ponds. Dr.  
149 Spiro noted that the fountains were tabled because the District spent \$18,000 on the Capri Isle  
150 fence; the fountains will be addressed next year.

151

152 **FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

153

154 **A. January 21, 2016 Regular Meeting**

155 Dr. Spiro presented the January 21, 2016 Regular Meeting Minutes and asked for any  
156 additions, deletions or corrections.

157 The following change was made:

158 Lines 836 through 838: Change the motion to: “establishment of a Pool Party Policy  
159 allowing residents to have pool parties with non-resident guests as long as they are not disruptive  
160 to others in the pool, and they do not utilize a portion of the facility that is so large as to limit the  
161 capability of other pool attendees from utilizing the pool amenities. It will be at the attendant’s

162 discretion to inform a resident hosting a party that they have exceeded the acceptable amount of  
163 space and that they need to limit their party.”

164 Mr. Castillo asked if there will be a sign. Dr. Spiro indicated that the attendant knows the  
165 policy and, residents with a dispute will be advised of the policy. Mr. Adams pointed out that  
166 the Board is putting discretion on a \$9 per hour employee to address potential problems.

167 Ms. Hepscher agreed with changing the motion but suggested implementing a fee and  
168 charging a \$100 deposit, which is returned, if the area is clean.

169 Mr. Adams will email a pool usage policy, utilized by another client, to the Board, to help  
170 generate policy ideas.

171 Regarding Lines 966 and 967, Dr. Spiro clarified Mr. Carpenter’s statement that \$90,000  
172 was spent to track visitors in a system that is not working, as the system actually cost \$40,000.  
173 Mr. Carpenter clarified that his estimate of \$90,000 was for the entire system, including the  
174 fingerprint scans.

175 **B. February 1, 2016 Security Committee Meeting**

176 Dr. Spiro presented the February 1, 2016 Security Committee Meeting Minutes and asked  
177 for any additions, deletions or corrections.

178 **C. February 2-4, 2016 Sunshine Board Meeting**

179 Dr. Spiro presented the February 2-4, 2016 Sunshine Board Meeting Minutes and asked  
180 for any additions, deletions or corrections.

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182 **On MOTION by Dr. Spiro and seconded by Mr. Castillo, with**  
183 **all in favor, the January 21, 2016 Regular Meeting Minutes, as**  
184 **amended, and the February 1, 2016 Security Committee**  
185 **Meeting and February 2-4, 2016 Sunshine Board Meeting**  
186 **Minutes, as presented, were approved.**

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189 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

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191 Dr. Spiro allotted 15 minutes for Staff reports.

192 **A. District Engineer**

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

194 Ms. Stewart reported that the tennis courts were completed and the electrical connections  
195 are in process. The nets and screens will be installed, as soon as the pedestrian paths are  
196 completed, next week.

197 In response to Ms. Hepscher’s question, Ms. Stewart anticipated that the tennis courts  
198 should be open by the end of next week and she is currently working with Welch Tennis Courts,  
199 Inc., (Welch) on cleanup items.

200 Ms. Stewart requested approval for resurfacing the tennis courts, as repainting costs the  
201 same amount. Mr. Castillo asked for the resurfacing cost. Ms. Stewart estimated \$10,320. Mr.  
202 Castillo was against resurfacing, as the tennis courts were resurfaced three years ago and  
203 resurfacing is for aesthetic purposes. Dr. Spiro agreed.

204 Ms. Stewart indicated that, according to Welch, the basketball court has jagged edges.  
205 \$6,000 was proposed for sawcutting and installing a concrete sidewalk.

206 Dr. Spiro deferred the resurfacing and the basketball court discussion to the Sunshine  
207 Board.

208 Ms. Stewart completed a financial analysis of the tennis court project, based on  
209 information provided by Ms. Bercan, and, to date, \$18,514 of the budget remains; \$8,514 can be  
210 used for shade, as recommended by Mr. Hall, and \$10,000 on drainage. Dr. Spiro felt that  
211 \$8,000 for a picnic table with shade was high. Ms. Stewart suggested spending \$10,000 on  
212 drainage and leaving the remaining amount for contingencies.

213 In response to Ms. Hepscher’s question, Ms. Stewart indicated that the drainage cost was  
214 for underdrainage to allow standing water in the grass to flow into the storm sewer system. Mr.  
215 Hall compared this to the Morris Bridge Road drainage system. Ms. Stewart recommended the  
216 drainage helps prevent new landscaping plantings from sitting in water.

217 Dr. Spiro asked about landscaping around the tennis courts. Ms. Stewart confirmed that  
218 \$15,000 was budgeted for landscaping and irrigation. The landscaping will be installed when  
219 everything is completed.

220 Dr. Spiro asked how the remaining \$8,000 would be spent. Ms. Hepscher suggested  
221 resurfacing the other tennis court, for uniformity. Mr. Hall noted that residents will complain  
222 about not having shade. Mr. Castillo agreed that \$8,000 seemed excessive for shade. Ms.

223 Hepscher stated that an awning is expensive. Ms. Stewart will investigate other shade options  
224 and present them at the March 1 Sunshine Board meeting.

225 Dr. Spiro asked why the colors for the new tennis courts are not the same as the existing  
226 tennis courts. Mr. Hall explained that the tennis players preferred blue and green paint.

227 Ms. Stewart received a call from Kolter requesting a walkthrough, to close out Phase 7.  
228 Ms. Hepscher asked if this means that the Ryan Homes signs can be removed. Dr. Spiro  
229 remarked that Ryan Homes is not Kolter and the signs cannot be removed until Ryan Homes  
230 wants to remove them. Dr. Spiro noted that Kolter forgot to install a sidewalk at the end of the  
231 canal, going to Cory Lake Drive. Ms. Stewart confirmed that the sidewalk was relocated to the  
232 other side.

233 Dr. Spiro spoke to William Porth, Traffic Safety Coordinator for the City of Tampa, who  
234 had not heard from Ms. Stewart about the acceleration and deceleration lanes on Morris Bridge  
235 Road, to curb speeding.

236 Ms. Stewart indicated that this is a county issue, as it involves the county's right-of-way  
237 (ROW). The acceleration lane was discussed with Ms. Stewart's internal Transportation  
238 Department and it was not recommended, as acceleration lanes can be misused by drivers, versus  
239 a right turn deceleration lane, which would be highly useful. She recommended consideration of  
240 a right turn deceleration lane into the community. No county funding is available; however, if  
241 the Board wanted to fund, design, permit and build it, the county will provide a right-of-use  
242 permit.

243 Dr. Spiro noted several tire marks at the Morris Bridge Road exit, due to drivers speeding  
244 out of the community to cut into traffic. Mr. Hall believed that the tire marks were caused by  
245 young drivers "doing donuts" in the road.

246 Mr. Adams asked if the county would accept ownership of the deceleration lane, once  
247 completed. Ms. Stewart indicated that the lane would be designed and built in accordance with  
248 county standards but not owned by the county.

249 Mr. Woodards asked if a traffic signal is less expensive. Dr. Spiro stated that the county  
250 said no to a traffic signal. Mr. Woodards suggested having the county perform a traffic count.

251 Ms. Stewart will revisit this matter with her internal Transportation Department to  
252 determine the pros and cons and provide cost options.

253 **B. Facilities Manager**254 *\*\*\*This item, previously Item 5.A., was presented out of order.\*\*\**255 Mr. Hall presented a proposal from Brick Paving Systems (BPS) for brick paver repairs;  
256 he did not receive a proposal for Morris Bridge Road. Cory Lake Drive will cost \$22,000 and  
257 Cross Creek will cost \$38,000.258 Mr. Castillo asked if the brick paver repairs are for both sides of Cory Lake Drive. Mr.  
259 Hall indicated that there are more repairs on one side of the road than the other and, after the  
260 road is repaired, it will be repaved.261 Dr. Spiro stated that the county is responsible for repairing where sewers are raised. Mr.  
262 Hall will contact the county.263 Mr. Hall stressed that the brick paver work must be completed, as he replaces bricks once  
264 or twice per week. Mr. Adams recalled that the Board wanted proposals for all repairs prior to  
265 proceeding.266 Ms. Hepscher inquired about the pothole. Mr. Hall is waiting for the county to determine  
267 the scope of work. Ms. Hepscher noted that the pothole occurred, prior to the last meeting. Mr.  
268 Hall explained that the road is low on the county's repair list because it is not a primary road.269 Mr. Adams estimated approximately \$61,000 for all brick paver repairs. Mr. Hall  
270 estimated another \$20,000 for Morris Bridge Road. Dr. Spiro asked if the square footage  
271 numbers were in range. Mr. Hall replied affirmatively. Dr. Spiro estimated \$90,000, in total, for  
272 brick paver repairs.273 In response to Ms. Hepscher's questions, Mr. Hall indicated that Public Services arranged  
274 for someone to scrub and re-sand the entire neighborhood, on Tuesday, at their expense. Ms.  
275 Hepscher inquired about the cost to re-sand. Mr. Hall will obtain a proposal for future  
276 maintenance. In response to Mr. Castillo's question, Mr. Hall indicated there will be spots if the  
277 entire neighborhood is not scrubbed and re-sanded.

278 Dr. Spiro asked if Brick Paving Systems is dependable. Mr. Adams replied affirmatively.

279 Ms. Hepscher indicated that a resident complained about a sidewalk in St. Lucia. Mr.  
280 Hall explained that the sidewalks are not settled. They were designed for drainage purposes but,  
281 due to the sod, water ponds in the area between the sidewalk and the curb. Landscape  
282 Maintenance Professionals, Inc. (LMP) will sawcut these areas to lower the soil level and re-sod.

283 Dr. Spiro suggested using reserve funds and, at the end of the Fiscal Year, the remaining  
284 funds in “Paver, streets and sidewalk repairs” will be transferred to reserves. Mr. Adams noted  
285 that there may be savings in other line items.

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**On MOTION by Mr. Woodards and seconded by Dr. Spiro, with all in favor, authorization to proceed with paver brick repairs on Cory Lake Boulevard to Cross Creek and Morris Bridge entry roads, in a not-to-exceed amount of \$90,000, to be funded from the Reserve Fund, was approved.**

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Mr. Woodards asked when the paving repairs will commence. Mr. Hall will speak to BPS about the project time frame. In response to Mr. Castillo’s question, Mr. Hall believed that there is a one-year warranty. Mr. Adams advised that the warranty may be longer, with the roadwork, and requested that BPS include the warranty language in their next proposal.

A resident remarked that the stop bars “look” ugly and asked when they will be removed. Dr. Spiro clarified that these are the two strips on the road by Cross Creek. Mr. Hall confirmed that the stop bars are not working as intended because the brick work was not completed correctly. Mr. Hall will obtain a price to remove the stop bars.

Mr. Hall presented a proposal from LMP for 15-gallon 5’ to 6’ tall bamboo, which would be a good starting point for a noise barrier; any shorter would not serve the purpose of providing an instant noise barrier.

Dr. Spiro has a sound detector and suggested recording the number of decibels to determine if it was beyond an acceptable level.

Mr. Hall investigated Acoustifence<sup>®</sup> but it emits a low pitch or hum when a truck is passing. Mr. Hall doubted that the noise from shrieking kids would be blocked by Acoustifence<sup>®</sup> and contacted Acoustifence<sup>®</sup> for other options. Ms. Hepscher noted that she is on the property once a week and believed that residents would not be happy unless the playground is removed. Ms. Hepscher received an email from a resident who is not happy with the bamboo option, because it would be “just a Band-Aid”. Dr. Spiro was concerned about spending money for something that does not work.

314 Dr. Spiro suggested installing a wall behind the trees. Ms. Hepscher conveyed residents'  
315 complaints about the lack of parenting at the playground but there was nothing that the Board  
316 can do. Mr. Adams concurred.

317 Dr. Spiro will use the decibel meter and, if the level is below an acceptable level, the  
318 resident will be informed that there is nothing that the District can do.

319 Ms. Hepscher suggested posting a sign saying "*Be Courteous to Your Neighbors*".

320 Dr. Spiro was concerned about teenagers mocking residents by saying, "I see you on your  
321 patio" and felt that a visual barrier, for this purpose, was warranted. Ms. Hepscher believed that  
322 the issue was between the resident and her neighbors. Mr. Adams noted space behind the  
323 resident's home to plant a hedge and the right of the resident to self-help and own property.

324 Dr. Spiro reiterated the suggestion to post a "*Please Be Courteous of Your Neighbors*"  
325 sign, and to inform the resident about the sign and that the Board cannot control the population  
326 of Cory Lake Isles and children playing; however, she is allowed to install a landscape buffer on  
327 her property.

328 Mr. Woodards voiced his opinion that the resident is a habitual complainer and suggested  
329 planting landscaping, as it would block the view and buffer sound. Dr. Spiro supported  
330 landscaping, if LMP installs the landscaping, at no charge. Ms. Hepscher felt that landscaping  
331 would not stop people who want to cut through.

332 Mr. Woodards is concerned about children going into the woods. Mr. Adams suggested a  
333 "Do Not Enter Conservation Area" sign but noted that a sign is only as good as the reader's  
334 willingness to follow it.

335 Mr. Castillo suggested installing a fence. Dr. Spiro disagreed, as children will jump over  
336 it. Ms. Hepscher predicted more injuries from climbing over the fence than walking through the  
337 woods.

338 Dr. Spiro reasoned that the onus should be on the resident to make a recommendation.  
339 Mr. Woodards agreed.

340 Mr. Hall will contact the resident and, at Ms. Hepscher's request, Mr. Adams will secure  
341 three conservation area signs. Ms. Hepscher requested that the sign include language about  
342 being courteous. Mr. Adams deferred to the LAF Committee for the sign verbiage.

343 Mr. Hall presented a proposal from LMP for lank bank repairs behind the playground.

344 Mr. Adams explained that erosion was caused by a low spot in the berm, which is  
345 designed to all water over the side of the lake bank. In response to Dr. Spiro’s question, Mr.  
346 Adams confirmed that the repairs will work but the proposal was more than he wanted to spend;  
347 however, it is less expensive than the approach proposed by LakeMasters Aquatic Weed Control,  
348 Inc. (LakeMasters), which is \$10,000.

349 Dr. Spiro suggested using funds under “Sod replacement” for this expenditure. Mr.  
350 Adams recommended funding the expenditure from “Storm water maintenance”.

351 In response to Dr. Spiro’s question, Mr. Adams indicated that the eroded lake bank  
352 creates a safety issue for anyone mowing the lake bank.

353 As requested by Dr. Spiro, Mr. Hall will negotiate the cost with LMP.  
354

355 **On MOTION by Dr. Spiro and seconded by Ms. Hepscher,**  
356 **with all in favor, Landscape Maintenance Professionals**  
357 **Proposal #29799, for lake bank repairs, in a not-to-exceed**  
358 **amount of \$4,300, was approved.**

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360  
361 Regarding street sweeping, Mr. Hall received an email from the City indicating that Cory  
362 Lakes streets are private; therefore, the District is required to maintain its own streets and the  
363 City will not provide street sweepers.

364 In response to Dr. Spiro’s question, Mr. Hall explained that the District’s residents do not  
365 pay the City’s stormwater tax because the District’s stormwater drains into a District-owned lake  
366 that is not part of the main stormwater system. The City does not street sweep for aesthetic  
367 purposes but to keep debris from entering the stormwater system.

368 In response to Mr. Castillo’s question, Mr. Hall indicated that he will follow up with Mr.  
369 Tony Green, with the City of Tampa, tomorrow, regarding the City surveying the hole behind the  
370 barricades.

371 **\*\*\*The meeting recessed at 8:00 p.m.\*\*\***

372 **\*\*\*The meeting reconvened at 8:07 p.m.\*\*\***

373 **C. District Manager**

374 **i. Approval of Unaudited Financial Statements as of December 31, 2015**

375 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2015.  
376 Through December, on-roll assessment collections were at 88%, which was typical, as residents  
377 paid early to receive a 4% discount. Cumulative expenses were at 19%.

378 Dr. Spiro asked if the cumulative expenses would be affected by the \$90,000 spent for  
379 the brick pavers, since the funds will not be initially funded from reserves. Mr. Adams replied  
380 affirmatively but, some items will be under budget. According to a year-end reconciliation, the  
381 District had healthy reserves and the \$90,000 should not cause any problems.

382 Mr. Adams indicated that the November 1, 2015 debt service interest payment was made  
383 and a principal and interest payment will be made, on May 1, 2016. As requested by the Board,  
384 at the last meeting, a real time general ledger was included in the agenda package. Dr. Spiro  
385 noted that the Finance Committee discussed the general ledger, today.

386 **ii. NEXT MEETING DATE: March 17, 2016 at 6:00 P.M.**

387 Mr. Adams noted that the next meeting is scheduled for March 17, 2016, at 6:00 p.m.

388 Ms. Hepscher will not be in attendance.

389  
390 **SIXTH ORDER OF BUSINESS**

**Committee Reports**

391  
392 Dr. Spiro allotted ten minutes for Staff reports, based on the Sunshine Board’s discussion.

393 **A. Security**

394 Mr. AJ Forbes, Security Committee Chair, indicated that the committee is making  
395 progress on transparency between the Cory Lakes security guard and TPD reports and Ms.  
396 Bercan will upload the reports to the website.

397 Mr. Forbes received many emails regarding automobile burglaries in the area. In  
398 response to Dr. Spiro’s question, Mr. Forbes confirmed that the burglaries occurred, specifically,  
399 in the New Tampa area. Ms. Hepscher noted that one burglary occurred in the community. The  
400 car was not stolen but someone approached the car. In The Islander, Mr. Forbes reminded  
401 residents to close their garage doors, when not in use, and to secure valuables in their car.

402 Mr. Forbes witnessed four cars entering the community through the Morris Bridge Road  
403 exit gate. He and the rover could not stop the cars. It appears that someone inside of the  
404 community manually opened the gate arm. The committee suggested having a physical guard at  
405 that location on Friday and Saturday or adjusting the virtual guard. Ms. Bercan is researching

406 signage. Mr. Forbes and Mr. Hall decreased the timing of the gate arm closing from 17 to ten  
407 seconds. Dr. Spiro suggested a gate arm that closed behind the car, when the gate arm in front of  
408 the car opens. Mr. Adams agreed that this is effective but negatively effects the aesthetics of the  
409 gate.

410 Ms. Hepscher suggested full security on the weekend and a night guard during the week.  
411 Dr. Spiro remarked that the current security company is not managing the gates properly; guards  
412 are letting people in, during the middle of the night, without requesting identification. Ms.  
413 Hepscher heard complaints about residents calling the rover but receiving no response and  
414 recommended monitoring the security company. Mr. Forbes disagreed that the fault lies with the  
415 security company, as the guards take action, as soon as they are asked.

416 Dr. Spiro supported a physical guard manning the gate at night because, when the internet  
417 is down, no one can get into the back gate; the rover should assist the guard. Dr. Spiro felt that  
418 the security company is not adequately training or looking at the processes that should be in  
419 place. Mr. Forbes agreed; Ms. Bercan meets with the security company every two weeks to  
420 discuss problems and it is not improving.

421 Dr. Spiro asked if the committee's recommendation is to have a security guard at the  
422 back gate, at night and on weekends. Mr. Forbes replied affirmatively. Ms. Hepscher preferred  
423 Friday and Saturday nights.

424 Dr. Spiro voiced concern about paying the security guard more when the guard is the  
425 problem, and supported having two gate arms at the exit gate. He recalled that the internet was  
426 down because the City broke a pipe. According to Ms. Bercan, the intercom is now working.  
427 Three months ago, the Cross Creek gate guard showed a video of a car stopping at the Morris  
428 Bridge Road gate and not being heard on the intercom. Ms. Bercan advised that the intercom  
429 was repaired.

430 In response to Mr. Castillo's question, Ms. Bercan indicated that the security company  
431 was not as responsive, in the past but is now responding quickly. She watched the video on the  
432 virtual guard and people are entering and existing the gate with no problems; however, one night,  
433 the gate was broken by someone who did not know how to open it. Ms. Bercan suggested  
434 determining the number of human errors and the number of system errors.

435 Dr. Spiro asked if the Security Committee recommended signs. Mr. Forbes replied that  
436 the committee is recommending a sign on the button for the virtual system and two signs  
437 preceding it. Mr. Castillo asked if the signs are movable. Mr. Forbes explained that it is a flip  
438 sign, with one side saying “Welcome to Cory Lakes”, to be used during the day, and instructions  
439 on the back of the sign, to be used during third shift. Mr. Forbes presented the verbiage for the  
440 virtual signs. Dr. Spiro requested that “*Do Not Block Gate Arm From Lowering*” be in bold.

441 There was Board consensus to install the signage.

442 Dr. Spiro stated that the security company should be informed that this is a temporary  
443 measure and, if the Board makes it permanent, their contract will be terminated. Mr. Castillo  
444 wondered if the guards are boycotting the virtual guard. Dr. Spiro suspected that the guards do  
445 not care because they are allowing people in without checking identification.

446 Mr. Woodards noticed the high turnover of the guards and wondered if there was a  
447 morale problem. Mr. Adams explained that the third shift is generally a second job. Ms. Bercan  
448 pointed out that the guards are only paid \$10 to \$12 per hour. Mr. Adams felt that better  
449 oversight and training was necessary.

450 Mr. Woodards did not see a report about children doing “wheelies” in the street. Ms.  
451 Hepscher previously requested the reports because she noticed a lot of activity that was not  
452 reported. Ms. Hepscher thanked Mr. Forbes for arranging for TPD to be in the community and  
453 providing security reports.

454 Ms. Hepscher was concerned about resident complaints regarding calling the rover and  
455 receiving no response or being told to “deal with it” themselves.

456 In response to Dr. Spiro’s question, Mr. Adams indicated that the security company’s  
457 performance is evaluated based on the number of complaints received and the number of  
458 incidents. Based on what he heard, Mr. Adams felt that the security company’s performance is  
459 inconsistent. Dr. Spiro requested recommendations from the Security Committee. Mr. Adams  
460 will direct Ms. Bercan to speak to the Security Branch Manager about their organization and  
461 performance.

462 Ms. Hepscher wondered why two TPD police cars were stopping cars, today, near the  
463 end of the lake. Ms. Bercan believed that the police blocked the road because of a controlled

464 burn. The Southwest Florida Water Management District (SWFWMD) did not contact anyone  
465 until two hours into the burn.

466 Dr. Spiro asked Staff to research the cost of installing a gate arm at the Morris Bridge  
467 Road gate exit.

468 Mr. Carpenter suggested that the rover sit in their car, at the back gate, with the lights on,  
469 versus paying for a security guard, as the rover can block a car from entering. Dr. Spiro  
470 estimated a cost of \$10,000 per year for an additional security guard, at the back gate, on Friday  
471 and Saturday nights. Ms. Bercan proposed having the rover on Friday and Saturday, from 3:00  
472 a.m., to 6:00 a.m.

473 Ms. Bercan met with the Operations Manager, on Tuesday, to discuss a troubleshooting  
474 manual for the guards. The guards received a two-page booklet with instructions on logging in  
475 and pushing the gate button. She spoke with the Operations Manager about tightening up  
476 procedural issues and the third shift guards. Ms. Bercan suggested that the Board authorize her  
477 to meet with U.S. Security to discuss what the District needs and giving them 30 days to  
478 improve, and going out for bids for security services; U.S. Security has been the sole contractor  
479 for five years.

480 Ms. Bercan noted that she would be more comfortable if the process was not working on  
481 a more consistent basis and recommended that the Board determine if it is worth spending  
482 \$10,000 to rectify five issues in eight months or tighten up what the guards are already doing.  
483 Dr. Spiro agreed, as the consequences of the security guards allowing access, without checking  
484 identification, were negligible, to date.

485 There was Board consensus for a security guard to man the Morris Bridge Road gate on  
486 Friday and Saturday nights for the next 30 days.

487 Dr. Spiro asked if the security guard can start tomorrow. Ms. Bercan was doubtful, as  
488 U.S. Security is understaffed. Dr. Spiro proposed that the rover man the Morris Bridge Road  
489 gate on Friday and Saturday nights, from 10:00 p.m., to 6:00 a.m., and, if there is an incident that  
490 the rover must handle, the security guards at the front gate must be contacted. Ms. Hepscher  
491 requested that the rover drive around the community every two to three hours.

492 Mr. Hall will obtain proposals for an additional gate arm at the Morris Bridge Road exit.

493 Mr. Castillo thanked Mr. Hall for the monument lights. Mr. Hall reported that the  
494 remaining lights are on back order.

495 Mr. Forbes indicated that the speed monitor arrived on Tuesday. The location was  
496 changed and Staff is obtaining data from the prior location.

497 The Security Committee is investigating the cost to have an unmarked TPD car in the  
498 community at various locations.

499 **B. Finance**

500 Dr. Spiro indicated that the Finance Committee met today and appreciated Management  
501 for sending the February general ledger; the numbers were up-to-date but it takes time to  
502 compare the District's budget to the ledger. Mr. Adams confirmed that the numbers do not  
503 match. Dr. Spiro asked if the accountant can provide a P&L for February 12. Mr. Adams  
504 replied no, because it is reconciled out of the general ledger, which is created through  
505 QuickBooks™ and exported into Excel. Dr. Spiro pointed out that any P&L would be better than  
506 a general ledger. Mr. Adams will inquire.

507 Dr. Spiro recalled that there is \$75,000 remaining in the capital budget, which can be  
508 used for the volleyball courts or the gym expansion. A resident's wife, who is an interior  
509 decorator, believed that the estimate of \$81,000 for the gym expansion was high and offered to  
510 review the plans and provide an estimate.

511 Dr. Spiro indicated that the committee recommended "roll away" soccer goals for use in  
512 the green space adjacent to the new tennis courts.

513 Ms. Hepscher inquired about that the survey results regarding volleyball courts. Dr.  
514 Spiro explained that, based on the number of respondents and the size of the community, there  
515 was a 20% error of margin, meaning that anything above 30% could statistically be  
516 representative of the majority of the community. All items were 30% or above but items under  
517 30% were also addressed, such as the storage building, which was 11% and brush agitator, which  
518 was 26%. The volleyball courts were at 23.7%, meaning that one-quarter of the population  
519 wanted volleyball courts. The prior Facilities Manager received an estimate of \$17,500 for the  
520 volleyball courts, which is significant.

521 Ms. Hepscher noted that the previous location of the volleyball courts is viable, as a  
522 temporary location, and a net would be inexpensive. Mr. Castillo recalled the prior Facilities

523 Manager's concern about balls going into the water. Dr. Spiro voiced his opinion that spending  
524 thousands on a temporary volleyball court is "a waste of money" and preferred obtaining bids; he  
525 suggested a volleyball court with sand that was level with the ground because the previous  
526 volleyball court fell apart when barriers were put in the sand to keep it solid. Mr. Hall will  
527 secure prices.

528 Mr. Hall suggested placing the volleyball court in the area between Cory Lake Drive and  
529 the hockey rink. Mr. Adams agreed, as the area was flat and away from water. Mr. Carpenter  
530 recommended putting the volleyball court in front, as there is not enough room for lights or a  
531 fence at each end, to prevent balls from entering the woods or parking lot. Mr. Adams advised  
532 against fencing. Dr. Spiro noted an existing fence behind the new tennis courts. Mr. Hall  
533 pointed out that this area is extremely wet, due to drainage from the basketball and tennis courts  
534 flowing to this area.

535 **C. Landscape Aquascape Facilities**

536 Mr. Rich Carpenter, a LAF Committee Member, indicated that the committee addressed  
537 street sweeping and recommended that the Board determine why one specific section is  
538 deteriorating over another.

539 Mr. Carpenter questioned the status of vendors for the café. Mr. Adams indicated that the  
540 first presentation for the café will be at the March meeting.

541 Mr. Adams forwarded the committee's list of maintenance items to Mr. Hall.

542 Mr. Carpenter is happy with the new lake contractor; the lakes look beautiful. Mr. Hall  
543 agreed that LakeMasters is doing a good job. Mr. Carpenter noted that residents are commenting  
544 about how great the lakes look and the clearing of brush from the conservation island, so the  
545 berm was visible.

546 Mr. Carpenter thanked Mr. Hall for cleaning the windows and power washing railings  
547 and the gatehouse roofs.

548 Mr. Woodards referred to a realtor's email that was forwarded to Mr. Adams, refuting  
549 what was said about realtors, at the last meeting. Dr. Spiro recalled stating at the last meeting  
550 that he wanted to speak to a realtor; someone spoke to a realtor, on his behalf but he did not  
551 know the name of the realtor.

552 Dr. Spiro asked about rusty gutters from the sprinklers. Mr. Carpenter recalled that, years  
553 ago, an iron reducing system was added to the well and tested. If it worked, it was supposed to  
554 be added to the other two wells to stop rust from forming but no further action was taken. Mr.  
555 Hall will research the existing iron mitigation system, for the CDD-owned wells, and the  
556 irrigation system and obtain prices for the repairs.

557 **D. Other**

558 Dr. Spiro stated that, at the Sunshine Board meeting, the Board discussed the café and he  
559 directed Ms. Bercan to proceed with the presentations.

560 Regarding power washing, Dr. Spiro recalled Ms. Hepscher mentioning dirty sidewalks  
561 at Morris Bridge Road. Ms. Hepscher commented that the sidewalks, from the gate to the road,  
562 were “disgusting”. Mr. Hall confirmed that the Cross Creek and Morris Bridge Road sidewalks  
563 were cleaned.

564 Dr. Spiro recalled that Mr. Woodards volunteered to send a letter to the POA Board about  
565 the monument; however, Mr. Bob Abatian, of the POA, was not aware of the issue. Mr.  
566 Woodards confirmed that he met with Mr. David Burman and Mr. Rory Harding, of the POA,  
567 and both disapprove of MI Homes building a house on the lot where the monument is located,  
568 because it does not meet the POA code. Mr. Burman and Mr. Harding offered to consider it  
569 eminent domain. Mr. Adams recalled stating, at the last meeting, that he could not imagine the  
570 monument being built without an easement in favor of the District. Mr. Adams surmised that  
571 Mr. Gene Thomason built the monument but decided not to convey an easement or deed to the  
572 District until the lot was developed, which did not occur. Mr. Adams agreed with the POA  
573 decision, as the lot does not support building a house, once the setbacks and minimum square  
574 footage constructed are considered.

575 Mr. Carpenter asked if the District can purchase the lot for a park. Dr. Spiro replied that  
576 the lot is considered private property; at one time, it was intended to be a canoe house. Mr.  
577 Adams recommended that the POA negotiate a reduced sale of the property and the CDD and  
578 POA can decide what to do. Mr. Woodards will meet with the new POA Chair to discuss this  
579 matter.

580 Dr. Spiro agreed that there should be room for negotiation to keep the monument there.  
581 Mr. Adams stated that the District can appraise the land and pay fair market value, per square

582 foot, for an easement. Dr. Spiro wondered if MI Homes can be held liable for selling a lot that  
583 cannot be built on. Mr. Carpenter recommended speaking to the lot owner. Mr. Hall recalled  
584 that Mr. Harding told Ms. Bercan that MI Homes was securing the paperwork to build a house  
585 on the lot where the monument sign was located. Dr. Spiro will call Mr. Harding to discuss.

586

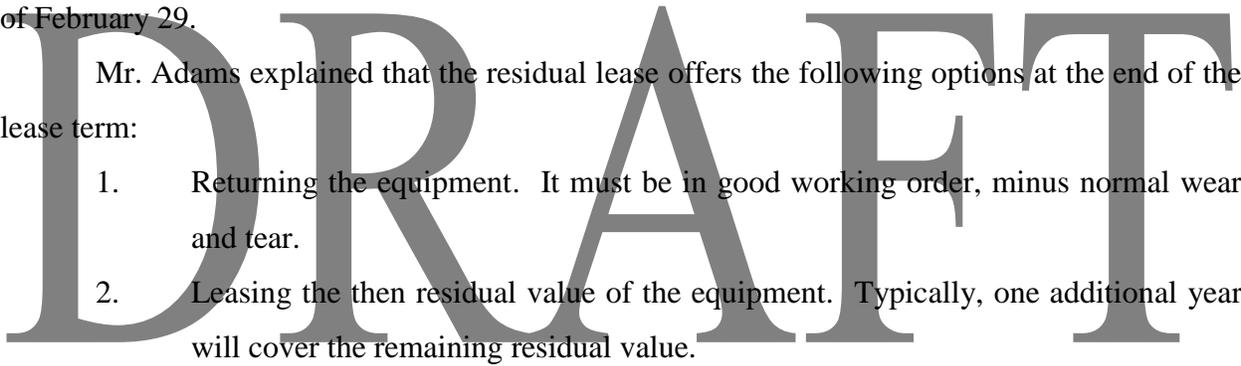
587 **SEVENTH ORDER OF BUSINESS**

**Update: Gym Equipment Replacement**

588

589 Mr. Adams recalled that, at the last meeting, the Board authorized a 36-month residual  
590 lease with Life Fitness for two treadmills and two ellipticals, in a not-to-exceed amount, and  
591 obtaining a price for a stationary bicycle. He obtained and entered into a residual lease on the  
592 equipment, including the stationary bicycle, for \$10 more per month, after consulting with the  
593 Chair. The lease is completed and the equipment was ordered. Delivery is anticipated the week  
594 of February 29.

595 Mr. Adams explained that the residual lease offers the following options at the end of the  
596 lease term:



- 597 1. Returning the equipment. It must be in good working order, minus normal wear  
598 and tear.
- 599 2. Leasing the then residual value of the equipment. Typically, one additional year  
600 will cover the remaining residual value.
- 601 3. Purchasing the equipment outright, for the then residual value.

602 Mr. Adams indicated that the Preventative Maintenance Agreement was amended to  
603 include the stationary bicycle. The price was consistent with the other four pieces of equipment.  
604 During the first visit for preventative maintenance, Fitness Services of Florida (FSF) will inspect  
605 the current condition of the existing equipment, replace pulleys and cables, if necessary, and  
606 provide a proposal to add the equipment to the Preventative Maintenance Agreement.

607

608 **EIGHTH ORDER OF BUSINESS**

**Consideration Resolution 2016-1,  
Declaring Certain Tangible Personal  
Property Surplus Equipment and  
Authorizing the District Manager to Sell  
or Dispose of Said Equipment as  
Expediently as Possible and Providing  
for an Effective Date**

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615 Mr. Adams presented Resolution 2016-1 for the Board’s consideration. The resolution  
616 declares the two ellipticals, two treadmills and the stationary bicycle as surplus equipment and  
617 authorizes Staff to advertise the surplus sale, accepting the highest bid for any or all equipment.  
618 If no bids are received, the equipment will be discarded.

619 Mr. Woodards inquired about the residual amount of the equipment. Mr. Adams  
620 confirmed that this will be revealed during the surplus sale but he doubted that any bids would be  
621 received, as two pieces of equipment are not working.

622 Mr. Hall noted that a repairman offered to purchase the equipment.  
623

**On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, Resolution 2016-1, Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date, was adopted.**

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632 **NINTH ORDER OF BUSINESS**

**Update: Digital Community Information Signs at Community Entrances**

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635 Mr. Adams recalled that, at the last meeting, the Board discussed installing community  
636 information signs at the Cross Creek and Morris Bridge Road entrances. Staff was authorized to  
637 proceed, in a not-to-exceed amount of \$35,000; \$30,000 for the sign and the remaining for the  
638 electrical drops to power the sign. Mr. Adams contacted three companies; two were non-  
639 responsive but one provided a proposal with three options. Since the lowest option was \$6,000  
640 more than the existing proposal, he recommended that the Board direct International C&C  
641 Corporation to proceed with installation of the two signs. It will take 60 to 90 days to complete  
642 the process, as a sign location drawing is required for permitting, which is all-inclusive. Mr.  
643 Adams expected 30 days for the permitting and, in the meantime, the sign company will start  
644 manufacturing the façade work and order the signs.

645 Mr. Woodards inquired about a maintenance program. Mr. Adams noted that the signs  
646 require minimal maintenance and include a five-year warranty on the equipment and one year on

647 workmanship. In response to Mr. Castillo’s question, Mr. Adams indicated that the sign  
648 company will handle the permitting with their in-house engineering staff.

649 Ms. Hepscher recalled that the additional \$1,500 to \$2,000, per sign, was for the  
650 electrical drops, to change the sign from the office. Mr. Adams confirmed that there is Wi-Fi at  
651 both gatehouses.

652 Dr. Spiro did not recall the Board selecting the sign location. Mr. Adams stated that the  
653 signs will be placed in the current sign locations. Electricity will be supplied by the streetlights.

654 Ms. Hepscher suggested moving the PVC sign further down the road, at the Cross Creek  
655 gate, to allow more time to read the sign.

656 Mr. Adams will identify the sign locations on a map and provide it to the contractor.

657 In response to a question, Mr. Adams indicated that the sign is 3’x6’ and 3’ above  
658 ground. It was sized to be viewed 100’ from its location. Mr. Castillo agreed with the locations.  
659 Mr. Woodards wanted the sign to be posted where it would not compete with other signs.

660 Mr. Adams will proceed.

661  
662 **TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Additional  
Sign to Replace the Two at the Entry into  
the Beach Club Facility**

666 Mr. Adams presented the proposal for a sign to replace the two entry signs at the Beach  
667 Club. One proposed location is on the right, by the fingerprint identification station, as there is  
668 constant power at that location. The sign is similar to one used by Universal Studios. It is 32”  
669 and can be horizontal or vertical. He recommended a vandal enclosure to protect the investment  
670 from being stolen.

671 Mr. Adams requested approval in a not-to-exceed amount of \$6,000; \$4,300 for the sign  
672 and vandal enclosure and the remainder for electricity.

673 Mr. Woodards asked if there is a camera. Mr. Adams confirmed that there were plenty of  
674 cameras but offered to install a pinhole camera, at the Board’s request. Mr. Woodards  
675 recommended a camera, due to vandalism.

676 Dr. Spiro asked if \$1,700 is necessary for the electric. Mr. Adams felt that it was  
677 sufficient, not knowing what is necessary to supply power to the sign; he anticipated less than  
678 \$1,700.

679 Mr. Castillo inquired about the connectivity of the sign. Mr. Adams explained that the  
680 sign will be connected to the existing internet in the building.

681 Dr. Spiro commented that the sign looks bigger than 32". Mr. Adams confirmed that the  
682 side of the sign is 32", which is comparable to the existing signage board, and also the same  
683 quality and type as the sample in the pictures. Dr. Spiro asked if the sign could be compared to a  
684 32" TV. Mr. Adams indicated that the sign is comprised of a series of LEDs and the pixel  
685 ratings are higher and brighter than a TV. Dr. Spiro wondered what this type of sign would be  
686 used for. Ms. Hepscher advised that the sign will stream information. Mr. Adams explained that  
687 the sign also has a software program, which programs the intervals, colors, heights, length of  
688 time to show each page, etc.

689 Mr. Carpenter asked if the new sign must be reformatted, as the current signs are  
690 horizontal and the new sign is vertical. Mr. Adams replied no, as the input will automatically  
691 change format.

DRAFT

**On MOTION by Ms. Hepscher and seconded by Mr. Woodards, with all in favor, installation of a new community information sign, at the Beach Club, to replace two signs at the Beach Club entry, in a not-to-exceed amount of \$6,000, was approved.**

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700 At the Board's request, Mr. Adams will install a pinhole camera.

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702 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Updated Lifestyle Services Agreement for Events Management with Evergreen Lifestyles Management, LLC**

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707 Mr. Adams referred to Paragraph F, on Page 2, noting that the compensation is \$30,000  
708 per year; \$19,000 per year for events and \$11,000 per year to Evergreen Lifestyles Management,  
709 LLC (Evergreen). The agreement was revised to include a website operating fee of \$150 per

710 month, to operate a reservation and payment website. A link will be posted on the District  
711 website.

712 Mr. Castillo inquired why the District must pay \$2,801.30 for a Dive-In Movie license.  
713 Dr. Spiro explained that a license is required to publicly show a movie.

714

**On MOTION by Mr. Woodards and seconded by Dr. Spiro, with all in favor, the Revised Lifestyle Services Agreement with Evergreen Lifestyles Management, LLC, for seven major events and an Events Coordinator, in a not-to-exceed amount of \$30,000, and operating a reservation and payment website, in a not-to-exceed amount of \$2,500, were approved.**

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723 **Survey**

724 *\*\*\*This item was an addition to the agenda.\*\*\**

725 Dr. Spiro reported that 1,268 emails and 200 letters were sent to residents about the  
726 survey; approximately 102 residents completed the survey. 37%, or 385 residents, opened the  
727 email and 105 residents clicked on the link for the survey, meaning that the survey was  
728 completed by nearly 100% of those that clicked the link and 0% that received letters. One  
729 question was asked in the survey.

730 Dr. Spiro proposed sending a follow-up email thanking residents who responded and  
731 providing a link at the top of the email for those that did not respond. Dr. Spiro expected 175 to  
732 200 responses and closing the survey in a month. Dr. Spiro will provide the survey results at the  
733 March Sunshine Board meeting. The next stage of the survey will be discussed at the next CDD  
734 meeting. Mr. Castillo suggested including the end date of the survey in the email.

735

736 **TWELFTH ORDER OF BUSINESS**

**Other Business**

737

738 Dr. Spiro suggested discussing resident comments from earlier in the meeting. The  
739 following resident comments were addressed:

- 740 1. *Morris Bridge Road leak.*

741 Mr. Hall explained that LMP dug underneath the road but could not locate the source of  
742 the leak. LMP vacuumed out the water and placed rocks under a corrugated pipe, to slow the  
743 flow of water so it does not wash out into the island.

744 Mr. Castillo suggested that LMP investigate if the leak was caused by a broken sprinkler  
745 head or overwatering. Mr. Adams observed water coming from up the hill and draining down  
746 the roadway, today, and surmised that the French drain was full of material and not percolating  
747 properly.

748 2. *Educate residents on POA/CDD responsibilities.*

749 The Board suggested providing a welcome package to new residents, including a one  
750 page letter of instructions with “do’s and don’ts” and scheduling a joint meeting, between the  
751 CDD and POA, to discuss the welcome package. Mr. Woodards will speak to Mr. Greg Nielson,  
752 POA President, about holding the joint meeting on March 7 at 6:00 p.m., prior to the NW  
753 meeting. Mr. Castillo will coordinate with Ms. Bercan regarding the e-blast to residents about  
754 the joint meeting.

755 3. *Re-addressing number of pool party attendees and rules.*

756 This item will be discussed at the next **Sunshine** Board meeting.

757 4. *Capri Isles walkway from behind the mailboxes to Cory Lake Drive.*

758 Mr. Adams advised that residents must grant an easement to the District to allow a  
759 walkway across their property.

760 Dr. Spiro requested that a large map of the District be available at every meeting.

761 Discussion ensued regarding possible locations for a sidewalk connection. Mr. Carpenter  
762 suggested a wooden bridge over the District’s pond and a sidewalk connecting to Cory Lake  
763 Drive. Dr. Spiro suggested installing lights.

764 Mr. Hall will work with the District Engineer on a workable location for a sidewalk  
765 connection from Capri Isle to Cory Lakes Boulevard and secure a proposal.

766 5. *Fountains in Capri Isle lakes.*

767 Mr. Adams will obtain proposals for two fountains in Capri Isle lakes; one at the Cross  
768 Creek entry lake and one for the main lake and provide at the next Sunshine Board meeting.

769 6. *Fishing in ponds.*

770 Dr. Spiro requested that Mr. Adams speak to the Security Manager about enforcing ‘no  
771 fishing’ in District lakes.

772 Mr. Hall reported that Capri Isles residents call the guardhouse when someone is fishing  
773 in the lakes; he instructed the guards to stop telling residents that there is nothing they can do and  
774 to call him so he can investigate. Residents were fishing, the last three or four times that Mr.  
775 Hall investigated. Mr. Adams advised that the District cannot enforce “no fishing” but can post  
776 signs.

777 7. *Expand gym to include an area for Zumba and karate.*

778 Dr. Spiro will include a question in the Fiscal Year 2017 budget survey.

779 It was noted that the music from the Zumba class is loud and a suggestion was made to  
780 install a temporary wall. Mr. Adams suggested cubicle walls.

781 8. *Installing a timer for the pool slide.*

782 Mr. Hall voiced concern about a child sliding down the slide when it turns off.

783 Mr. Adams advised that spikes in the power usage will damage bearings and seals.

784 9. *Recycle bin at pool.*

785 Mr. Hall will purchase recycle bins at Home Depot and contact Republic.

786 10. *Foliage blocking the view of oncoming traffic at the Capri Isles exit.*

787 Dr. Spiro suggested either cutting the plant material or removing and replacing with low  
788 lying plants. Mr. Hall will investigate.

789 11. *Resurfacing of existing tennis courts.*

790 Dr. Spiro did not support spending \$11,000 to resurface the tennis courts so they match  
791 the basketball courts and hockey rink.

792 Ms. Stewart will proceed with basketball court sawcutting, concrete ribbon and  
793 resurfacing and ask Welch about the proper way to clean the existing tennis courts.

794 Ms. Hepscher asked about replacement signage for the hockey rink, basketball and tennis  
795 courts. Mr. Adams requested that Mr. Hall order the signs and submit a check request.

796 12. *LMP plant replacements.*

797 Ms. Hepscher indicated that LMP did not replace the purple flowers around the palm  
798 trees at the Cross Creek entrance, as promised, at the last meeting.

799 Dr. Spiro remarked that it was terrible customer service for LMP to put in the same type  
800 of plant, that is going to die, at no charge, and charge for plant replacements with plants that  
801 thrive.

802 Mr. Adams advised that LMP recently had personnel changes.

803 Mr. Castillo recalled that LMP was supposed to provide monthly reports.

804 Mr. Hall will speak to LMP about the plant replacements and providing monthly reports.

805

806 **THIRTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items*)**

807

808 There being no public comments, the next item followed.

809

810 **FOURTEENTH ORDER OF BUSINESS** **Supervisor’s Requests**

811

812 Mr. Castillo asked about the littoral plants at the Cross Creek entrance pond. Mr. Adams  
813 replied that the project will be completed later in the spring.

814 Mr. Woodards inquired about the Primrose School acquisition. Mr. Adams reported that  
815 Ms. Stewart is working with the property owner regarding permitting for additional parking  
816 spaces but suspected that their interest has diminished.

817 Mr. Castillo asked if the purchase of Christmas lights was on hold. Mr. Adams indicated  
818 that the LAF Committee is preparing a plan.

819 Dr. Spiro was surprised by how much business was accomplished at recent meetings,  
820 compared to prior meetings, due to the new District Manager, Facilities Manager and Ms.  
821 Bercan.

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823 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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

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828 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

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

The Landscape/Aquascape/Facilities Committee meeting was held on Friday, February 26, 2016 at 10:30 a.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Mylitta Butler, Rich Carpenter (Chair), Dennis DiGiacomo, Linda Foster, and Jeanne Mairn. No Board supervisor attended.

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

1. The meeting was convened at 10:32 a.m.

**Second Order of Business:        Facilities**

2. Rich showed a PowerPoint presentation of some 50 slides showing where plants were missing in the rose beds along Cory Lake Drive and around the palm trees and between the azaleas at the Cross Creek entrance road. The missing plants should all be covered by warranty and should all be reinstalled at no cost to the community. On motion by Mylitta and second by Dennis, the committee voted unanimously to recommend that the Board give LMP 30 days to complete the planting of all the missing plants, and that the Board provide follow up to the planting to be sure that it is completed satisfactorily.
3. Rich continued the PowerPoint presentation with several slides showing missing and damaged plants at one of the islands in Cory Lake Drive that had been damaged sometime around New Years. One tree, even if it could be salvaged, has still not been replanted, and its roots are still half exposed. It's been two months without any improvement on this landscaping. On motion by Dennis and second by Linda, the committee voted unanimously to recommend that the Board request LMP to replant and repair the island asap.
4. Jeanne motioned and Dennis seconded a recommendation to the Board that the two cedar trees that are blocking the Cory Lakes sign at the Cross Creek entrance at the monument be replanted to other areas. The committee voted unanimously in favor of the motion.
5. Dennis reported that he had received an email from Cyril Spiro, Board chair, explaining the reasoning that the streets were not being swept by the city. It stated that the roads in Cory Lake are private roads, that residents do not pay the storm water fees to the city because the drains are privately owned, and that thus the city does not do street sweeping within Cory Lakes. The email further stated that because the CDD is a form of government, the roads are considered public. Dennis pointed out that it seems incongruous that the roads could be both private and public. Until now we've heard opinions solely from an attorney who stated that the roads are public and from city employees who stated that the roads are private. John Hall, Facilities Manager, mentioned that when Gene Thomason got permits for the roads, they were permitted as private. Dennis motioned the recommendation that the Board find out definitively the determination and request its attorney to get a court judgment as to whether the roads are private or public, as it effects not only who is responsible for their upkeep, but also on the security that can be provided to residents. On second by Linda, the committee voted unanimously to make the recommendation.
6. Since sweeping of the streets by the city is not an option, the committee discussed cleaning the roadways. Rich pointed out that at the last CDD Board meeting, it was reported that Republic, the trash hauler for Cory Lake, had agreed to clean the roads because of all the oil their truck had dripped while collecting yard waste. Although no specific date had been established for doing the

cleaning because testing was still being done, the committee decided to hold off on making any recommendations for road cleaning.

7. However, it was noted that the sidewalks and gutters along the roads are dirty and mildewed and need cleaning. Mentioned was that they should all be done approximately at the same time so that there was consistency of look throughout the community. Linda motioned the recommendation to the Board that all the sidewalks and gutters throughout the community be cleaned. After second by Dennis, the committee approved unanimously the recommendation.
8. Rich showed several slides of chairs at the pool with mildew on them. On motion by Mylitta and second by Dennis, the committee voted unanimously to recommend to the Board that the chairs be cleaned of mildew.
9. Rich reported that the skate park resurfacing has been completed and looks great. Next up for resurfacing is the basketball court, which should begin soon.
10. Dennis motioned a recommendation to the Board to have the pool slide shut down at the same time as the pool closing. Apparently the slide shuts off prior to the closing time, even though children are still there playing in the pool. The committee couldn't understand why the slide would need shutting down prior to the time of the pool closing. After a second by Mylitta, the committee approved the recommendation unanimously.

**Third Order of Business: Old Business**

11. The committee discussed holiday decorations. Linda invited Valerie Romas to visit the Beach Club on March 7 at 9:30 to discuss the decorations, as she had spoken to her about the purchasing of decorations for use. Valerie has had experience decorating such businesses as Neiman Marcus and Reeves automotive. The committee will visit with Valerie to get ideas of what to purchase and where to buy the decorations, and to see whether Valerie would have any interest in helping with the decorations. Rich reminded the committee that we have been given a sum of \$10,000 for the rest of this year for the purchase of decorations, and that the monies for lighting have yet to be requested in the budget for next year.

**Fourth Order of Business: Other Items**

12. Rich mentioned to the committee that he wanted to recognize the work that John Hall the new property manager has been doing. All of the maintenance recommendations that we have been making to the Board are being taken care of by John. And in addition, he's been doing things like upgrading the lights on the street monuments, as well as repairing the landscape lighting along the Morris Bridge entrance.
13. Rich reported on his notes from the Board meeting of Feb. 18 as follows:
  14. Cyril will not be running for the CDD in November, as he is running for a city council seat
  15. Board approved 3 proposals totaling nearly \$90,000 for the repair of the brick roads
  16. At least one or more proposals for running the cafe will be presented at the next Board meeting
  17. Tennis court construction is completed. A pedestrian path is to be installed next week
  18. \$11,000 for refinishing old tennis court – not approved. Board requested cost for cleaning the court
  19. \$6,000 was approved to saw cut the ends of the basketball court and install a cement surround
  20. \$6,000 was approved for an electronic sign to replace both of the signage boards at the Beach Club entrance
  21. Board asked for costs to install a lighted sand volleyball court
  22. Board asked for costs to install sidewalk at the end of Capri Isle

23. Board asked for cost to install 4 fountains in the lake and ponds
24. Board agreed to purchase 2 recycle bins for use at the pool
25. Board requested John to look into rust mitigation system for the wells
26. Rich thanked the Board on behalf of LAF for the cleaning of the lake and the conservation areas

**Fifth Order of Business: Adjournment**

**11:38 a.m.**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2016.

Dr. Cyril Spiro, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary



# Meeting Minutes for Cory Lakes CDD

Provided by The Sunshine Board Corporation

Forum Name: Workshop March 1-3, 2016

Date: All

Participants: Cyril Spiro, Robert Woodards, Joyce Hepscher, Jorge Castillo, Baiju Sheth, Carrie Bercan, John Hall

Topic Title : Fountain at Capri Isle, at Cory Lake Drive & on Cory Lake (Author : Cyril Spiro, Replies : 3)	
Author	Message
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:40 am	<p>At the last board meeting we discussed three requests, one to have a fountain on the pond in Capri Isle, another to have a fountain on the pond at the Cross Creek Entrance and the other to have a fountain on Cory Lake behind the T-intersection from the Cross Creek entrance.</p> <p>We were supposed to receive proposals for one or all of these proposed fountains to discuss at this online meeting. I will contact Carrie to find out the status of the proposal(s).</p>
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:47 am	<p>John reports that Chuck has been working on all of the fountain proposals. John will verify with Chuck that the proposals will be ready by Thursday for us to discuss.</p>
<b>Robert Woodards</b> Thu Mar 03, 2016 11:24 am	<p>How are we going to pay for a Fountain at Capri Isle? Are funds available in this years budget or, are we planning to fund it out of the FY 2017 budget? Maybe I stand corrected but, I recall late last year the CDD Board agreed that any funds spent on Capri Isle other than the Fence for security would be special assessment.</p>
<b>Cyril Spiro</b> Thu Mar 03, 2016 11:31 am	<p>Carrie reports that the fountain proposals will likely not be ready for weeks so we will have to wait on that discussion.</p>

Topic Title : Copier/Printer in the Clubhouse (Author : Cyril Spiro, Replies : 4)	
Author	Message
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:42 am	<p>This is a new topic never before discussed. The idea came to me to have a 3rd party vendor put a Copier/Printer in the clubhouse that residents could use as a fee for self-service amenity. The CDD would not make any money from it but the machine would provide a useful benefit for residents who need to make copies and print outs. The 3rd party vendor would be responsible for maintenance and supplies for the machine.</p> <p>What do you think?</p>
<b>Joyce Hepscher</b> Tue Mar 01, 2016 11:57 am	<p>I think the ups store on cross Creek, that is only a mile away, offers the same service with no extra work for our office staff. I'm not in favor of this suggestion.</p>
<b>Jorge Castillo</b> Thu Mar 03, 2016 11:13 am	<p>Considering this is a complete new Topic, I'm neutral on this idea, I guess the main question is has this been something our residents have been asking for? Again I'm not opposed I just don't know if it'll cause more issues and another piece of equipment our staff needs to look after and call when repairs are needed etc. Again I'm not opposed but will like more information</p>
<b>Robert Woodards</b> Thu Mar 03, 2016 11:59 am	<p>I agree with Joyce, the same type service is provided on Cross Creek at the UPS store plus it would create an additional workload on our staff which would not be cost effective to the District.</p>
<b>Baiju Sheth</b> Thu Mar 03, 2016 1:00 pm	<p>I agree with Joyce. This is club house not one stop service. No for me.</p>

Topic Title : Joint POA/CDD Meeting (Author : Cyril Spiro, Replies : 6)	
Author	Message
<b>Cyril Spiro</b> Thu Mar 03, 2016 11:38 am	<p>As you may have seen by email, when I reached out to the POA regarding joint language in the Islander, Greg (POA Chair) asked me if we could have a joint POA/CDD Meeting which is something that we've said we wanted to do. They have a POA meeting on Monday 3/21 that will end by 8:30pm. It would be convenient to meet with them for a workshop starting at 8:30pm right after their meeting. They are amenable with that. Which Supervisors can attend that meeting?</p>
<b>Joyce Hepscher</b> Thu Mar 03, 2016 11:47 am	<p>I should be able to make that meeting. I also approve of the language suggested by Greg in the email discussion.</p>

<b>Robert Woodards</b> Thu Mar 03, 2016 12:03 pm	Great Idea and I am looking forward to attending.
<b>Carrie Bercan</b> Thu Mar 03, 2016 1:25 pm	Hi All, I spoke with Rory and with the new POA Board the meeting has been changed to Tuesday nights now. So the upcoming March meeting will be on 3/22 at 7pm not 3/21.
<b>Cyril Spiro</b> Thu Mar 03, 2016 1:26 pm	Oh well. I probably can't make it on Tuesday 3/22. I'll keep the dialogue going with the POA.
<b>Cyril Spiro</b> Thu Mar 03, 2016 4:43 pm	So far 2 of the POA Members can attend a joint workshop on Wednesday 3/30. How about the CDD Supervisors?
<b>Joyce Hepscher</b> Thu Mar 03, 2016 4:47 pm	I can't make Tuesday evenings either. I teach those nights.

Topic Title : Readdressing Pool Party (Author : Cyril Spiro, Replies : 9)	
Author	Message
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:32 am	<p>Currently our pool party policy is: "Residents are allowed to have pool parties with non-resident guests as long as they are not disruptive to others in the pool and they 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. It will be at the attendants discretion to inform a resident hosting a party that they have exceeded the acceptable amount of space and that they need to limit their party."</p> <p>At the last board meeting some residents expressed concern that this would not limit the number of attendees sufficiently and leave too much responsibility on the attendants. These were the same concerns that we raised in previous discussions, but we struggled to find a solution that was flexible enough to allow residents to enjoy their parties, but rigid enough to not require interpretation and something that is enforceable without asking for proof of residency or invitation from attendees.</p> <p>Where should we go from here on this issue?</p>
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:34 am	<p>Here is an email that was sent to us by a resident and POA member, Bob Abajian. "suggest to have a sign-up list like the rental of the club house. only way to handle it. not right for a large group of people taking over the pool and now you need to say to many people, you are making a mess, no music, or if your person thinks to many people then the fun begins.</p> <p>sign up and have the homeowner sign they are required to do everything like they would be if using the clubhouse. give time frame to use the pool and rules. always remember the pool is for all of us. if only 142 people at one time can use it, and two people have a party there will be a major problem. small numbers. ie 10-20 total."</p>
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:37 am	I have also attached extensive policies from another community that was kindly provided to us by Chuck, our District Manager.
<b>Joyce Hepscher</b> Tue Mar 01, 2016 11:54 am	I completely agree that we need a sign up/reservation policy with a maximum number of attendees!
<b>Jorge Castillo</b> Thu Mar 03, 2016 11:14 am	I had suggested this from the start, we charge a \$100 refundable deposit as long as the party owner abides by all rules put in place i.e. Max number 30 guests including kids and parents. This is simple and I know Meadow Pointe uses a similar system which I believe is pretty effective
<b>Cyril Spiro</b> Thu Mar 03, 2016 11:21 am	Would we allow only 1 party per day? Or, use time slots?
<b>Joyce Hepscher</b> Thu Mar 03, 2016 11:46 am	I agree with the reservation fee, but would be a fee we keep Jorge or simply a refundable deposit upon leaving the pool area as found? I think time slots would be best. Meadow Point does have a similar system which works effectively, however their party size allotment is much higher than 30. We hosted there one time and I believe that it was 60, but that was several years ago and my number might be off. I could call and inquire if you'd like me to?
<b>Baiju Sheth</b> Thu Mar 03, 2016 1:06 pm	Hi agree with Jorge. 30 max guest with 100\$ refundable deposite is reasonable.
<b>Cyril Spiro</b> Thu Mar 03, 2016 1:17 pm	Joyce, it would be great if you could get that info from meadow pointe. Importantly we should compare the square footage of the pool itself and the surrounding area to our pool so that we can use similar ratios for the number of guests.

<b>Joyce Hepscher</b> Thu Mar 03, 2016 4:52 pm	I will call Meadow Point tomorrow to inquire as to these details. I don't have the availability to do so before 5 today.
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**Topic Title : Pressure Washing sidewalk gutters (Author : Jorge Castillo, Replies : 5)**

<b>Author</b>	<b>Message</b>
<b>Jorge Castillo</b> Thu Mar 03, 2016 11:16 am	John - do we have this in the Pressure Washing agenda to pressure wash sidewalk gutters throughout the community? they are looking dirty and pressure washing will give it a really nice face lift.
<b>Cyril Spiro</b> Thu Mar 03, 2016 11:22 am	I think that part of the problem is that the grimy look of the gutters is created in large part by the iron in the sprinkler water. John, is there a way to clean the orange-brown stain from the iron?
<b>John Hall</b> Thu Mar 03, 2016 11:41 am	I have received quotes for sidewalks and gutters which is way outside of my budget.  The rust stains on the curbing could possibly be lightened or removed but would be a waste of time and money until the iron mitigation system issue is figured out. Currently only the well by the Beach Club had a system on it. I am getting quotes to install the system on the other irrigation wells and have them maintained. We were paying \$200 a month to have the one well serviced but that seems to have ended in Dec. 2015
<b>Cyril Spiro</b> Thu Mar 03, 2016 1:27 pm	Thanks for the update, John. We may need to be patient and wait until the water iron is fixed before we clean the gutters.
<b>Joyce Hepscher</b> Thu Mar 03, 2016 4:51 pm	The gutters and Sidewalks needing to be power washed has been an ongoing request since I began serving on the board. It has continually been pushed off month after month. Residents are beginning to push harder for it now. I believe that it is something that we need to do sooner than later. I vote to obtain proposals now if John isn't able to do this himself. I am always a supporter of having a clean neighborhood!
<b>John Hall</b> Thu Mar 03, 2016 4:56 pm	Both the POA and I have received bids for the pressure washing.. Bids range from \$50,000 and up.

**Topic Title : Back Gate left open (Author : Robert Woodards, Replies : 5)**

<b>Author</b>	<b>Message</b>
<b>Robert Woodards</b> Thu Mar 03, 2016 11:49 am	On 28 February at approximately 1:05 am the back gate was discovered wide open and the Rover was not there. The front gate was notified and had the Rover dispatched to take care of the issue. Recommend we take a look at procedure for monitoring the back gate during times there is no gate guard.
<b>Joyce Hepscher</b> Thu Mar 03, 2016 11:52 am	February 28th was over the weekend which is when we had revised the rover to be stationed at the back gate during those hours. Has this change been made with the security company yet? If so, I'd like to know why he wasn't stationed there as he was instructed to be?
<b>Carrie Bercan</b> Thu Mar 03, 2016 12:22 pm	February 28th was a Sunday night. We only have the rover stationed at the MB gate Friday and Saturday nights. I have spoken with the supervisor about this issue and have required an hourly check at the back gate for the Sunday through Thursday shifts.
<b>Cyril Spiro</b> Thu Mar 03, 2016 1:20 pm	It seems logical that we should have the Rover stationed there every night and that s/he makes rounds from that location. Does that make sense to the other Supervisors?
<b>Joyce Hepscher</b> Thu Mar 03, 2016 4:48 pm	I'm in agreement with that.
<b>John Hall</b> Thu Mar 03, 2016 5:00 pm	I think what Carrie meant was that the rover is scheduled to work the MB gate on Friday and Saturday nights and not leave it. All other nights he does his patrols out of the MB gate and returns hourly to check gate function and the tower operation.

**Topic Title : Tennis Shade Option (Author : Cyril Spiro, Replies : 8)**

<b>Author</b>	<b>Message</b>
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:26 am	Tanya was supposed to provide us with proposals for the tennis shade option for this sunshine board meeting. I will contact Carrie to find out the status.
<b>Cyril Spiro</b> Tue Mar 01, 2016 11:49 am	John reports that Tanya said she is still researching this and he will stress to her that we need the proposal by Thursday for this meeting.
<b>Carrie Bercan</b>	Shade proposals and picture attached. Tonya's comments are below for review:

<p>Thu Mar 03, 2016 11:37 am</p>	<p>I've attached a proposal from Welch Tennis. I've also attached some information that we've gathered on other options. The number of poles and dimensions of the structure are different, and I understand that you can't have a structure with more than 2 poles and wider than proposed by Welch for proper tennis play. We have, at least, concluded that the pricing for these structures are comparable, so I recommend that the Board consider the Welch proposal, if they are ok with spending these funds. It also looks like we're going to have some funds remaining in the account after installing the underdrain and the shade structure proposed by Welch, based on a conversation that I just had with the site contractor. Thanks.</p>
<p><b>Cyril Spiro</b> Thu Mar 03, 2016 11:45 am</p>	<p>It appears to me that other proposals are about \$2,500 less. That money could be used for other useful purposes if the structures are equivalent. Also, the color should match what we currently have.</p> <p>Do other Supervisors also want to see complete proposals from the other vendors so that we can compare prices with an apples-to-apples product comparison?</p>
<p><b>Joyce Hepscher</b> Thu Mar 03, 2016 11:48 am</p>	<p>I agree that I'd like to see all of the information before making a decision.</p>
<p><b>Jorge Castillo</b> Thu Mar 03, 2016 11:51 am</p>	<p>I agree lets see other proposals unless you think we should not.</p>
<p><b>Baiju Sheth</b> Thu Mar 03, 2016 1:03 pm</p>	<p>Hi would like to see one more preposal.</p>
<p><b>Cyril Spiro</b> Thu Mar 03, 2016 1:18 pm</p>	<p>I'll ask Chuck to put it on the Agenda for our next meeting so we can review additional proposals.</p>
<p><b>John Hall</b> Thu Mar 03, 2016 5:06 pm</p>	<p>I just want to give my honest opinion of the tennis court sunshade issue.</p> <p>Welch tennis constructed the court. Thus they would be the company holding any sort of warranty on the court.</p> <p>If you bring in an another company to install a shade that will require drilling drilling through the surface to set posts, we take the chance that</p> <ol style="list-style-type: none"> <li>1) the surface paint can get damaged by the company not taking due precautions.</li> <li>2) the same finger pointing circle if an issue arises with either the court surface or shade structure.</li> </ol> <p>I recommend letting the company that built the court install the structure so we have an all inclusive warranty to all things court related and reduce the risk of having the same run around with warranty issues as we are having with the pool.</p> <p>Just my honest opinion.</p>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2016**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2016**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 1996	Debt Service Series 2013	Debt Service Series 2013A-1	Capital Projects	Capital Projects Series 2015	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 302,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302,332
Debit card	4,980	-	-	-	-	-	4,980
MMK account	2,223,082	-	-	-	-	-	2,223,082
Investments							
Revenue	-	374,181	119,608	481,667	-	-	975,456
Reserve	-	59,000	51,024	250,853	-	-	360,877
Redemption	-	1,488	-	-	-	-	1,488
Prepayment	-	30,572	-	1,076	-	-	31,648
Sinking	-	1,960	-	-	-	-	1,960
Construction	-	-	-	-	3,401	-	3,401
Due from other	850	-	-	-	-	-	850
Due from other funds							
General	-	4,136	3,474	14,230	-	105,359	127,199
Deposits	23,365	-	-	-	-	-	23,365
Total assets	<u>\$ 2,554,609</u>	<u>\$ 471,337</u>	<u>\$ 174,106</u>	<u>\$ 747,826</u>	<u>\$ 3,401</u>	<u>\$ 105,359</u>	<u>\$ 4,056,638</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 22,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,823
Due to other funds							
Debt service fund - series 1996	4,136	-	-	-	-	-	4,136
Debt service fund - series 2013	3,474	-	-	-	-	-	3,474
Debt service fund - series 2013A-1	14,230	-	-	-	-	-	14,230
Capital projects: 2015	105,359	-	-	-	-	-	105,359
JSAPP deposit	5,000	-	-	-	-	-	5,000
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>155,345</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,345</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,365	-	-	-	-	-	23,365
Restricted for:							
Debt service	-	471,337	174,106	747,826	-	-	1,393,269
Capital projects	-	-	-	-	3,401	105,359	108,760
Assigned							
3 months working capital	457,896	-	-	-	-	-	457,896
Renewal & replacement	311,100	-	-	-	-	-	311,100
Unassigned	1,606,903	-	-	-	-	-	1,606,903
Total fund balances	<u>2,399,264</u>	<u>471,337</u>	<u>174,106</u>	<u>747,826</u>	<u>3,401</u>	<u>105,359</u>	<u>3,901,293</u>
Total liabilities and fund balances	<u>\$ 2,554,609</u>	<u>\$ 471,337</u>	<u>\$ 174,106</u>	<u>\$ 747,826</u>	<u>\$ 3,401</u>	<u>\$ 105,359</u>	<u>\$ 4,056,638</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	Current Month	Year To Date	Adopted Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 48,892	\$ 1,604,229	1,776,675	90%
Interest and miscellaneous	110	1,450	25,000	6%
Total revenues	<u>49,002</u>	<u>1,605,679</u>	<u>1,801,675</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,000	2,800	12,000	23%
Payroll services	72	353	600	59%
Payroll taxes - FICA	77	214	900	24%
Payroll taxes - unemployment	-	-	325	0%
District management	4,583	18,333	55,000	33%
Assessment roll preparation	417	1,667	5,000	33%
Bond amortization schedule fee	-	-	1,500	0%
Disclosure report	-	-	3,000	0%
Trustee	3,771	7,489	8,254	91%
Audit	-	-	4,200	0%
Arbitrage rebate calculation	-	-	2,500	0%
Legal - general counsel	355	679	10,000	7%
Engineering	2,065	7,761	10,000	78%
Insurance: general liability & public officials	-	25,628	26,700	96%
Insurance: worker's compensation	-	6,291	-	N/A
Legal advertising	-	39	3,000	1%
Bank fees	-	-	200	0%
Dues & licenses	-	175	175	100%
Postage	137	486	-	N/A
Tax collector	976	28,553	74,028	39%
Contingencies	-	-	500	0%
Uncoded*	-	73	-	N/A
<b>Total Administrative</b>	<u>13,453</u>	<u>100,541</u>	<u>217,882</u>	46%
<b>Debt service</b>				
Notes payable - Soave Group - DS	-	-	21,733	0%
<b>Total Debt service</b>	<u>-</u>	<u>-</u>	<u>21,733</u>	0%
<b>Field operations</b>				
<b>Utilities</b>				
Communication	1,132	4,457	11,683	38%
Website	-	-	1,020	0%
Streetlights	12,995	29,026	131,821	22%
Electricity	5,115	12,430	73,000	17%
Propane	-	-	400	0%
Water, sewer & irrigation	1,155	2,964	15,000	20%
Solid waste removal	504	1,918	5,694	34%
Sewer lift stations	-	450	3,500	13%
Total Utilities	<u>20,901</u>	<u>51,245</u>	<u>242,118</u>	21%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
Security operations				
Security staffing contract services	20,556	61,233	230,500	27%
Security staffing contract services - other	-	-	8,000	0%
Contractual maintenance	2,421	3,228	9,180	35%
Total Security operations	<u>22,977</u>	<u>64,461</u>	<u>247,680</u>	26%
Field office administration				
Field manager	-	4,038	75,000	5%
Office administrator	8,807	33,507	46,852	72%
Payroll taxes	674	2,872	12,960	22%
Seasonal decorations	-	16,910	17,000	99%
Beach club office equipment	201	462	4,075	11%
Beach club office supplies	-	310	3,000	10%
Beach club gym supplies	-	-	1,500	0%
Guard office equipment	-	-	1,000	0%
Guard office supplies	48	159	2,000	8%
CMMS license & support	-	-	1,068	0%
Community events coordinator	-	-	49,992	0%
Community events supplies	300	8,267	30,000	28%
Special residential mailing	-	-	3,000	0%
Pool & beach club attendants	-	-	44,000	0%
Total Field office administration	<u>10,030</u>	<u>66,525</u>	<u>291,447</u>	23%
Landscape maintenance				
Landscaping	21,300	42,600	265,000	16%
Mulch	-	49,300	56,000	88%
Beach sand	-	-	4,500	0%
Annuals & seasonal plant installation	-	1,800	9,000	20%
Plant replacement	-	-	40,000	0%
Sod replacement	-	1,644	10,000	16%
Well maintenance - irrigation	-	-	6,000	0%
Irrigation - maintenance	115	171	12,500	1%
Tree removal	-	5,625	25,000	23%
Lake & pond maintenance	3,625	21,250	45,000	47%
Total Landscape maintenance	<u>25,040</u>	<u>122,390</u>	<u>473,000</u>	26%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	Current Month	Year To Date	Adopted Budget	% of Budget
Facilities maintenance				
Outside facilities maintenance	1,790	5,260	35,000	15%
Car and cart repairs and maintenance	120	177	4,500	4%
Cleaning	1,078	4,312	15,000	29%
Pest control	300	600	2,000	30%
Barcode database	112	112	2,500	4%
Security gate maintenance & repair	689	1,769	7,500	24%
Security technology repairs	-	-	2,500	0%
Security gate maintenance & repair - other	-	195	2,500	8%
Monuments & signs	226	349	5,000	7%
Fountains	-	-	7,000	0%
Storm water drainage	-	-	10,000	0%
Storage	101	435	1,500	29%
Street sweeping	-	-	1,500	0%
Recreation equipment maintenance & repair	182	293	20,000	1%
Building equipment maintenance & repair	9	5,262	20,000	26%
Pressure washing	1,840	1,840	15,000	12%
Paver repairs	-	6,720	45,000	15%
Clear & repair monument lanterns	-	-	2,500	0%
Commercial window cleaning	-	-	2,500	0%
Garage door	6,450	6,450	-	N/A
Total Facilities maintenance	<u>12,897</u>	<u>33,774</u>	<u>201,500</u>	17%
Facilities maintenance (pool)				
Pool maintenance	-	1,647	22,900	7%
Pool repairs	-	85	10,000	1%
Pool heater utilities	1,915	3,768	18,540	20%
Pool permit	-	-	575	0%
Pool contingency	-	-	2,500	0%
Total Facilities maintenance (pool)	<u>1,915</u>	<u>5,500</u>	<u>54,515</u>	10%
<b>Total Field operations</b>	<u>93,760</u>	<u>343,895</u>	<u>1,510,260</u>	23%
<b>Infrastructure reinvestment</b>				
Capital improvement program	-	-	51,800	
Total Infrastructure reinvestment	<u>-</u>	<u>-</u>	<u>51,800</u>	0%
<b>Total Expenditures</b>	<u>107,213</u>	<u>444,436</u>	<u>1,801,675</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	(58,211)	1,161,243	-	
Fund balance - beginning (unaudited)	2,457,475	1,238,021	1,216,009	
Fund balance - ending	<u>\$ 2,399,264</u>	<u>\$ 2,399,264</u>	<u>\$ 1,216,009</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 1996  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 4,221	\$ 139,160	155,909	89%
Prepaid assessments	-	31,226	-	N/A
Interest income	2	7	-	N/A
Total revenues	<u>4,223</u>	<u>170,393</u>	<u>155,909</u>	109%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal 1996A	-	-	100,000	0%
Principal prepayment	-	10,000	-	N/A
Interest 1996A & B	-	24,706	49,413	50%
Total debt service	<u>-</u>	<u>34,706</u>	<u>149,413</u>	23%
<b>Other fees &amp; charges</b>				
Tax collector	87	2,468	6,496	38%
Total other fees & charges	<u>87</u>	<u>2,468</u>	<u>6,496</u>	38%
Total expenditures	<u>87</u>	<u>37,174</u>	<u>155,909</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	4,136	133,219	-	
Fund balances - beginning	467,201	338,118	346,304	
Fund balances - ending	<u>\$ 471,337</u>	<u>\$ 471,337</u>	<u>\$ 346,304</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 3,545	\$ 116,306	128,850	90%
Interest income	-	1	-	N/A
Total revenues	<u>3,545</u>	<u>116,307</u>	<u>128,850</u>	90%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	20,000	20,000	100%
Interest	-	40,659	80,819	50%
Total debt service	<u>-</u>	<u>60,659</u>	<u>100,819</u>	60%
<b>Other fees &amp; charges</b>				
Tax collector	71	2,069	5,369	39%
Total other fees & charges	<u>71</u>	<u>2,069</u>	<u>5,369</u>	39%
Total expenditures	<u>71</u>	<u>62,728</u>	<u>106,188</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	3,474	53,579	22,662	
Fund balances - beginning	<u>170,632</u>	<u>120,527</u>	<u>118,030</u>	
Fund balances - ending	<u>\$ 174,106</u>	<u>\$ 174,106</u>	<u>\$ 140,692</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 14,520	\$ 476,434	530,193	90%
Interest income	1	5	-	N/A
Total revenues	<u>14,521</u>	<u>476,439</u>	<u>530,193</u>	90%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	410,000	0%
Principal prepayment	-	10,000	-	N/A
Interest	-	48,915	98,102	50%
Total debt service	<u>-</u>	<u>58,915</u>	<u>508,102</u>	12%
<b>Other fees &amp; charges</b>				
Tax collector	290	8,480	22,091	38%
Total other fees & charges	<u>290</u>	<u>8,480</u>	<u>22,091</u>	38%
Total expenditures	<u>290</u>	<u>67,395</u>	<u>530,193</u>	13%
Excess/(deficiency) of revenues over/(under) expenditures	14,231	409,044	-	
Fund balances - beginning	733,595	338,782	281,303	
Fund balances - ending	<u>\$ 747,826</u>	<u>\$ 747,826</u>	<u>\$ 281,303</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	3,401	3,401
Fund balance - ending	\$ 3,401	\$ 3,401

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2015  
FOR THE PERIOD ENDED JANUARY 31, 2016**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
Capital outlay	5,489	5,489
Total expenditures	5,489	5,489
Excess/(deficiency) of revenues over/(under) expenditures	(5,489)	(5,489)
Fund balance - beginning	110,848	110,848
Fund balance - ending	\$105,359	\$105,359

**CORY LAKES**

Community Development District  
Series 1996A (CUSIP: 221034AC5)

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	8,793.75	8,793.75
05/01/2016	100,000.00	8.375%	8,793.75	108,793.75
11/01/2016	-	-	4,606.25	4,606.25
05/01/2017	110,000.00	8.375%	4,606.25	114,606.25
<b>Total</b>	<b>\$210,000.00</b>	<b>-</b>	<b>\$26,800.00</b>	<b>\$236,800.00</b>

**CORY LAKES**

Community Development District  
Series 1996B (CUSIP: 221034AH4)

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	17,587.50	17,587.50
05/01/2016		8.375%	15,912.50	15,912.50
11/01/2016	-	-	15,912.50	15,912.50
05/01/2017	380,000.00	8.375%	15,912.50	395,912.50
<b>Total</b>	<b>\$380,000.00</b>	<b>-</b>	<b>\$65,325.00</b>	<b>\$445,325.00</b>

**CORY LAKES**  
Community Development District  
Series 2013 Bonds  
\$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	20,000.00	5.000%	40,659.38	60,659.38
05/01/2016	-		40,159.38	40,159.38
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38

**CORY LAKES**  
 Community Development District  
 Series 2013 Bonds  
 \$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
<b>Total</b>	<b>\$1,405,000.00</b>	<b>-</b>	<b>\$1,521,803.13</b>	<b>\$2,926,803.13</b>

Beach club gym supplies

## CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### Debt Service Schedule

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015			49,051.00	49,051.00
05/01/2016	410,000.00	2.710%	49,051.00	459,051.00
11/01/2016			43,495.50	43,495.50
05/01/2017	425,000.00	2.710%	43,495.50	468,495.50
11/01/2017			37,736.75	37,736.75
05/01/2018	435,000.00	2.710%	37,736.75	472,736.75
11/01/2018			31,842.50	31,842.50
05/01/2019	445,000.00	2.710%	31,842.50	476,842.50
11/01/2019			25,812.75	25,812.75
05/01/2020	460,000.00	2.710%	25,812.75	485,812.75
11/01/2020			19,579.75	19,579.75
05/01/2021	470,000.00	2.710%	19,579.75	489,579.75
11/01/2021			13,211.25	13,211.25
05/01/2022	485,000.00	2.710%	13,211.25	498,211.25
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,620,000.00	-	\$454,738.00	\$4,074,738.00

**Landscape/Aquascape/Facilities Committee (LAF)**  
**CDD Board Recommendations**  
**From LAF meeting on 2/26/2016**

**NOTE: PowerPoint presentation is included for reference.**

**Recommend that the CDD Board give LMP, the landscape company, 30 days to complete the planting of all the missing plants, and that the Board provide follow up to the planting to be sure that it is completed satisfactorily.**

There are more than 50 plants missing in the rose beds along Cory Lake Drive and around the palm trees and even more between the azaleas at the Cross Creek entrance road. The missing plants should all be covered by warranty and should all be reinstalled at no cost to the community. Steve Small, LMP representative, stated at the January meeting that these plants would be installed, but as of this date, they have not.

**Recommend that the Board request LMP to replant and repair the Cory Lake Drive island damaged around New Years.**

There are missing and damaged plants at one of the islands in Cory Lake Drive that had been damaged sometime around New Years. One tree, even if it could be salvaged, has still not been replanted, and its roots are still half exposed. It looks bad enough that it ought to be replaced. It's been two months without any improvement on this landscaping.

**Recommend that the Board instruct LMP to relocate the two cedar trees blocking the Cory Lake sign at the Cross Creek monument.**

They should be replanted in another area.

**Recommend that the Board find out definitively by requesting its attorney to get a court judgment as to whether the roads are private or public.**

Dennis DiGiacomo reported that he had received an email from Cyril Spiro, Board chair, explaining the reasoning that the streets were not being swept by the city. The note stated that the roads in Cory Lake are private roads, that residents do not pay the storm water fees to the city because the drains are privately owned, and that thus the city does not do street sweeping within Cory Lakes. The email further stated that because the CDD is a form of government, the roads are considered public. Dennis pointed out that it seems incongruous that the roads could be both private and public. Until now the community has heard "opinions" from an attorney who stated that the roads are public and from city employees who stated that the roads are private. John Hall, Facilities Manager, mentioned that when the developer got permits for the roads, the roads were permitted as

private. The recommendation is made because the determination affects not only who is responsible for the road upkeep, but also for the kind of security that can be provided to residents.

**Recommend to the Board that all the sidewalks and gutters throughout the community be cleaned.**

Sidewalks and gutters along the roads are dirty and mildewed and need cleaning. And, they should all be done approximately at the same time so that there is consistency of look throughout the community.

**Recommend to the Board that the chairs at the pool, especially the red ones under the canopy be cleaned.**

The chairs have mildew on them.

**Recommend to the Board to have the pool slide shut down at the same time as the pool closing.**

Apparently the slide shuts off prior to the closing time, even though children are still there playing in the pool. The committee felt that the slide should shut down at the same time as the pool closed.

## Chuck Adams

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**From:** Ghada Jadallah <gajadallah@gmail.com>  
**Sent:** Monday, March 7, 2016 4:31 PM  
**To:** Chuck Adams  
**Subject:** Re: Cory Lakes Cafe  
**Attachments:** CORY LAKE MENU ESTIMATE.docx

Hello Mr.Adams,

I apologize for the delay.

Attached is the proposed menu. There is a nice variety. Please give me your thoughts.

Along with the menu we have a few requests:

- The week before school ends we would like to be there for a few hours a day for a soft opening
- Operational hours will be 11:30am-6pm mon-Friday
- weekend hours will vary.
- Certificates for all state required checks on wall
- No other catering companies or party holders will have access to kitchen
- We will adjust menu items to fit needs of residents
- We would like to have a grand opening party for the residents pending your approval
- What will we be allowed to do as far as advertising to include signs, banners and flyers.
- What will we be responsible for from our end

Best Regards and we look forward to hearing back from you,  
Ghada Jadallah

# CORY LAKE CAFE MENU

BEACH HOUSE ADDRESS  
OPERATED BY: DASH OF SALT N PEPPER  
VISIT US @DASHOFSALTNPEPPER.COM

## APPETIZERS

- ◆ FRIES - \$3.50
- ◆ CHEESE FRIES - \$4
- ◆ SWEET POTATO FRIES - \$3.50
- ◆ MOZZERELLA STICKS – (6) \$7
- ◆ ONION RINGS - \$6
- ◆ CHICKEN TENDERS - \$6
- ◆ BUFFALO CHICKEN TENDERS - \$6.25
- ◆ HUMMUS & VEGGIES - \$3

## FLATBREAD PIZZA: \$8

SPINACH & MOZZERELLA & TOMATO

BUFFALO CHICKEN & RANCH

PEPPERONI

HAMBURGER - \$2.75

CHEESEBURGER - \$3.25

GRILLED CHICKEN SANDWICH - \$5

CHICKEN TENDER SANDWICH - \$5.75

CHICKEN QUESADILLA - \$7

GRILLED CHICKEN WRAP - \$6

CHICKEN TENDER WRAP - \$6

BUFFALO CHICKEN WRAP - \$6

BLACK BEAN BURGER - \$5

GRILLED VEGGIE WRAP - \$6

GRILLED CHEESE - \$2.50

GREEK SALAD - \$6.49

## GOURMET HOT DOG:

CHILI AND CHEESE HOT DOG - \$4.25

HOT DOG MY WAY: \$2.75 (\$.49 EACH)

GRILLED ONIONS, PROVOLONE, JALEPENOS,  
SAUERKROUT, RELISH,

## DRINKS

SWEET/UNSWEET TEA - \$1.79

SODA - \$1

GATORADE - \$1.75

STARBUCKS FRAPPUCCINO - \$2.25

WATER - \$1

RED BULL 12OZ - \$3

MONSTER ENERGY - \$2.50

ARIZONA - \$1

**From:** [Chuck Adams](#)  
**To:** [Daphne Gillyard](#)  
**Subject:** FW: Tennis Courts Shade Structure  
**Date:** Thursday, March 03, 2016 8:44:16 AM  
**Attachments:** [CoryLakesCanopyRH.PDF](#)  
[1626\\_001.pdf](#)

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Good morning  
Please include this email and the attachments on the March CLI agenda

Thanks

Best Regards

Chuck Adams  
Director of Operations  
Wrathell, Hunt and Associates, LLC  
(239) 464-7114 (cell)

-----Original Message-----

From: Stewart, Tonja [<mailto:Tonja.Stewart@stantec.com>]  
Sent: Wednesday, March 2, 2016 4:37 PM  
To: John Hall <[clcddf@gmail.com](mailto:clcddf@gmail.com)>  
Cc: Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>  
Subject: Tennis Courts Shade Structure

I've attached a proposal from Welch Tennis. I've also attached some information that we've gathered on other options. The number of poles and dimensions of the structure are different, and I understand that you can't have a structure with more than 2 poles and wider than proposed by Welch for proper tennis play. We have, at least, concluded that the pricing for these structures are comparable, so I recommend that the Board consider the Welch proposal, if they are ok with spending these funds. It also looks like we're going to have some funds remaining in the account after installing the underdrain and the shade structure proposed by Welch, based on a conversation that I just had with the site contractor.

Thanks.

-----Original Message-----

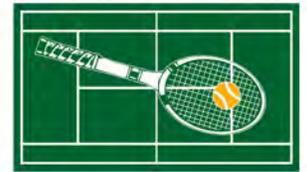
From: Kevin Timmons [<mailto:kevin@welchtc.com>]  
Sent: Wednesday, March 02, 2016 4:00 PM  
To: Stewart, Tonja  
Subject: Emailing: DSC01308

Tonja,  
Attached is a picture of the cabana.  
Thanks,  
Kevin



# Welch Tennis Courts, Inc.

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA  
ASBA - TIY

## TENNIS COURT CANOPY INSTALLATION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the “Contractor”) proposes to furnish the labor, materials, equipment, and services necessary to install one (1) tennis court canopy at Cory Lake Isles in Tampa, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the “Project.” The Owner shall be responsible for all permit and engineering fees and related acquisition costs.

1. **SCOPE OF WORK:** The Contractor shall provide and install one (1) two-post canopy measuring 8 feet by 16 feet. The canopy shall be installed between two tennis courts. A five (5) gallon Igloo cooler and rack shall be provided and installed.

2. **CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract price: **\$7,200.00**

3. **PAYMENT TERMS:** A 50% down payment, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule the Project. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payment of Contractor’s invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price(s) specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be ‘significant’ if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

5. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement access, etc.).

6. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

8. **ATTORNEY’S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**SALES REPRESENTATIVE**  
Kevin Timmons

ACCEPTED BY:

\_\_\_\_\_ (OWNER)                      DATE: \_\_\_\_\_

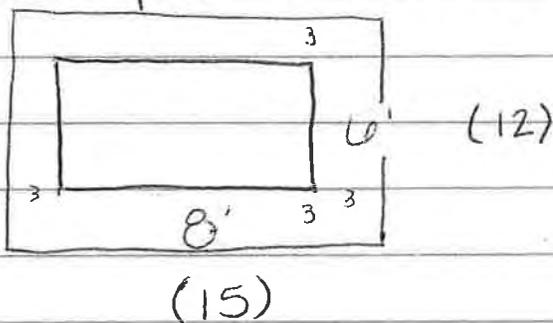
\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

\_\_\_\_\_ DATE: \_\_\_\_\_  
George Todd III – Sr. Estimator

Drop Box → Renee DeNacruz



\* Shade Systems

1-800-609-6066

T. Cantilever Fabric Shade Str.

↳ 12' x 15'

↳ 10' high → \$4796

↳ 8' high → \$4596

+ shipping

+ installation

↳ \$60-80%

+ eng.

\* APC shelters

1-800-360-1011

Cantilever shades

\* Stewart Tennis