

**MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, May 19, 2016 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

Present at the meeting were:

Dr. A. Cyril Spiro
Joyce Hepscher
Jorge Castillo
Bob Woodards

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Tonja Stewart
John Hall
Wendy Darby
Rich Carpenter

District Manager
District Engineer
Facilities Manager
Office Administrator
Resident, LAF Committee Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:08 p.m., and noted, for the record, that Supervisors Spiro, Woodards, Hepscher and Castillo were present, in person. One Seat remained vacant.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro reported that Mr. Castillo's term expires in 2018, not 2016, as reflected in Resolution 2016-3. Mr. Adams clarified that Mr. Castillo term ends in 2016.

Dr. Spiro thanked Ms. Hepscher for preparing the welcome package. Ms. Hepscher noted that it is a work in progress. She is hoping for more information from the POA.

THIRD ORDER OF BUSINESS

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

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. April 21, 2016 Regular Meeting

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

This item was deferred to the next meeting.

B. April 29, 2016 LAF Committee Meeting

Dr. Spiro presented the April 29, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. May 2, 2016 Security Committee Meeting

Dr. Spiro presented the May 2, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. May 2-13, 2016 Sunshine Board *(to be provided under separate cover)*

Dr. Spiro presented the May 2-13, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

<p>On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, the April 29, 2016 LAF Committee Meeting, May 2, 2016 Security Committee Meeting and May 2-13, 2016 Sunshine Board Meeting Minutes, as presented, were approved.</p>
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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Ms. Stewart indicated that Welch Tennis Courts, Inc., (Welch), requested a signed contract for the shade structure, which is currently undergoing permitting. Mr. Adams recalled that the contract was executed and will provide a copy to Ms. Stewart for follow thru with Welch.

Ms. Stewart reported that Mr. Hall performed the drainage inspection and has a map of the drainage structures. Many large drainage control structures are showing signs of deterioration and could create problems. Ms. Stewart is meeting with the Structural Engineer tomorrow to determine the scope of the repairs and costs. In response to Dr. Spiro's question, Ms. Stewart indicated that large concrete structures, which are sized to control the flow, allow drainage from the north to flow into Cory Lake. If the structures fail, Cory Lakes Isles (CLI) will flood.

Dr. Spiro requested a drainage structure location map, showing the faulty structures, the degree of damage, life expectancy, costs and a repair timeline. Ms. Stewart will provide the information but recommended postponing the repair work until March or April 2017; she will obtain cost estimates from the Structural Engineer.

Ms. Stewart recommended that the Structural Engineer perform full inspections on two drainage structures that are badly in need of repair and provide recommendations. One drainage structure has holes and it is only a matter of time before ground water seeps into it.

Ms. Hepscher asked if the failing drainage structures could be delayed until March or April. Ms. Stewart indicated that repairs should be made during the next budget cycle, unless there is bubbling; currently, there is no evidence of bubbling. Dr. Spiro directed Ms. Stewart to provide an analysis of the outfall structures at the next meeting.

Ms. Stewart reported deterioration of weir structures on wetlands interior to CLI; repairs must be made using a barge. She suggested allowing nature to take its course, as there was no evidence of a water quality issue but, if issues arise, aquatic plants would be an option.

Mr. Adams was not surprised that the drainage structures were failing after 20 years, as there was no maintenance of them for quite some time. Mr. Woodards asked if there should be a maintenance plan. Mr. Adams recommended routine inspections by the Structural Engineer and a maintenance program with a contractor, after the drainage structures are restored and functioning as designed.

Dr. Spiro requested an inspection report and budget. Mr. Adams asked Ms. Stewart to include pictures. Ms. Stewart will submit design plans, current photographs and cost estimates.

Ms. Hepscher inquired about the Morris Bridge deceleration lane. Ms. Stewart estimated that the cost would exceed \$100,000 but recalled Dr. Spiro commenting about assistance from

the County, since this was a County right-of-way (ROW). Ms. Stewart did not recall any current programs and suggested setting a not-to exceed amount or including it in the budget. Dr. Spiro pointed out that, according to the survey, the majority of residents wanted a deceleration lane. Ms. Stewart warned that a deceleration lane could be used as a merge lane. Mr. Castillo did not want a deceleration lane. Dr. Spiro believed that a deceleration lane increased danger to the driver exiting CLI, as a car heading down the deceleration lane would block the view of cars on Morris Bridge Road and could cause an accident.

Ms. Stewart believed that the best solution was doing nothing. Dr. Spiro suggested a merge lane. Ms. Stewart pointed out that drivers do not slow down to accommodate merging drivers. Dr. Spiro noted that the newly constructed Veterans Expressway (Veterans), does have a merge lane. Ms. Stewart indicated that Veterans is a high speed freeway and CLI has slow traveled roads. Dr. Spiro reported that the speed limit on Morris Bridge Road is 40 miles-per-hour (mph) and drivers are going 70 mph. Ms. Stewart suggested performing a cost analysis, evaluating the benefit from the improvement and the cost of considering speed abatement devices. Mr. Woodards believed that the problem will not go away. Ms. Stewart pointed out that a merge lane, right turn lane and deceleration lane were a convenience. Mr. Castillo believed that the amount of traffic leaving CLI onto Morris Bridge Road warranted a traffic signal. Dr. Spiro recalled that a traffic study showed that there was only traffic on Morris Bridge Road during rush hour and a traffic signal was not warranted. Mr. Woodards requested further examination. Ms. Stewart will consult with a traffic expert.

Ms. Hepscher questioned the possibility of adding speed limit signs throughout the community. Ms. Stewart explained that CLI signage must be in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) and local government standards. The MUTCD provides for one speed limit sign. Ms. Hepscher counted four speed limit signs in the entire community.

Ms. Stewart advised that there were multiple outdated certifications and a Traffic Enforcement Agreement with the Tampa Police Department (TPD). She speculated that the City Police Department and County Sheriff's Office had "bigger fish to fry" than issuing speeding tickets and felt that the agreement was complicating their business. Ms. Stewart recalled discussions between the Sheriff's Office and TPD about the Traffic Enforcement Agreements

and signage, which resulted in not allowing any changes to what was designed and approved when the community was permitted; however, she is willing to allow for some deviation.

Dr. Spiro will speak to the City about installing additional speed limit signs.

Ms. Stewart does not believe that the CLI signs are compliant and will not inspect any signs, unless they are completely replaced.

Dr. Spiro suggested starting the process of installing a single speed hump, allowing for 35 mph on the road in front of the pool, versus around the entire community, and asked Ms. Stewart to provide prices. Mr. Hall spoke to Brick Paving Systems (BPS) about the feasibility of installing a speed hump, with a concrete or asphalt rise and brick in the middle, and BPS will provide a proposal and pictures of existing speed humps in communities. Mr. Woodards urged the Board to make a decision. Mr. Castillo requested that the proposal be discussed at the next Sunshine Board.

Ms. Hepscher asked about the status of the café. Mr. Hall reported that, according to the County, the operating license was never approved, as there are many compliance issues. Ms. Hepscher asked why the District was able to obtain a zoning certificate without an operating license. Ms. Stewart indicated that the zoning certificate was the first step.

Dr. Spiro voiced frustration over not obtaining the operating license and asked if Ms. Stewart was involved. Ms. Stewart indicated that she was only involved in the zoning. Mr. Hall reported that, according to District Counsel, Mr. Frank James and Ms. Carrie Berkan were responsible and the inspection was supposed to be completed at the same time as submittal for the operating license. The District must start the process over because the license was denied.

In response to Ms. Hepscher's question, Mr. Hall indicated that the District was not in compliance due to walls not being water resistant, floors not being sealed and the dumpster not having a concrete pad.

Dr. Spiro questioned where the process failed and held everyone responsible. Mr. Adams stated that he had no involvement in the café and recalled that the District Engineer and Beach Club staff were working on this directly. Ms. Stewart advised that she spoke to Mr. Hall, on multiple occasions, and believed that no one knew the process. Ms. Stewart was informed by Ms. Susan Johnson, of the City of Tampa, to submit the plans to the City Building Department, meaning that an Architect must be involved. Mr. Adams felt that it made no sense to pull a

permit to make modifications to something that they could not operate and believed that the zoning was approved without permits. Ms. Stewart pointed out that no one discussed the café with her and she had no idea what transpired.

Mr. Castillo asked why the refrigerator, freezer and dishwasher were changed. Mr. Hall indicated that, according to Ms. Bercan, new equipment was necessary to proceed. Dr. Spiro noted that Mr. Hall should not be in charge and that either Mr. Adams or Ms. Stewart should be in charge. Mr. Hall discovered items in the application that were required but never completed.

There was Board consensus for Ms. Stewart to take responsibility for the café project. Mr. Castillo proposed contacting Ms. Bercan to understand what was completed and what was necessary. Dr. Spiro agreed, as the café must be open by summer. Ms. Hepscher felt that the café should be open now, as many parties were held this weekend at the pool. Dr. Spiro requested that this matter be placed on high priority and that the Board be updated regularly.

Dr. Spiro recalled the District Engineer's promises to provide updates to the Sunshine Board but not receiving any updates; for example, the tennis court awnings and sidewalk schematics.

Ms. Stewart indicated that she provided the sidewalk schematics. Mr. Adams confirmed that the schematics were received and Mr. Hall obtained prices. Dr. Spiro pointed out that the schematic was for the sidewalk only and did not include plants and lighting, which were supposed to be provided to the Sunshine Board.

At the next Sunshine Board, Dr. Spiro expected Ms. Stewart to provide a plan, timeline and costs and action items.

Mr. Castillo asked why the dumpster for the café requires a concrete pad. Mr. Hall indicated that the dumpster is currently on crushed asphalt and is required to be on concrete.

Dr. Spiro asked if all quotes were received for the Capri Isle sidewalk and if a notification was placed in *The Islander* explaining why it was a public safety issue, as residents were not in favor of the project, according to the survey. Mr. Adams indicated that the layout was finalized and the District Engineer was supposed to provide quotes for low voltage lighting and landscaping. Dr. Spiro noted that plants must be removed prior to pouring the concrete and requested quotes at the next Sunshine Board.

In response to Dr. Spiro's question, Ms. Wendy Darby, Office Administrator, indicated that the deadline for *The Islander* would be June 5.

Ms. Stewart left the meeting.

B. Office Administrator

Ms. Darby is ordering name tags and business cards; however, she could not place the order because she did not have a credit card. Ms. Hepscher recalled resolving the credit card issue. Mr. Adams is presenting a resolution, later in the meeting, to change banks.

Ms. Darby stated that her first month is starting out well. Residents have been cordial. In anticipation of summer, she is hiring additional pool attendants and working on a reservation form. Once it is completed, Ms. Darby will send an e-blast to residents, including the reservation form and pool rules. Ms. Hepscher requested inclusion of the reservation form and pool rules in *The Islander*.

Ms. Hepscher noted that, during her party, she could not locate the pool attendant. Ms. Darby believed that there was a scheduling issue and is working on a process with Mr. Hall. The pool attendants' time was extended 15 to 30 minutes after the pool is closed, to ensure that the pool area is vacant.

Mr. Castillo asked about bar codes for rental cars. Mr. Adams recalled no written policy for issuing temporary bar codes for extended periods with a rental car; however, staff decided that, in the future, temporary bar codes will be issued with an ending date, if the resident submits paperwork showing that the rental car belongs to the resident.

In response to Dr. Spiro's question, Ms. Darby indicated that information about the open CDD seat was published in *The Islander*. Mr. Adams noted that the website reflects a deadline of June 13, versus May 13, to submit resumes. Dr. Spiro requested an e-blast to residents.

Ms. Hepscher provided the welcome package to Ms. Darby, Mr. Adams and Mr. Rory Harding, POA Manager, and is waiting for responses from Mr. Harding and the POA Board Members. Mr. Hall requested a copy of the welcome package. Once the welcome package is ready, an e-blast will be sent to all residents.

C. Facilities Manager

Dr. Spiro requested that Mr. Hall obtain quotes to clean the monuments. Mr. Hall indicated that installation of the rust removal system, by Florida Water Treatment, was delayed

by Landscape Maintenance Professionals, Inc. (LMP), due to repair of the irrigation system but it was installed now. The treatment lightened the rust but not on the heavier monuments. A gator, with a 24-gallon tank, must be used to pressure clean the monuments.

Dr. Spiro suggested obtaining pressure cleaning quotes. Ms. Hepscher suggested utilizing on-site staff to pressure wash with the gator.

Mr. Hall obtained a quote for soft washing the pavers in the parking lots. A chemical will be applied with a low pressure watering. This should be completed by next Friday. Mr. Castillo requested a quote for the entire community.

Regarding the oil removal, Mr. Hall reported that Republic Services (Republic), tried several different compounds but did not know if it worked. After Mr. Hall sent an email to Republic voicing frustration that no one was returning his phone calls, Republic responded that they had not signed the contract with the vendor but were in the final stages and should have something shortly. Mr. Hall surmised that Republic wanted to sign a contract with a vendor for their own personal gain and was putting the CDD on the “back burner”.

Dr. Spiro stated that, if District staff cleans the streets, Republic must compensate the District.

Mr. Castillo suggested using the rust removal chemical on the affected areas. Mr. Hall indicated that the oil slicked roads must be cleaned with a mildew remover. The chemical will lighten the area and “Mother Nature” will remove the rest.

In response to Dr. Spiro’s question, Mr. Hall will provide a cleaning proposal for the streets. Ms. Hepscher pressure cleaned her driveway and sidewalk using a power washer that was connected to her hose and it made a huge difference. In response to Mr. Castillo’s question, Mr. Hall confirmed that staff has a pressure washer. Mr. Castillo suggested budgeting for pressure washing the entire community in the Fiscal Year 2017 budget. Ms. Hepscher agreed that the power washing is overdue and suggested power washing sections, one at a time. Mr. Hall advised that water hookups were not all over the community, so a water tank, on a small trailer, would be necessary, which ranges from \$6,000 to \$10,000. Ms. Hepscher stated that this was a long-term expense, which can be reused on an ongoing basis. Dr. Spiro estimated \$4,000 for an employee to utilize the trailer. Mr. Adams felt that the District would be better served by outsourcing the work in October and paying to have the entire community completed in four

weeks. The reason for selecting October is that the rainy season will be over and the new budget kicks in as well.

Dr. Spiro reported that the phone box, in the closet at the Morris Bridge Road Gatehouse, was unplugged and there was a loose connection in the tag camera. Mr. Hall explained that, for the past week, security guards were trying to self-diagnose issues by rebooting the system. In the process, the signal was lost, resulting in a loss of communication with the fingerprint scanner and tag camera. Dr. Spiro suggested that Mr. Hall obtain a proposal from Ciotech and other IT companies to handle wiring issues at the Gatehouse. There was Board consensus.

Ms. Hepscher requested trimming the Palm trees next to the base of the pool slide. Mr. Hall will contact LMP.

Ms. Hepscher recalled discussing a pay raise for Mr. Hall at the April Sunshine Board. Mr. Adams reported that Mr. Hall's pay raise was already in the budget.

Mr. Woodards asked who is monitoring propped up brick pavers. Mr. Hall indicated that he drives through the community twice per day but does not always notice propped up bricks; however, the pavers at the Cross Creek and Morris Bridge entrances are being addressed by BPS. Mr. Hall suggested sanding the pavers to keep bricks from separating. Staff recently had to redo repairs made by BPS, when sugar sand was used. BPS is now using a mix of polymeric sand, which bonds the sand together when it is wet, and cement mix. The process seems to be working.

Mr. Hall reported that LMP received a low grade on their Inspection Report, due to weeds. Mr. Hall is working with LMP about areas that must be treated for weeds. LMP made excuses that they were understaffed and employees were on vacation. LMP is now back at full staff.

Mr. Woodards asked if the soil can be tested to determine the correct type of sand. Mr. Adams indicated that BPS was the original paver installer and they should know what type of sand to use. Mr. Hall explained that BPS used sand from a different supplier, which was finer grade, and, instead of using full bricks, BPS must cut pieces of brick to fill in gaps. Mr. Castillo felt that BPS should know what type of sand to use and redoing areas they repaired was unacceptable. Mr. Hall will not pay BPS until they perform adequately. Mr. Castillo agreed. Dr. Spiro pointed out that BPS rectified the problem.

Mr. Woodards questioned if BPS should be terminated. Mr. Adams advised that BPS's contract has a termination clause but stressed that BPS is the original installer and they specialize in brick paver roads. Mr. Adams suggested continually pushing BPS to perform, as he felt that their crew was not motivated. Mr. Hall pointed out that BPS apologized for sending two men who did not know what they were doing and now have a smaller crew who knows what to do. When Mr. Hall complained, BPS did not provide any pushback; they did what they needed to do in order to rectify the situation. Dr. Spiro noted that his friend, who is a brick paver, recommended BPS.

Dr. Spiro commented that, every time he introduces at other CDDs and Cities, while campaigning for the District 7 City Council seat, everyone raves about CLI; the perception is that CLI is the premiere community in Tampa, due to its unusual streets.

Mr. Hall stressed that speeding is damaging the pavers, as the streets were not designed to handle speeds of 35 to 40 mph. Ms. Hepscher recalled discussions about reminding residents about speeding, via *The Islander* and e-blasts. Dr. Spiro recalled sending a "forceful" letter to each resident about speeding. When Mr. Hall drove around the community, people were passing him, tailgating, blowing their car horn and cursing because he was driving 25 to 30 mph. Ms. Hepscher agreed that the speeding is terrible. Dr. Spiro wondered if residents were speeding, versus nonresidents and wondered how the speeding can be stopped. Regarding the brick pavers, Dr. Spiro stated that the streets in front of his house look better. Ms. Hepscher suggested sending a letter to residents about excessive speeding causing damage to the brick pavers. Mr. Hall will prepare a letter and provide to Mr. Adams for review and present it at the Sunshine Board.

Mr. Castillo suggested putting LMP on notice regarding the condition of the community, due to the last report, as LMP received a grade of 89%. Mr. Castillo asked if the Board wanted to look for other landscaping companies, as LMP is allowing grass to grow and leaving weeds. Dr. Spiro felt that LMP performed better than their grade of 89%. Mr. Hall noted weeds in between the plantings, which was unacceptable, according to LMP's standards. Ms. Hepscher asked about LMP's plan of action. Mr. Hall indicated that Mr. Steve Small, of LMP, believed that a crew of five would solve the problem and other employees were in training, freeing up the Site Supervisor to drive the community and make a to-do list of trouble areas that were not

handled because LMP had a three-man crew for the past month-and-a-half. Mr. Hall told Mr. Small that he did not want to hear excuses.

Mr. Adams agreed that small details are being missed, especially the landscaping off of Morris Bridge Road, and suggested that Mr. Hall continue to closely monitor LMP. Mr. Adams had a strong conversation with Mr. Scott Carlson, after the last meeting, and Mr. Carlson sent an email detailing what LMP was doing to address the deficiencies. Mr. Adams felt that labor was an issue and LMP should remain on probation for the foreseeable future.

Dr. Spiro advised that changing landscaping companies involved a bidding process because the amount of the contract was over \$300,000; the process takes 60 days from the day the advertisement is placed. Mr. Woodards agreed to continue with LMP, as long as LMP is willing to improve their performance.

Mr. Adams appreciated LMP's honesty with their self-grading. Dr. Spiro indicated that the District saved \$12,000, due to LMP's failing grade. Mr. Castillo noticed some improvement.

Mr. Hall reported that the roses will be replaced by Monday. One section of roses was beautiful but the other section died, due to an issue with the process of spraying the roses, which burned them. LMP promised that this would not happen again.

Mr. Woodards asked Mr. Hall to keep pressuring LMP. Mr. Castillo indicated that the Board relies on Mr. Hall to put pressure on LMP.

D. District Manager

i. Approval of Unaudited Financial Statements as of March 31, 2016

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2016.

ii. 1,623 Registered Voters in District as of April 15, 2016

Mr. Adams advised that there were 1,623 registered voters residing within the boundaries of the District as of April 15, 2016, according to the Supervisor of Elections.

Dr. Spiro recalled that, according to a census, there were 2,400 residents. Mr. Adams suspected that the District was attracting seasonal clientele. Dr. Spiro assumed that some residents were not eligible to vote.

iii. NEXT MEETING DATE: June 16, 2016 at 6:00 P.M.

The next meeting is scheduled for June 16, 2016 at 6:00 p.m.

▪ **Playground Noise Abatement**

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

Mr. Adams recalled that, at the last meeting, the Board authorized proceeding with the company that Mr. Forbes suggested to perform a noise study for free; however, that company only performs noise studies for manufacturers, as they are funded by the Occupational Safety and Health Administration (OSHA). Mr. Adams preferred having a certified professional take decibel readings and decipher the readings and provided information that he received from a company that was referred by Johnson Engineering (Johnson). According to this company, the District is exempt from the City of Tampa Noise Ordinance and there are no noise level guidelines to a human voice unless it is amplified. If the noise level did not trigger 55 decibels, for 15 to 20 minutes, Mr. Adams indicated that the resident could:

1. Install floating fountains in their pool.
2. Install ceiling fans on the lanai.
3. Plant a hedge along the boundary line of the property.

If the resident approves, Mr. Adams will obtain a proposal for the company to assess the area, determine the best locations to install the fountains, fans and hedges and present a report. Mr. Woodards agreed.

Dr. Spiro wondered if it was morally correct to ask the community to spend funds to prove the noise level to the resident. Ms. Hepscher calculated that less than \$1,000 is not even \$1 per home.

Mr. Adams will obtain a proposal from an expert to perform a noise study for the playground. If the cost is less than \$750, he will proceed. If not, Mr. Adams will report to Board at the next Sunshine Board.

▪ **Café Operation Agreement**

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

Mr. Adams indicated that, due to compliance issues with the café, consideration of the café agreement was deferred. In the agreement, the vendor proposed charging rent of \$50 per month, until \$5,000 per month was generated and then the District receives 3% of gross sales.

Discussion ensued regarding the monthly rental charge. Mr. Adams proposed \$350 per month to at least cover utilities. Dr. Spiro preferred a flat fee and, at the end of the year, a comparison will be made and any increases would be attributable to the kitchen.

Mr. Adams advised that the District was bringing in a vendor to operate the café and, although it was nice to receive revenue, the District was providing a convenience/service to the community. It was not out of the ordinary for “General” fund assessments to subsidize user fee convenience programs, whether the District operates the café or contracts with a vendor. Dr. Spiro considered subsidies to be temporary and was against permanent subsidies. Mr. Woodards preferred a competitive rate. Dr. Spiro suggested \$50 per month and, at the end of 12 months, the utility fees would be compared to the prior year and, if there was more than a \$600 increase, the monthly fee would increase. Mr. Adams noted this was difficult to measure, as electricity costs were determined by fuel costs, and suggested a set amount.

After further discussion, there was Board consensus to charge Dash of Salt N Pepper a flat fee of \$150 per month, until \$5,000 in revenue was generated, triggering a 3% return to the District.

Mr. Adams recommended the following:

- A one-year term from 6/1/16 to 9/30/17, to coincide with the fiscal year, with an option to extend for two additional one-year terms.
- Dash of Salt N Pepper reserving the right to adjust the menu, based upon demand.
- Operating hours of Monday-Sunday; closed on holidays.

Dr. Spiro suggested that the café close on Tuesday.

- Payment by the 15th of each month, with a 10% late fee, thereafter, and Dash of Salt N Pepper providing a monthly accounting.

Ms. Hepscher heard that Dr. Spiro’s last official day to serve on the Board was June 1. Dr. Spiro confirmed no overlap in terms. Mr. Adams advised that Dr. Spiro serves until the second Tuesday following the November election.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Security

i. Consideration of Security Committee Budget Request

Mr. Adams noted that Mr. AJ Forbes, the Security Committee Chair, was not in attendance but Mr. Forbes provided minutes from the last Security Committee Meeting.

Mr. Castillo noted the Security Committee's recommendation to reduce the speed limit from 25 mph to 20 mph. Dr. Spiro advised that changing the speed limit requires recertification and rezoning. Mr. Adams indicated that the County will ensure that CLI was in compliance with traffic regulations, including speed limit signs, locations, intersections, etc. A Traffic Signage and Marking Plan was in place, as part of the initial development of the roads, which is what the District Engineer certifies. Mr. Adams recalled that the District Engineer was concerned about the merge lane leaving Morris Bridge but reluctantly allowed it; however, if there is an accident and litigation, it could be challenged. If it is discovered that the District Engineer certified the signage and it is out of compliance, the District Engineer runs the risk of losing her license. Mr. Adams recommended that the Board concentrate on speed awareness via the current radar signs.

Ms. Hepscher understood from Ms. Stewart that the District was out of compliance with the flashing speed limit signs. Mr. Adams confirmed that the signs were in compliance; they are portable, collect data and provide public awareness and are used regularly on roads owned by municipalities throughout the State.

Ms. Hepscher noticed no speed limit signs from the Cross Creek entrance until the Beach Club, which is a 1.5 miles. Mr. Hall indicated that there is a speed limit sign between Bermuda and Martinique and the pond between the District and Arbor Greene, facing south. Ms. Hepscher noted three turn offs, before the Arbor Greene pond, where speed limit signs were missing. Mr. Hall advised that there is a speed limit sign on a light pole.

Mr. Castillo recommended purchasing one or two additional flashing signs. Dr. Spiro proposed placing a camera on top of the flashing sign to record the license plates of speeders and following up with a letter to the violator. Mr. Castillo suggested reporting speeders to the Neighborhood Watch (NW) or TPD and having TPD issue a warning. Ms. Hepscher agreed.

Mr. Adams will research affixing a security camera to the top of the speed board; if this is not possible, he will talk to Envera Systems, LLC (Envera), as their camera technology includes a five pixel camera.

Ms. Hepscher asked why Mr. Forbes does not need funds for the bar code database. Dr. Spiro indicated that bar codes are not necessary for the Envera security system that the Security

Committee recommended. Envera offers a virtual gate guard, which could resolve the current security problems at the gates. As a car pulls up to the gate, the camera sees the license plate and recognizes it against the database; this works for residents and guests.

In response to Ms. Hepscher's question, a guest would still drive through the guest lane and, if their license is recognized, they are permitted to drive right through, resulting in shorter lines at the Guardhouse. Mr. Adams advised that, once service providers and vendors are registered, they can drive through. The database creates a profile for each resident, guest or vendor, which can be filled out online. Text alerts can be sent to each resident, alerting the arrival of a guest or vendor. Dr. Spiro explained that the first time, a license must be presented but, from that point forward, their license is tagged. Mr. Adams noted that residents will initially participate in a start-up program, which can be structured alphabetically.

Ms. Hepscher asked what building checks were performed, according to the Police Log, as one check was at her intersection but there is no house. She wondered about the validity of the log, as supposedly, marijuana is growing on the islands in the lake; a resident admitted to growing marijuana. Mr. Hall investigated but could not locate the Marijuana.

Regarding the Envera security system, Dr. Spiro indicated that the Security Committee requested increasing the budget to pay for the system but no proposal was submitted.

B. Finance

Dr. Spiro reported no meeting this month but the current budget was discussed, by phone, with the Finance Committee Chair. The budget is exactly where it was predicted to be, at 55% for operations and maintenance (O&M).

C. Landscape Aquascape Facilities

Mr. Carpenter, a LAF Committee Member, inquired about the status of the missing canna lilies on Cross Creek. Mr. Hall believed that the canna lilies were on order and will follow up with LMP.

Mr. Carpenter reported that the LAF Committee recommended applying weed killer to sodded common areas in an effort to kill weeds. The grassy area by the launch and the grass by the playground at the pocket park need spraying. LMP has a special group that sprays for weeds.

i. Consideration of LAF Budget Request

Mr. Carpenter presented the following LAF Committee Fiscal Year 2017 budget recommendations:

Under “Capital improvements”:

1. *\$45,000 for Cross Creek landscape improvements*
2. *\$80,000 for brick roadway re-sanding*
3. *\$8,000 for additional basketball court lighting*
4. *\$10,000 for holiday decorations*
5. *\$60,000 for awnings in back of Beach Club*
6. *\$25,000 for furniture in back of Beach Club*

Mr. Carpenter explained that the purpose of the awnings and furniture is so that patrons can eat, once the café opens, in back of the Beach Club, and not at the pool. Mr. Hall advised that the District does not have a license for outdoor seating. Ms. Hepscher likes the additional outdoor seating; throughout the last two weeks, she noticed that the beach was full.

In response to Mr. Castillo’s question, Mr. Hall indicated that he rakes the sand on a weekly schedule, when it is not raining; however, the gator is being repaired.

7. *\$18,000 for beach furniture and picnic tables*

Mr. Carpenter indicated that the beach furniture will be used at night because, without window blinds, the furniture is hot.

8. *\$5,000 for soccer goals*
9. *\$250,000 for sealing brick roadways*

Under “Field manager”:

10. *\$30,000 for an Assistant Field Manager*

Under “Office manager”:

11. *\$60,000 for two assistants*

Under “Holiday lighting”:

12. *\$3,000 for seasonal decorations*
13. *Increase “Annuals” from \$9,000 to \$15,000*
14. *\$9,000 for mulch*
15. *\$6,000 for annuals and seasonal plant installation*
16. *\$10,000 for sod replacement*

17. \$6,000 for well maintenance

18. \$10,000 for cleaning

Mr. Carpenter explained that the cleaning is for the tables at the pool and bathrooms. Mr. Hall advised that the pool attendants will perform the cleaning.

19. \$45,000 for pavement repairs

20. Change “street cleaning” to “street/sidewalk/gutter cleaning” and increase budget to \$148,500

21. Delete “Storage”

Dr. Spiro asked if the \$10,000 for holiday decorations is the \$10,000 that the Board approved or an additional \$10,000. Mr. Carpenter indicated that the \$10,000 is for the Fiscal Year 2017 budget. Mr. Adams explained that the \$20,000 budgeted for holiday decorations includes the \$12,000 approved for Ms. Valerie Romas, at the last meeting.

Ms. Hepscher clarified that the LAF Committee’s goal and what they want to accomplish is to start with what the District can afford, this year, and continually build, each year. Eventually, there will be sufficient funds for streetlights throughout the entire loop.

Dr. Spiro estimated that all of the LAF Committee’s recommendations would result in a 44% increase in the total budget, causing each homeowner to be taxed an additional \$800, which he felt was “unrealistic”. Dr. Spiro asked if the LAF Committee wanted to assess each resident an additional \$800. Mr. Carpenter replied if he had to answer now, his answer would be yes; however, he felt that some of the items could probably be removed.

In response to Mr. Castillo’s question, Mr. Carpenter indicated that all of the capital improvement items were estimates.

Ms. Hepscher recalled the Board discussing many items that Mr. Carpenter recommended. The roads will be repaired in October, when this budget goes into effect. She supported assessing residents for the \$160,000 “street/sidewalk/gutter cleaning” item. Mr. Castillo recalled \$50,000 for “street/sidewalk/gutter cleaning”. Ms. Hepscher indicated that was only for the sidewalks and gutters. Mr. Castillo recalled \$110,000 for cleaning the streets. Mr. Hall will have estimates for the capital improvement items, prior to the next Sunshine Board.

According to the budget survey, Dr. Spiro addressed the following items:

➤ Soccer goals – Requested by residents

- *Picnic tables* – Not discussed
- *Awnings* – Residents were not in favor

Ms. Hepscher asked about the percentage of residents favoring holiday decorations. Dr. Spiro indicated that 64% of residents were in favor.

- *Additional basketball court lighting* – New item
- *Brick roadway re-sanding* - Mr. Hall is obtaining a quote from BPS
- *Cross Creek landscape improvements* – Residents were not in favor

In response to Mr. Castillo's question, Mr. Carpenter indicated that the Cross Creek roadway improvements were along the roadway where there were 20-year-old azaleas.

Dr. Spiro reported a savings if the Assistant Field Manager cleaned the sidewalks and curbs but felt that it made more sense to hire a vendor to clean all sidewalks and gutters, if the cost was less than \$50,000. Ms. Hepscher asked if Mr. Hall would benefit from an assistant. Mr. Hall indicated that, with an assistant, many items would not need to be outsourced, such as painting light poles and spraying for weeds. Dr. Spiro wondered if hiring someone for \$30,000, would eliminate \$30,000 of outsourcing.

Mr. Carpenter pointed out that the pool sign and steps in the pool are dirty. Mr. Hall is finalizing the contract with the pool company. Dr. Spiro requested an analysis of tasks that are contracted out, the costs and whether it was economically feasible for an in-house employee to handle the tasks. Mr. Hall voiced concern about having an employee perform the job, not performing the job well and having to pay again to complete the job correctly; there was also an equipment cost, as Mr. Hall is using his own tools.

Discussion ensued regarding having additional assistants for the Office Administrator.

Mr. Hall noted times when residents leave because the Office Administrator is busy registering a new resident; it takes 30 minutes to one hour to enter the information and there is only one fingerprinting system. Having an additional employee would expedite the process.

Mr. Castillo questioned Ms. Darby's work load. Ms. Darby agreed that working with new residents is time consuming, versus someone needing a bar code or quick fingerprint. Mr. Castillo asked if there was a turnover of new residents. Ms. Darby indicated that it has been very busy. Mr. Castillo requested that Ms. Darby inform the Board if she is overwhelmed and needs

part-time help. Mr. Adams will speak to the current IT company about installing another computer at the Beach Club and having two employees working on the same network.

Mr. Carpenter suggested hiring an employee for the Beach Club to provide customer service from 1:00 p.m., to 5:00 p.m., to answer phones, process bar codes and fingerprint. According to the survey, Dr. Spiro indicated that residents did not complain about office hours or a need for additional employees.

Mr. Castillo proposed monitoring for 30 days. Mr. Woodards was in favor of hiring a temporary part-time employee for the Beach Club.

Ms. Darby suggested noticing in *The Islander* that an employee is at the Beach Club until 9:00 p.m., on Tuesdays and Thursdays, to answer phones, process bar codes and fingerprinting.

There was Board consensus to ask if current employees want to work at the Beach Club on Tuesdays and Thursdays, from 1:00 p.m., to 6:00 p.m., or hire a temporary part-time employee, to be paid out of payroll. The office will be open the following hours:

Monday	9:00 a.m. to 6:00 p.m.
Tuesday	9:00 a.m. to 9:00 p.m.
Wednesday	9:00 a.m. to 6:00 p.m.
Thursday	9:00 a.m. to 9:00 p.m.
Friday	9:00 a.m. to 5:00 p.m.
Saturday	9:00 a.m. to 5:00 p.m.
Sunday	Closed

Ms. Hepscher voiced concern about Mr. Hall using his own tools to perform tasks around CLI. Mr. Adams advised that, when the debit card matter is resolved, Mr. Hall will purchase tools belonging to CLI.

Regarding the LAF budget, Dr. Spiro asked why funds were requested for well maintenance, when no budget funds were expended. Mr. Carpenter explained that the rust removal system was recently installed and the LAF Committee did not know the actual cost.

Mr. Adams suggested that the Board discuss the LAF budget recommendations at the Sunshine Board or when the proposed budget is presented, at the June meeting. Mr. Adams advised that the budget can be modified as late as 28 days prior to the public hearing.

Dr. Spiro requested that the LAF Committee provide justification for their budget recommendations.

Mr. Hall advised that, just because funds were not used, does not mean they will not be used; for example, the \$6,000 for well maintenance may be necessary if a well pump breaks. Dr. Spiro pointed out that the District has reserves. Mr. Hall noted that \$500 per month is paid out of “Well maintenance-irrigation” for the well chemicals. Mr. Adams indicated that this line item was fully funded until year end.

Dr. Spiro reported that paver repairs are being paid out of reserves and the reserves were planned for costly items like brick roadway re-sanding and pavement repairs. Dr. Spiro suggested not fully adding these items to next year’s budget but partially adding to pay back reserves, over time, so residents are not paying for five years of street maintenance in one year.

Mr. Castillo asked if \$125,000 paid out of reserves for pavement repairs would be placed back into reserves. Dr. Spiro indicated that \$25,000 will be placed into reserves, each year, for five years. Mr. Castillo asked if funds were being added to reserves, in addition to the \$25,000. Dr. Spiro recalled stopping the contribution to reserves two years ago, as there was \$400,000; by the end of the year, reserves should be down to \$280,000, including three months of operating reserves. Mr. Adams referred to an unassigned fund balance of \$800,000, which is projected at the end of Fiscal Year 2017, if the District remains within its current operating budget. Dr. Spiro pointed out that removing \$300,000 for the tennis court, from the unassigned fund balance, leaves \$55,000; minus \$125,000, \$450,000 will remain, which can be used to clean the roads. Dr. Spiro felt that with \$400,000 in reserves, the Board was being fiscally responsible.

Ms. Hepscher requested changing “Street Sweeping” to “Street Cleaning”, in the budget.

Dr. Spiro stressed to the members of the LAF Committee that this type of request cannot be accepted, in the future, as, according to the budget survey, 70% of residents want the District to minimize expenses and 80% of residents want low CDD fees.

Mr. Carpenter recalled that 35 residents wanted a volleyball court. Dr. Spiro clarified that 50% of residents wanted a volleyball court and residents have been asking for a volleyball court for five years.

Mr. Hall heard from two sealing companies that sealing brick roadways is a waste with the amount of traffic.

D. Other

There being no report, the next item followed.

******The meeting recessed at 10:00 p.m.******

******The meeting reconvened at 10:05 p.m.******

SEVENTH ORDER OF BUSINESS**Continued Discussion: Acquisition of Lot
at 10741 Cory Lake Drive from M/I
Homes**

Mr. Adams reported that the property corners of the lot were staked and setbacks were reviewed. The POA confirmed that there was room for a driveway, without removing the monument and landscaping but a variance was required, as it brings the setback down to 5'.

Dr. Spiro indicated that there is room for a driveway, without removing the monument but the Design Review Committee (DRC) must approve it. Mr. Hall pointed out that TECO must relocate the light pole.

Dr. Spiro advised that the District could purchase the lot for the purpose of reselling it and may make a profit, while saving the District's monument.

In response to Mr. Woodards question, Mr. Adams indicated that the property was appraised at \$130,000 and, according to County records, is valued at \$80,000, which is 80% of the taxable value. Mr. Woodards asked if the District can sell the land to a private entity. Mr. Adams indicated that the District would surplus sell it and accept the highest bid. The Board would set a minimum threshold.

In response to Mr. Castillo's question, Mr. Adams indicated that M/I Homes wanted an offer but did not specify an amount. Ms. Hepscher asked what the abutting lot paid. Mr. Adams explained that the property was purchased as a larger land transaction, for \$640,000, including the house. M/I Homes purchased several lots for \$1.6 million; the other lots were one-third of an acre and one-quarter of an acre. Dr. Spiro estimated less than \$125,000 as the value of the lot on one-third of an acre, and \$83,000 for the one-quarter of an acre lot.

Mr. Adams addressed drawbacks with this lot, such as the property being aligned with the intersection, having a monument and utilities, which must be relocated. The property also needs a variance. Mr. Adams suggested offering the taxable amount of \$80,000.

After further discussion, there was Board consensus to offer \$70,000 to \$100,000 for the lot and direction for Mr. Adams to send an email to M/I Homes.

Mr. Adams indicated that, as the community builds out, the value of the property will increase and the District will receive the savings of not having to relocate the monument and landscaping.

EIGHTH ORDER OF BUSINESS**Update: Board Installation at Community Entrances**

Mr. Adams reported that this matter had many issues, which started with trying to secure permits to install two LED informational signs at both entrances. This is typically a commercial application.

Dr. Spiro asked if the signs would be so phenomenal that it will startle residents when entering the community. Mr. Adams indicated that the signs could be toned down.

Mr. Adams pointed out that a County specialist, dealing with government relations, who works through unique permitting scenarios, could not get permitting and, because this is commercial signage, the area must be rezoned. Even if it is rezoned, after four to six months, County staff would probably not approve or support it.

Dr. Spiro asked what defines the sign as commercial. Mr. Adams explained that it is an LED informational sign, which there is no building code for, within a residential setting.

Mr. Adams suggested that, with his connections, Dr. Spiro apply pressure on politicians, as the community approved the installation, it does not impact the outer boundaries of the community and the signs would be placed in a ROW that the District owns.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2016-2, Approving the District's Proposed Budgets for Fiscal Year 2016/2017 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing An Effective Date**

Mr. Adams presented Resolution 2016-2 for the Board's consideration. Mr. Adams indicated that this commences the budget deliberation process; the District is required to approve a proposed budget prior to June 15, transmit it to the local governments, post it on the District's website and set a public hearing to consider final adoption of the budget, no earlier than 60 days from this meeting. He recommended that the public hearing be set for August, which allows the Board to review the budget, in detail, along with the recommendations of the Finance, Security and LAF Committees.

Dr. Spiro asked about the Board's schedule for the June and July meetings. Ms. Hepscher will not be present at the June and July meetings and Mr. Woodards will not be present at the July meeting. The June meeting was moved to June 15 and discussion will ensure at the June meeting regarding the July meeting date.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, Resolution 2016-2, Approving the District's Proposed Budgets for Fiscal Year 2016/2017 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2016 at 6:00 p.m., at this location, and providing an effective date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-3, Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Hillsborough County Supervisor of Elections to Conduct the District's General Election

Mr. Adams presented Resolution 2016-3 for the Board's consideration. Seats 1, 2 and 3, held by Dr. Spiro, Mr. Woodards and Mr. Castillo, respectively, are up for General Election. The qualifying period is Monday, June 20, 2016, at Noon, through Friday, June 24, 2016, at Noon; candidates can apply online or in person. Mr. Adams will provide the link of the Supervisor of Elections website to the Board.

On MOTION by Ms. Hepscher and seconded by Mr. Woodards, with all in favor, Resolution 2016-3, Implementing

Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Hillsborough County Supervisor of Elections to Conduct the District's General Election, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2016-4, Designating a New Public Depository for Funds of the Cory Lakes Community Development District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2016-4 for the Board's consideration. He recommended transferring the public depository from IberiaBank to SunTrust Bank, as IberiaBank was difficult to work with and required a personal guarantee, as part of the application for a merchant or debit account, which Management does not allow. SunTrust Bank is convenient for Staff, in terms of making deposits. Upon approval, the transfer will be made as early as next week.

On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, Resolution 2016-4, Designating a New Public Depository for Funds of the Cory Lakes Community Development District, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Other Business**

Dr. Spiro indicated that the Tampa Palms CDD could not access minutes and other documents on the District's website. Mr. Adams will adjust the links.

Dr. Spiro requested that Staff include a letter of introduction in *The Islander*. Ms. Darby will handle.

Dr. Spiro voiced disappointment with the District Engineer and recommended going out for bid, prior to expiration of the contract term. Two months, in a row, the District Engineer failed to provide requested items at the Sunshine Board or take ownership of current projects. Dr. Spiro stated that, in response to an RFQ, the District recently received a proposal from an engineering company, which Mr. Adams worked with in other communities, and recommended pursuing it.

Mr. Adams indicated that the decision is at the Board's discretion. The District Engineer is concluding a large project and compiling reports for another project; therefore, he suggested discussing this matter at the June meeting.

Ms. Hepscher asked about the status of the property at the entrance. Mr. Adams recalled Mr. Harding stating that a member was interested in purchasing the property. Mr. Castillo wanted to discuss this matter, as it represents a large amount of money. Dr. Spiro deferred this item to the Sunshine Board.

Ms. Hepscher inquired about the "*No Trespassing for Unauthorized Members*" signs. Mr. Adams reported that the signs were ordered, which look similar to the "*Conservation Area*" signs.

Ms. Hepscher asked if the security issues were resolved. Mr. Adams indicated that the security company continues to have turnover issues and is constantly training, which causes problems. Mr. Adams asked Mr. Tom Swain, of Envera, to provide a proposal for security services. Dr. Spiro advised that Arbor Greene uses US Security and is having similar issues. Mr. Hall reported that, this week, a guard dropped the new LED gate arm on a bus. The bus driver called TPD, reporting an accident; it turned out that the guard inadvertently pushed the gate arm button instead of locking the arm and the system timed out before the bus reached the arm and, as the bus drove through, it brushed against the gate arm.

In response to Ms. Hepscher's question, Mr. Adams indicated that the rover issue was to be resolved. Mr. Hall stated that, today, the rover was not performing his duties because they could not open the gates for the rover at Cross Creek and Morris Bridge. Someone deleted the program from the computer at the Cross Creek gate. Mr. Adams pointed out that the guard service will be upgraded with a true virtual guard, from Envera, which will reduce gate guard hours, allowing for some financial offset in meeting the capital investment. Dr. Spiro wanted to review the costs before Envera presents to the Board. Mr. Adams will provide the proposal to the Board in time for the Sunshine Board. If the Board wanted a presentation, the earliest that Envera can present is July.

THIRTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Carpenter asked about the oil situation with the school bus. Mr. Hall indicated that, other than the evidence of oil at the bus stops, no one witnessed an oil leak. Mr. Carpenter noted that a bus broke down on the Cory Lake Drive main circle. Mr. Hall will follow up with County transportation services.

Mr. Carpenter understood that bar codes were not issued for corporate cars. Mr. Adams confirmed that corporate cars were not included in the policy but staff can work around it.

Mr. Carpenter suggested having a food truck at the pool during the summer, on weekends. Mr. Adams will speak to the food truck about attending the paper shredding event, on Saturday, and with other food truck vendors, to see if any are interested.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

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

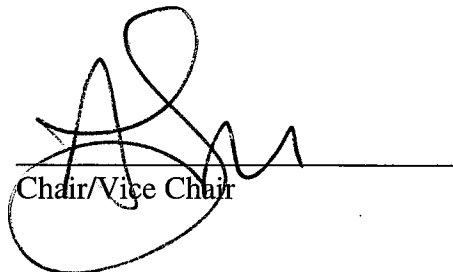
FIFTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair