

**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, June 15, 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 (*via telephone*)
Wendy Darby
Rich Carpenter
Tim Schock

District Manager
District Engineer
Facilities Manager
Office Administrator
Resident, LAF Committee Member
Hillsborough County Commission District 6
Candidate

Sudhir (Sid) Shah
Todd Bradley
Anoop Reddy
Don Reich
Steve Hancz
Dave Watel
Residents

Resident
Resident
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no Chairman's Opening Comments, the next item followed.

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

Mr. Rich Carpenter, a resident, clarified a statement from the May minutes.

Mr. Tim Schock, a Hillsborough County Commission District 6 Candidate, introduced himself.

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

Dr. Spiro stated that Mr. Schock has a transportation background, especially with traffic management for South Florida expressways. Mr. Schock worked on the I-95 express lanes in Fort Lauderdale and was currently involved with the Tampa Bay express lanes (TBX).

In response to Dr. Spiro's question, Mr. Schock confirmed that the County Commission seat he was running for was an "at large" seat. The current commissioner is vacating the seat.

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.

B. May 19, 2016 Regular Meeting

Dr. Spiro presented the May 19, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 34: Change "was appointed" to "term ends"

Line 506: Change "Mr. Carpenter" to "LAF Committee"

Line 507: Change "affirmatively" to "if he had to answer now, then yes; however, he felt some of the items could probably be removed."

C. June 6, 2016 Security Committee Meeting

Dr. Spiro presented the June 6, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. May 30-June 10, 2016 Sunshine Board (to be provided under separate cover)

Dr. Spiro presented the May 30-June 10, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the April 21, 2016 Regular Meeting Minutes, as presented, and the May 19, 2016 Regular Meeting Minutes, as amended, and the June 6, 2016 Security Committee Meeting and May 30-June 10, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

▪ **Consideration of Potential Candidates for Appointment to Board, Seat 5; *Term Expires November 2018***

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

- **David J. Burman**
- **Derek G. Ledbetter**
- **Sudhir (Sid) Shah**
- **Shahid Malik**

Dr. Spiro noted that one candidate for Seat 5 was present. Mr. Adams advised that all candidates were informed about the appointment at this meeting.

Mr. Sudhir (Sid) Shah, a resident, indicated that he and his wife have owned in Cory Lakes Isles (CLI) for 10 years and were full-time residents for five years. Mr. Shah has 30 years of experience buying and selling businesses and served on the Board of a community association. He was happy with the progress of the Board and the improvement of the community.

Mr. Don Reich, a resident, felt that the current Board was an improvement over prior Boards and it was critical that the candidate filling the vacant seat was the right fit. Mr. Reich was impressed with Mr. Shah's attitude towards the community and willingness to help.

Mr. Anoop Reddy, a resident, felt that Mr. Shah was capable, a community leader and well liked.

Ms. Hepscher was impressed with Mr. Shah's application and felt that he was a "team player".

This item was tabled until later in the meeting.

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

A. Finance

******This item, previously Item 6.B., was presented out of order.******

Dr. Spiro reported that the Finance Committee did not meet, as there were no issues. When the Finance Committee was formed, there were many problems, due to the transition in management; numbers were incorrect and there were no P&L's; however, current numbers were on track.

B. Landscape Aquascape Facilities

******This item, previously Item 6.C., was presented out of order.******

Mr. Carpenter, a LAF Committee Member, provided his report, which had maintenance items for Mr. Hall to address.

Mr. Carpenter reported that the LAF Committee recommended installing speed humps. Mr. Adams referred to speed tables and recalled that Mr. Hall was working with Mr. Steve Tuliano, of Brick Paving Systems (BPS). Mr. Tuliano was not willing to submit a proposal, due to the liability and engineering requirements. Once the project was engineered, Mr. Tuliano would provide a proposal.

Dr. Spiro requested tabling this item until later in the meeting.

Mr. Carpenter addressed the following problems with speed humps:

- School buses and emergency vehicles could not traverse them.
- Drivers slow down for the speed bump and then accelerate.
- Stop water from draining down the road.

Mr. Carpenter suggested the following speed calming devices:

- Bringing curbs out on corners to narrow the road, so pedestrians have smaller distances to cross and forcing drivers to reduce their speed.
- Parking on both sides of the road.
- Building areas in the road, such as landscaping.

Ms. Hepscher suggested temporary poles in different places and a pedestrian lane.

Dr. Spiro asked Mr. Schock for suggestions. Mr. Schock suggested a crosswalk or installing the speed table 30 to 50 yards from a stop sign on a main thoroughfare. This would slow drivers down when approaching the stop sign, so they do not roll through them. Mr.

Schock preferred a speed table over a speed hump, because a speed hump tends to wear on vehicles and residents complain. A speed table slows the vehicle enough while increasing the overall safety of the neighborhood. Mr. Schock recommended adding parking spaces, a bicycle lane or crosswalk to reduce the size of the road. Dr. Spiro agreed with having parking spaces on the street facing the Clubhouse. Mr. Schock suggested installing sight lines, because parked cars create blind spots. Ms. Hepscher was in favor of a bicycle lane.

C. Security

*****This item, previously Item 6.A., was presented out of order.*****

Mr. Castillo asked if the Board should take action on the signage recommendations, such as the outdated signs. Mr. Adams advised that the signage requirements changed, since the community signs were installed, and the District Engineer was hesitant to allow replacement signs. Dr. Spiro voiced frustration about being told that the signs could not be changed. Mr. Adams noted many unanswered questions because the District Engineer would not discuss this matter on the record.

D. Other

Dr. Spiro addressed the following issues discussed at the Sunshine Board:

1. Capri Isle Sidewalk

Dr. Spiro recalled asking the District Engineer, at the last meeting, to provide quotes for low voltage lighting and landscaping, at the Sunshine Board. Mr. Adams pointed out that he listed this item on the directives and it was expected to be discussed under the District Engineer's report.

2. Envera Virtual Guard

This item would be discussed during the Seventh Order of Business.

3. Community Pool Events

Ms. Hepscher spoke with Ms. Darby, yesterday, about trash at the pool from the Dive-in Movie event. Ms. Hepscher was appalled to hear that staff was paid to be on site, while Ms. Lisa Kagan was running the event, and voiced her opinion that staff should be responsible for cleaning up trash. The area should be left in the same condition, prior to the event.

Mr. Adams stated that a pool attendant was present and stressed to Ms. Darby that cleaning the pool, after an event, was "a team effort". Ms. Darby reported that staff tried to clean

during the movie but some areas were missed because it was dark. Trash bags were left for the pool attendant, the next morning. Dr. Spiro attended the Dive-in Movie event and felt that there was plenty of lighting.

Ms. Hepscher was frustrated because the pool attendant would not help her clean and with how residents were treating the pool. Ms. Darby acknowledged that the pool attendant took responsibility for missed areas and did not portray courtesy when Ms. Hepscher spoke with her. Mr. Adams would speak to Ms. Kagan about doing a better job cleaning up after events.

4. *CDD Land Across From Capri*

Dr. Spiro reported that the land was being appraised and Mr. Adams would present a proposal, later in the meeting.

5. *US Security Service*

Mr. Adams prepared the Request for Proposals (RFP), which would be discussed later in the meeting.

6. *Reducing Clubhouse Rental Fee*

Dr. Spiro proposed reducing the current rental fee to \$350, for a four-hour block, including setup and breakdown, and a \$500 refundable deposit.

Dr. Spiro asked how long the deposit is retained and whether it was greater than \$500. Mr. Adams believed that the deposit was typically not retained.

<p>On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, reducing the Clubhouse rental fee to \$350 and requiring a refundable deposit of \$500, subject to it not being a routine to exceed the \$500 deposit, was approved.</p>

7. *Playground Noise Monitoring*

Dr. Spiro recalled directing Staff to write a letter to residents complaining about the noise. Mr. Adams sent two letters on Friday but did not receive responses. Dr. Spiro spoke to one resident who apologized for her comments.

8. *CDD/POA Joint Meeting*

Dr. Spiro advised that, according to the POA, as long as there were three CDD Board Members attending, the POA agreed to proceed with a joint meeting to discuss the legality of

homeowners conveying trees to the CDD for maintenance. Dr. Spiro was in favor of holding the joint meeting on July 27 at 7:00 p.m.

9. *Blueprints of Clubhouse for Gym and Café*

Dr. Spiro directed Staff, at the Sunshine Board, to obtain an as-built blueprint of the Clubhouse. Mr. Adams confirmed that Staff was working on the blueprint but it may take several weeks to complete it.

10. *Tennis Instructors*

Dr. Spiro indicated that Mr. Woodards recommended that the Board consider charging tennis instructors for use of the tennis courts.

Mr. Woodards asked if the tennis instructors charge a fee to the players. Dr. Spiro replied affirmatively. In response to Mr. Woodards' question, Dr. Spiro confirmed that the District does not charge the instructors and recommended that this matter be discussed under "Other Business".

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

Public comments resumed.

A resident asked when the trees in back of her property, in St. Lucia, would be trimmed, as limbs are close to the house.

Ms. Hepscher explained that, when trees were trimmed in the playground, one side was left alone and now limbs are touching residents' lanais. Ms. Hepscher viewed the trees and agreed that tree limbs were all over the property.

Mr. Adams explained that, in conservation areas owned by the CDD, a property owner had the right to trim encroaching tree branches back to the property line. An adjacent owner affected by the overgrowth also had the right and opportunity to trim. This also applied to roots. Mr. Adams requested that property owners not trim beyond their property line. These were protected areas with environmental permits and trimming too far would create a permit compliance issue for the District. Mr. Adams advised that the only time the CDD would selectively trim a tree in an environmentally protected area, was when the tree was leaning in a posture that would be damaging or life threatening. A tree leaning in the preserve area was left alone.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Facilities Manager *(to be provided under separate cover)***

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

- **Operations Report**

Mr. Adams distributed Mr. Hall's report, via email.

Mr. Adams reported that Mr. Hall was looking at solutions for the washout of sand from the lake. The lake level rose quickly, due to a large amount of rain, deteriorating some of the sand on the walkway. A proposal was presented for a bulkhead, which was withdrawn. Other options were being reviewed and would be presented for consideration. The idea was to build up the lake bank, at the water's edge, to get the water higher or above the normal water fluctuation and fill with sand; however, the current lake bank was so narrow that the cart could not run through the area. Mr. Hall asked Stantec Consulting Services, Inc., (Stantec), to assess the area when they evaluated the lake structures and they recommended bulkheads.

Ms. Hepscher asked if the bulkhead was the wood box filled with rocks. Mr. Hall explained that the box was for draining purposes, to curb runoff. Ms. Hepscher suggested installing a drain. Mr. Adams stated that the bulkhead was part of the drainage process to build up the area, so there was less velocity and adherence of sand.

Dr. Spiro felt that the quality of the cleaning and equipment maintenance service for the gym was inadequate and wondered if a checklist was necessary. There is dust everywhere and the curl machine is not working. Dr. Spiro wanted a contractor to check the equipment to ensure that it was working properly.

Mr. Adams advised that the District had a monthly preventative maintenance contract and he would increase the frequency. Ms. Darby and Mr. Adams discussed increasing the frequency of the gym cleaning service to off-peak hours, such as early afternoon and late evening. The frequency of cleaning the bathrooms around the pool area, during the season, April 1 to September 30, was increased to five days per week and decreased to three days per week, during the remaining six months. The janitorial cleaning contract was three days per week, during the season, and one day per week in the off-season.

Dr. Spiro requested equipment maintenance more than once per month. Mr. Castillo requested replacing worn equipment, such as the bench. Ms. Hepscher requested a reclining

exercise bicycle for handicapped residents. Mr. Adams would obtain a price for a recumbent exercise bicycle.

Ms. Hepscher suggested posting a sign near the cardio machines, limiting use time to 20 to 30 minutes, and a sign near the weights to return the weights after use and not drop them. She requested that Staff change the light and fan switches to motion sensors. Dr. Spiro requested that the gym thermostat be set between 68 and 72 degrees.

Mr. Castillo asked about algae in the lake. Mr. Adams explained that the recent heavy rains are causing fertilizer to run off of lawns and into the pond, which caused the algae outbreak. This type of algae was planktonic algae. The lake contractor applied a treatment today and the algae should dissipate in a couple of days. The contractor is returning on Friday for a follow-up treatment. Mr. Adams noticed that the amount of algae had decreased by the Beach Club over just the last few hours.

Ms. Hepscher asked if Mr. Hall received a copy of the LAF Committee's recommendations. Mr. Adams replied affirmatively.

Regarding the monument sign, Dr. Spiro spoke, via email, with the head of the City Land Development Coordination (LDC) for the past three weeks. LDC argued that the CDD was private property. Dr. Spiro informed the LDC that Cory Lakes was a governmental entity and the signs would be on government property and the law stipulated an exclusion for governmental entities to land zoning and signage. Mr. Adams recalled the same response when the contractor was trying to get the monument approved. Dr. Spiro anticipated resolving this matter within the next 30 to 60 days.

Mr. Adams reported that the informational sign was anticipated to be installed in the next week or two. Mr. Hall will coordinate the electrical work.

- **Speed Hump Proposal**

This item was discussed after the Fourth Order of Business.

- **Pool Staff Cleaning Checklist**

This item was not discussed.

****Ms. Stewart joined the meeting.****

B. District Engineer

- **Update: Café Deficiencies Remediation**

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

Ms. Stewart and Mr. Hall created a plan, after the last meeting, based on input from multiple contractors and professionals. The District did not apply for a permit for the work completed in the café but should have applied for one. Ms. Stewart and Mr. Hall are working with a compliance company called Cornerstone. Cornerstone is trying to get the Health Department to issue a license without a permit. Ms. Stewart explained that they are not trying to find a cheaper way but the correct way. If the work needs to be completed because of a health and safety issue, Staff wanted to follow the rules. Cornerstone set pricing to make improvements to the walls and floors, such as painting the walls with a moisture proof paint, as follows:

- Floor - \$2,402
- Paint - \$1,000
- Counter opening - \$4,800
- Dumpster pad - \$1,440

Total cost of \$9,642.

Ms. Stewart advised that the end of the grease trap may need to be relocated for \$5,000, due to its size and age, with the assumption that the sanitary sewer service was accurate. This would increase the total to \$14,642, which would not include any change to the sanitary sewer system, fencing or gate around the dumpster. With those changes, Ms. Stewart noted that the District would receive a license from the Health Department and be in the correct health and safety position, without having to return to the City of Tampa for a permit.

In response to Dr. Spiro's question, Ms. Stewart explained that \$4,800 was for an automatic rolling door for the counter opening, including the door, electrical connections and replacing existing components.

Mr. Woodards asked why the grease trap must be replaced. Ms. Stewart indicated that the grease trap was inside of the building and may have to be relocated outside. The hope was that the Health Department approves it based on the size.

Dr. Spiro asked if additional bids were obtained. Ms. Stewart confirmed that she had only been working with Cornerstone for the past 30 days but could contact vendors; however, many vendors are busy and it is difficult to get prices.

Mr. Woodards estimated at least two to three months to obtain the license, based on Ms. Stewart's research. Dr. Spiro stated that, fortunately, the District would be in the next budget cycle to pay for the expenditure.

Dr. Spiro appreciated Ms. Stewart working with Cornerstone to get to this point; now the District has an estimate that could be utilized to obtain prices from other vendors. Dr. Spiro asked if the vendor must be chosen, prior to the permitting. Ms. Stewart replied that the work must be completed in order for the Health Department to perform the inspection for the license. Dr. Spiro pointed out that the Health Department could say no and there may be additional work. Ms. Stewart concurred, noting that she did her due diligence to obtain the pricing; however, the paint may not be moisture resistant. Dr. Spiro asked if this could be determined by contacting the Health Department. Ms. Stewart did not recommend drawing a lot of attention to the paint.

Mr. Steve Hancz, a resident, was surprised that a contractor did not know what was needed to finish this job and pass inspection. Ms. Stewart pointed out that this was not a standard project and surmised that, at the beginning of the project, an architect should have been hired.

In response to a question, Ms. Stewart explained that Cornerstone had experience with County approvals.

Dr. Spiro asked if Ms. Stewart could outline the steps for completion. Ms. Stewart recommended engaging a contractor to complete the work necessary. If the Board wanted to set a not-to-exceed amount, she would obtain additional pricing and work with the Chair and Mr. Adams on choosing the vendor. Ms. Stewart asked about the financial status of this project. Dr. Spiro noted that there was \$10,000 remaining in the budget.

Mr. Castillo was disappointed that the café was not going to be open. Dr. Spiro recalled Ms. Stewart reporting that the café was permitted. Mr. Castillo stated that the Board Members rely on experts to provide opinions. Ms. Stewart stated that all of her research was provided to the District Manager. Mr. Castillo appreciated receiving the information but felt it was a long time coming, as this matter was ongoing for a year and the information should have been provided sooner.

- **Stormwater Structure Repairs**

Ms. Stewart reported that a Structural Engineer evaluated the drainage structures and recommended replacing two large ones. A proposal was provided for structural engineering services. Ms. Stewart would furnish all original design documents to the Structural Engineer, who would design the replacement drainage structures. The structures were operating but deteriorating. Ms. Stewart recalled that, 30 years ago, the structures were poured and installed, which fail a lot quicker than precast structures; newer structures have a longer life.

Ms. Stewart estimated \$100,000, per structure, or \$200,000 for both structures; \$25,000 was the professional services fee and \$15,000 was for an architect to perform the design work, plans and bidding. There were additional costs for construction and administrative services, additional geotechnical engineering and testing and construction costs of \$9,000 to replace the drainage structures. The Structural Engineer reviewed other structures that appeared to be aging but, at this point, there were no issues. The two major structures on the north end require attention as quickly as possible; however, they cannot be repaired, at this time, because it is the rainy season. Ms. Stewart suggested performing the work during the dry season.

In response to Dr. Spiro's question, Ms. Stewart anticipated the new structures to last approximately 40 years instead of 20 years. Mr. Adams indicated that reinforced concrete pipe structures were expected to last 50 to 100 years.

Dr. Spiro asked if repairing the structures would cause destruction in wooded areas. Ms. Stewart indicated that those areas must be protected and many safeguards must be put into place.

Dr. Spiro recalled that, according to the Chief Engineer for streets at the City, when the CLI roads and drainage structures were originally built, the developer was advised to put in an extra inch of material, underneath the road to prevent flooding and the developer refused.

Mr. Woodards asked if the prefab structures would last 50 to 100 years. Ms. Stewart did not recommend replacing prefab pipes. The Structural Engineer was designing the new structures to last over 50 years using a special detailed replacement design.

Dr. Spiro asked for concrete data showing that degradation would take a certain number of years to get to the point where there would be consequences. Ms. Stewart would speak to the Structural Engineer. Dr. Spiro agreed with replacing the drainage structures but questioned when and how it was included in the budget. If the structures fail in two years, then there would be time to do the job right. Ms. Stewart was concerned about encountering another wet season

and having to take the structures out of service. She hoped for a dry season, with enough time to repair the drainage structures, as the amount of water to be diverted was complicated.

Mr. Adams asked if, when the drainage structures were inspected, Mr. Hall recalled the Structural Engineer advising that the drainage structures must be repaired immediately. Mr. Hall recalled that the base of the structure was compromised and it was a matter of time until the wall failed. Ms. Stewart advised that this was why a Structural Engineer inspected the structures. Mr. Adams indicated that the consequences of failure would be astronomical, as the system was not designed to take a large amount of water.

Ms. Stewart would provide the photographs to Mr. Adams to forward the Board.

Mr. Carpenter recalled that in prior rainy seasons, there were three hoses of water, compared to two fire truck hoses of water, due to a hole in the wall. Ms. Hepscher pointed out that the hole was not supposed to be there and now the hole was larger. Mr. Carpenter noted that the hole was now half of a block wide. Ms. Hepscher agreed that the drainage structures were deteriorating.

Mr. Dave Watel, resident, asked about the purpose of the retaining wall. Ms. Stewart explained that it was a box to control the flow of water through CLI.

Dr. Spiro stated that the Board did not have to take action on a \$200,000 expense during 2016. Ms. Hepscher asked if a special assessment must be imposed to complete this work. Dr. Spiro suggested using money out reserves or financing it, as the walls have a 40-year life expectancy. The project would be financed for \$10,000 to \$15,000 per year for the next 25 years. Ms. Hepscher asked if a decision must be made to include it in the budget to be approved tonight. Dr. Spiro advised that the Board was not approving a budget tonight. Mr. Adams explained that the budget could be modified, if increasing assessment levels but felt that for this amount of money, a special assessment was not necessary. The District could finance it and Mr. Adams had an interested party to refinance the 1996B bonds. Mr. Adams recommended keeping the term under five years, as the District must validate if the financing was over five years. A validation process could exceed \$40,000 to \$50,000.

Dr. Spiro requested tabling this matter until the District Engineer's report.

Ms. Stewart will ask the Structural Engineer about any product that could be applied to the existing structure to extend the life.

- **Capri Isle Pedestrian Connection**

Ms. Stewart provided Mr. Hall with information on the path and wall along the path. She researched lighting options. Mr. John Puglisi, of Electric Today, has some products. Ms. Stewart was interested in solar lighting and lighting that receives electrical service. Lights to illuminate a path of approximately 300 linear feet would cost approximately \$1,000, each. Lights placed 6' apart, on each side would cover the path. The total cost for 20 lights would be \$20,000. Ms. Stewart would work with Mr. Puglisi to review the different options.

Ms. Hepscher asked why there would be different lighting than the lighting around the community. Ms. Stewart reviewed lighting for pedestrian paths but, if there was lighting that the Board preferred, Ms. Stewart would compare the two lights. LED lights, which were brighter, were being considered; however, the residents abutting the property must be considered. Ms. Hepscher asked why LED lights were considered versus Tampa Electric Company (TECO) streetlights. Dr. Spiro did not want streetlights next to the path. Dr. Spiro recalled that Mr. Hall received a \$17,000 proposal for LED lights along the entire walkway from Cory Lake Boulevard to Morris Bridge Road.

Discussion ensued regarding the length of the path.

Ms. Stewart will send an elevation and plat map to Dr. Spiro, tomorrow.

Dr. Spiro voiced concern about spending \$17,000 to lay concrete and spending the same amount to install lighting. Ms. Stewart advised existing lights could be used.

- **Turn Lane at Morris Bridge Road Entry**

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

Ms. Stewart met with an IT expert and Stantec's Transportation Engineer to review the Morris Bridge Road intersection. The deceleration lane was discussed and how it could be misused as a merge lane. According to the IT expert, having the right turn lane would defeat the purpose of trying to exit the community quicker, if drivers were allowed to exit off of Morris Bridge Road. A traffic signal was discussed, as an option, except that it must be warranted and would cost \$250,000 to \$300,000. Since there were no accidents at the intersection, Ms. Stewart suspected that it would not be warranted and the cost to perform the study was \$10,000.

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

C. Office Administrator

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

Ms. Darby reported that pool attendants were in charge of cleaning.

Ms. Darby noted that a food truck was at the pool last Saturday for an event. It was difficult to find a food truck that would come out without having a minimum requirement. If the minimum is not met, someone must pay the balance. Ms. Hepscher inquired about the minimum amount. Ms. Darby replied between \$400 and \$500.

Ms. Hepscher questioned the amount of revenue generated by the food truck. Ms. Darby did not know but, from 12:00 p.m., to 3:00 pm., the vendor almost hit the minimum and, by the time they left, the money generated was above what was normally charged. The vendor worked for free to establish a relationship with CLI. Ms. Hepscher asked if the vendor wanted to come back. Ms. Darby replied affirmatively; the vendor would reach out to other food trucks for networking purposes. Ms. Darby will contact other food truck vendors.

Ms. Hepscher asked if residents provided feedback. Ms. Darby did not receive any feedback but noticed many people around the pool had burgers and fries and when asked, said that they were happy. The goal is to have many food trucks. Ms. Hepscher felt that having the food truck at the pool was a good option until the café opened.

Dr. Spiro asked if people holding pool parties paid the deposit. Ms. Darby believed that this was a work in progress, as the time frame for each party was a short window. The pool attendants must move the parties along. Ms. Darby will ensure that her communication with the pool attendants was strong and that placards were placed on the reserved tables. Dr. Spiro suggested readdressing this matter at the end of the summer. Ms. Darby will obtain feedback from the pool attendants.

Mr. Woodards asked if the owner of the food truck cleaned up. Ms. Darby did not receive any feedback but would find out. Ms. Hepscher suggested providing a survey to the people having parties. Ms. Darby will provide the survey with the registration form.

Mr. Castillo asked if there was enough time to set up and break down a party. Ms. Darby reported that the parties are held continuously and suggested that residents have cake at the beginning of the party, so the party can be cleaned up when kids are in the water and the next party can come right in.

Dr. Spiro asked if the process was keeping order. Ms. Darby replied affirmatively, as residents realize that they cannot stay there the entire afternoon and that they must be courteous to others. The pool attendants have additional trash bags. Ms. Hepscher suggested purchasing a garbage bag transporter, such as a wheel barrow.

Dr. Spiro asked about the barcode process. Ms. Darby had no issues. A new Office Assistant is starting on July 5 to handle crowds during the afternoon.

Mr. Woodards commented that Ms. Darby was doing a great job.

*****The meeting recessed at 8:15 p.m.*****

*****The meeting reconvened at 8:25 p.m.*****

▪ **CDD/POA July 27 Joint Meeting**

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

Mr. Adams will advertise the meeting to discuss the legality of homeowners conveying trees to the CDD for maintenance.

Mr. Woodards suggested that Staff secure proposals from LMP to maintain the street tree program and replace missing or deteriorated trees.

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

Public comments resumed.

Mr. Reddy thanked the Board for installing the yield sign. Dr. Spiro commented that this was a great example of learning from the community.

D. District Manager

i. Approval of Unaudited Financial Statements as of April 30, 2016

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2016.

Dr. Spiro reported that the District was on track with the budgeting survey process and addressed the option to consider a special assessment. The third and final stage of the budgeting survey process commenced last week. A survey with ten items was emailed to residents. Approximately 100 responses were received and Dr. Spiro predicted having one of the best responses. Dr. Spiro noted annual operations and maintenance (O&M) of \$1,925, which is fixed because of Capri Isle, and believed that residents wanted to pay for items through a special assessment.

Mr. Adams advised moving the Public Hearing date from August 18 to September 15, as a separate mailed notice must be sent to residents about the assessments. The Board could also finance the additional costs and have an annual installment.

Dr. Spiro noted that several survey questions pertained to the method of paying for the items, whether by a special assessment or using reserves. Preliminary responses were strong and positive for items affecting the entire community, regardless of the price, such as cleaning streets and building reserves. Ms. Hepscher heard many residents wanting to pay more to improve the community.

Mr. Adams confirmed that the financials were on target, with no red flags.

ii. NEXT MEETING DATE: July 21, 2016 at 6:00 P.M.

Mr. Adams indicated that the next meeting is scheduled for July 21, 2016 at 6:00 p.m.

Ms. Hepscher would not attend.

In response to Mr. Castillo's question, Mr. Adams advised that Mr. Shah could be sworn in at the July 21 meeting or sooner, if necessary.

SIXTH ORDER OF BUSINESS

Committee Reports

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

These items were discussed after the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS

Other Business

- **Reducing Clubhouse Fee**
- **Security Personnel RFP**

This item was discussed after the Fourth Order of Business.

Mr. Adams presented the RFP, which was modified to request proposals from security service providers. Under the Statute, because this is a staffing service, the District was not

required to have sealed bidding. It must be advertised but could be provided to selective vendors. When awarding the contract, the District was not subject to bid protests.

Dr. Spiro pointed out that the Envera Systems, LLC (Envera) proposal recommends reducing security staff, meaning that the Scope of Services must be reduced. Mr. Adams explained that the Scope of Services, in this case, were the Post Orders, which address the duties of a gate guard and rover. The RFP requests the following:

- Information about the company
 - Business License
 - Proof of insurance
 - Location
 - Clients
 - Employee retention
- Credentials of the Branch Manager, Local Regional Manager and Site Supervisor
 - Background information
 - Experience
 - Position
- References (at least 3)
- What the company is proposing

Mr. Adams wanted the selected company to have continuity in staff without having constant changeovers. Constant learning increases the potential for mistakes.

Mr. Adams presented the exhibits to the RFP. Exhibit A is the Post Orders, Exhibit B is the fee schedule and Exhibit C is the proposal evaluation and award. Each company is weighed on the following:

- Adequacy to provide the service
- Consistency in personnel
 - Track record with other clients in retaining personnel
- Past performance in other employment settings
- References
- Recent, current and anticipated workloads
 - Growth

➤ Method of selection

Mr. Adams had a tentative schedule for the RFP process. If the Board approved going out for RFP, tomorrow, the RFP would be distributed, with proposals due in two weeks and the Board considering the proposals, at the next meeting. Depending on the response, Mr. Adams would invite the proposers to present at the next meeting. Envera recommended two companies that work well with them. Mr. Adams met with the President and Operations Manager of one company, which commenced operations in 2005 and was started by four employees of Securitas, formerly Pinkerton Security.

Dr. Spiro did not want the company to lock in a certain amount of personnel over a certain period of time. Mr. Adams referred to the fee schedule, which identifies each location and providing rates for annual hours, regular hours, holiday hours and what constitutes a holiday. Mr. Adams suggested certain provisions such as; “The District will reserve the right to increase or decrease hours as it deems appropriate” and “A Regional Manager, Supervisor that is available 24/7, shall be provided at no additional cost”. Mr. Adams advised that, in the past, the District received bills for overtime, which the company was asked to stop billing for.

Mr. Adams cautioned about a slow transition in changing security companies.

Mr. Castillo asked if there was a 30-day termination clause. Mr. Adams replied affirmatively.

There was Board consensus for Mr. Adams to advertise the RFP.

• **Envera Virtual Guard Discussion**

Mr. Adams and Dr. Spiro spoke to Envera. They are going to utilize existing equipment and cables but cameras must be upgraded to improved technology. Mr. Adams recalled that the delay in receiving this proposal was due to new technology that was not in place when the original proposal was written, three months ago. Envera recommended the following:

- Five pixel cameras
- Fob or card reader system

Mr. Adams explained that Envera does not recommend a fingerprint reader, as lotions could affect the reader. Mr. Castillo and Ms. Hepscher agreed.

- Vehicle license plate recognition software and front headlight barcode reader

Mr. Adams indicated that the guest and vendors must present identification and would be identified through facial recognition software. The system interviews each guest or vendor and provide alerts that residents can receive, via Smartphone, tablet or computer. Each interview is three to five seconds at the kiosk.

Mr. Adams suggested that the Board Members view the videos on Envera's website and, if in the area, visit Envera's Sarasota office.

Ms. Hepscher asked about a case where a resident is driving a different car and does not have identification. Mr. Adams explained that each resident would receive a PIN number, then access and to log into an account to update their guest list. When a guard is on duty, the guard would be using the same software. During off-duty hours, a guard in the remote office would be using the software system remotely.

Mr. Adams pointed out that this item is informational to gauge interest from the Board, and so that the Board can see the investment, on the capital side, and recognize savings by not having a guard. If the Board is interested, Mr. Adams will have Envera present at the July meeting.

Ms. Hepscher was not interested in a full virtual system that does not have a guard.

Dr. Spiro was not in favor of having a virtual guard or utilizing their current system over the long-term.

Mr. Castillo preferred to utilize a virtual gate guard as a test station.

In response to Mr. Castillo's question, Mr. Adams confirmed that \$198,000 was the cost for everything, including new card readers at the pool. Dr. Spiro noted that the total would decrease, as certain pieces of equipment would be replaced. Cameras for the tennis and basketball courts could be considered. Mr. Adams suggested dealing with the existing equipment and improving the pool surveillance.

There was Board consensus for Mr. Adams to invite Envera to the July meeting to discuss the Morris Bridge entry.

- **Playground Noise Abatement Letter to Residents**

This item was discussed after the Fourth Order of Business.

- **Multiple CDD Websites**

Mr. Adams reported that one link to the CDD website is linked to the POA website and another link is linked to Evergreen's website. The links should be linked to Corylakescdd.net. Mr. Adams will address this with Mr. Rory Harding, of the POA.

- **Land Across from Capri Isle**

Mr. Adams presented a proposal from Integra Realty Services for \$1,900 to perform an appraisal. The property is currently zoned as Planned Development (PD); therefore, it is not developable for the purposes that the interested party wanted and must be rezoned, in order to build a residential dwelling. Mr. Adams asked the interested party to proceed with the appraisal, with the assumption that the rezoning occurs. According to the Property Appraiser's website, the market value of the property was \$90,000.

In response to Ms. Hepscher's question, Mr. Adams advised that the District must order the appraisal. In the Primrose deal, the District entered into a Funding Agreement for Primrose to fund \$5,000 for the appraisal. Ms. Hepscher recalled that the District was going to bid the property to multiple parties. Mr. Adams stated that bidding can occur but not without an appraisal. If the District intends to sell the property, as a government entity, the District must recognize the property as surplus property and that the property would no longer be valuable for its original intended purpose. Before the property is sold, a value must be applied. The appraisal provides the value, which sets the minimum bid. Mr. Adams must place a surplus property advertisement, so the property is not exclusive to the interested party but they would more than likely be the only one interested. Ms. Hepscher heard that more than one party was interested.

Dr. Spiro felt that the Board should consider using the property for the community, such as building a park. Mr. Woodards agreed but was uncomfortable selling the property for \$90,000. Mr. Adams predicted that the property could be sold for a greater amount, assuming that the property was residential. Mr. Castillo suggested placing contingencies on what could be built on the property. Mr. Adams disagreed, as the contingency was up to the owner; however, if the owner does not develop the property and sells it, we would want to ensure that the District has the right of first refusal to purchase it back.

In response to Mr. Castillo's question, Mr. Adams indicated that to build on the property, it must be rezoned and permitted. Mr. Woodards proposed not selling the land, as he was concerned about the possibility of the owner separating the property into 12 lots and selling

\$400,000 homes. Dr. Spiro suggested following residents suggestions to use the land for softball or baseball. Mr. Castillo was in favor of selling the property and using the proceeds for some of the capital project items. Dr. Spiro envisioned selling the property for \$300,000. Ms. Hepscher suggested selling part of the property and using the proceeds for the remaining portion of the property.

Mr. Adams reported that the property is 3.5 acres. The previous seller sold the property for \$5.3 million which means this parcel was obviously part of a much larger transaction. One section was sold to the District for \$100 because it is PD. Mr. Adams felt that this was a good location for making noise and not causing a distraction.

After further discussion, there was Board consensus to engage the appraisal for the parcel on the South side of Morris Bridge entry and use the highest use valuation.

- **Status Update on Lot with Community Monument**

Dr. Spiro spoke with M/I Homes and was told that they do not believe that a house can be built on the property with the monument still there but, they are willing to sell the property to the District for \$126,000. If the District cannot afford the property, M/I Homes would be willing to sell it to other builders for the same price. If the District decided to purchase the property, M/I Homes would offer a payment plan. Dr. Spiro noted that the City must approve a variance and the District would place an easement on the monument.

Mr. Woodards asked if the District could sell the property while on a payment plan with M/I Homes. Dr. Spiro replied absolutely.

A resident doubted that other builders would be interested in paying \$125,000 if M/I Homes could not build a home on the property. The resident suggested offering M/I Homes \$50,000. Dr. Spiro disagreed, as M/I Homes could remove the monument to build a huge house on the lot and part of the sidewalk.

Mr. Castillo was in favor of waiting to see if M/I Homes lowered the price.

Ms. Hepscher noted that the monument is not being maintained. Mr. Adams will ask Mr. Hall to clean the monument.

Mr. Woodards motioned to submit a counteroffer of \$90,000 to purchase the monument lot, based on a payment plan. Dr. Spiro seconded the motion.

Dr. Spiro amended the motion to submit a counteroffer for \$90,000 to purchase the lot without the payment plan. Mr. Woodards agreed with the amendment.

Mr. Castillo felt that paying \$20,000 over the original offer was too high, as people are not lining up to purchase the property. If M/I Homes refused to sell at \$90,000, it would not matter to the District; although destroying the monument would upset residents. Dr. Spiro pointed out that destroying the monument would destroy the appearance of the entrance and people would drive in and see a huge house on the sidewalk. CLI would become known as the community with huge mansions next to each other.

Dr. Spiro suspected that M/I Homes would not take \$90,000 but might negotiate; however, if they continue to offer \$126,000, then M/I Homes was not interested in negotiating.

On MOTION by Mr. Woodards and seconded by Dr. Spiro, with all in favor, submitting a counter offer of \$90,000 to purchase the monument lot at 10741 Cory Lake Drive from M/I Homes, was approved.

- **Status Update on Budget Survey**

Dr. Spiro reported that the results of the budget survey should be available at the next Sunshine Board. He will provide raw data at the Sunshine Board and have the summary presentation at the next CDD meeting. After the presentation, the Board will consider the budget for Fiscal Year 2017. Mr. Adams stated that a polished draft setting rates would be considered.

In response to Mr. Castillo's question, Dr. Spiro confirmed that, at the July 21 meeting, the Board would approve the proposed budget, making a decision on the capital improvements and sending the mailed notice to the public on the special assessments. Two months later, in September, the budget would be finalized.

Mr. Adams reported that the next Sunshine Board was Tuesday, July 5 through Friday, July 15.

Mr. Hancz stated that a stormwater structure was leaking and suggested contacting the County. Mr. Adams recommended that this matter be handled by a stormwater engineer.

- **CDD/POA Joint July 27 Meeting**

This item was discussed after the Fourth Order of Business.

▪ **Termination of District Engineer**

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

Mr. Adams received a proposal from Johnson Engineering, Inc. (Johnson), who specialize in stormwater and environmental engineering firm. They can deal with the stormwater drainage issues, speed table for the roads and signs.

Regarding the Capri Isle sidewalk lighting, Dr. Spiro voiced concern about lighting being more expensive than concrete. He wanted validation that the sidewalk project was being completed properly. Ms. Hepscher pointed out that the Board requested information and Ms. Stewart had not provided it. Dr. Spiro recalled the minutes reflecting that the Board wanted the information immediately.

Dr. Spiro advised that Ms. Stewart has been the District Engineer since the beginning of the café project and was present when Ms. Bercan announced that she had the permit and Ms. Stewart did not respond.

Ms. Hepscher felt that Ms. Stewart was defensive and requested that Johnson handle the sidewalk project.

In response to Ms. Hepscher's question, Mr. Adams recalled that, three or four months ago, the Board directed him to commence the Request for Qualifications (RFQ) process. Several engineering firms were contacted but only one, other than your current engineer, showed interest. The Board was pleased with Johnson's RFQ submittal. Mr. Adams requested that the Board rank Johnson #1 and Stantec #2 and authorize the District Manager to finalize the agreement.

Dr. Spiro pointed out that the current contract was not more than \$12,000 per year and should not have to be bid. Mr. Adams advised that the RFQ process was required for District Engineering Services.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, ranking Johnson Engineering, Inc., the #1 firm to provide District Engineering Services and Stantec #2, and authorization for the District Manager to negotiate and finalize a contract with the #1 ranked firm, were approved.

Mr. Castillo asked about the status of the sidewalk project. Mr. Adams felt that Staff had enough information between what was already prepared and the prices provided by Mr. Hall. The additional step was to place low voltage lighting along the sidewalk and Mr. Hall has a responsive electrician to provide a price for the lighting. Ms. Stewart was supposed to finalize this project but failed to do so. Mr. Adams will work with Mr. Hall to provide the lighting proposal at the next meeting.

Mr. Adams will forward Ms. Stewart's email about the drainage structures to Johnson tomorrow.

Dr. Spiro was confused about what Ms. Stewart said about the café.

Ms. Hepscher wanted to terminate, effective immediately. Mr. Castillo concurred.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, termination of Stantec Consulting Services, Inc. as District Engineer, effective immediately, was approved.

Dr. Spiro requested that a notice be placed in the *Islander* to update residents about the Capri Isle sidewalk.

Mr. Hepscher asked about Mr. Hall and Ms. Darby's introduction articles in the *Islander*. Mr. Hall will work with Ms. Darby to prepare the articles for the August *Islander*

▪ **Instructors**

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

Mr. Woodards requested that all instructors pay to use the facility, if they were using the facility to generate money.

Ms. Hepscher suggested establishing a policy allowing instructors to utilize CDD facilities at no charge, if the instructor was a resident and instructing CDD residents; otherwise the instructor must pay the CDD.

Mr. Castillo did not want residents to fight over time; if so, this should be managed better through a sign-in sheet.

On MOTION by Mr. Woodards and seconded by Ms. Hepscher, with all in favor, establishment of a Policy allowing instructors to utilize CDD facilities, at no charge, if the instructor was a resident and instructing CDD residents; otherwise, the instructor must pay the CDD, was approved.

EIGHTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2017
Proposed Budget**

Dr. Spiro requested that this item be tabled until the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Potential Candidates for
Appointment to Board, Seat 5; *Term
Expires November 2018***

- **David J. Burman**
- **Derek G. Ledbetter**
- **Sudhir (Sid) Shah**
- **Shahid Malik**

Ms. Hepscher nominated Mr. Sudhir (Sid) Shah to fill Seat 5. Mr. Castillo seconded the nomination.

Ms. Hepscher was impressed with Mr. Derek Ledbetter and Mr. Shah's resumes but favored Mr. Shah because he was the only candidate who attended the meeting to introduce himself.

Mr. Castillo was impressed with Mr. Shah's 30 years of real estate experience.

Mr. Woodards was initially in favor of Mr. David Burman but was now in favor of Mr. Shah.

Dr. Spiro abstained, as Mr. Shah contributed to Dr. Spiro's campaign.

Mr. Castillo indicated that Mr. Burman was known in the community, serving on the POA Board.

Ms. Hepscher noted that Mr. Shahid Malik sent an email, which did not include much information about himself. Mr. Castillo agreed.

On MOTION by Ms. Hepscher and seconded by Mr. Castillo, with Mr. Woodards, Mr. Castillo and Ms. Hepscher in favor and Dr. Spiro abstaining, appointing Mr. Sudhir Shah to fill the unexpired term of Seat 5, was approved.

Mr. Adams will inform Mr. Shah regarding his appointment to the Board.

In response to Mr. Castillo's question, Mr. Adams indicated that Mr. Shah's seat expires in 2018.

Mr. Castillo asked why his term was for two years. Mr. Adams explained that Mr. Castillo was appointed to a vacant seat.

Mr. Castillo noted that he completed the qualification forms and would provide to the Supervisor of Elections (SOE). Mr. Adams confirmed that the qualification period commences at noon, on Monday, and runs through noon, on Friday. In response to Mr. Castillo's question, Mr. Adams indicated that a driver's license was adequate information.

TENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

A resident advised that a table was missing in the center and a picnic table from the basketball court was being used temporarily. Mr. Adams noted scheduling issues with Welch Tennis Courts, Inc., (Welch). Ms. Hepscher requested a trash can.

Mr. Hall will order a new table and trash can for the tennis courts.

Mr. Carpenter asked about a price for the speed table. Mr. Adams explained that the contractor would not provide a proposal until the project was engineered. The speed table geometry, location, approach speed and lengths must be determined.

Mr. Carpenter stated that a pool attendant was doing homework for an hour and 20 minutes, instead of attending to the pool. A resident reported that a pool attendant placed a stone in front of a gate to keep the gate open. Mr. Adams advised residents to contact the Office Manager about specific incidents. Ms. Darby will direct the pool attendants to not complete homework when there are tasks or monitoring to be performed.

Mr. Carpenter asked when it would be known which LAF Committee recommendations were included in the budget. Dr. Spiro plans to provide raw data at the Sunshine Board for

presentation at the July Board meeting. Mr. Adams advised that, at the July Board meeting, Dr. Spiro will provide the budget survey results and then the budget will be presented. Dr. Spiro recalled that the holiday decorations were approved and no additional funding was necessary. Ms. Hepscher recalled the LAF Committee requesting an additional \$5,000. Mr. Adams indicated that additional funds were included in the budget.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Castillo requested repainting of the pillars and sconces along Cross Creek entry. Mr. Hall will secure a proposal.

Ms. Hepscher requested an update on the volleyball courts. Mr. Adams advised that Welch would handle the tennis and volleyball courts together.

Ms. Hepscher noted that the couch must be replaced and there were broken chairs and tables. Mr. Hall will remove the broken and deteriorating furniture and look into a warranty and/or secure a proposal for replacements.

Regarding the welcome package, Ms. Hepscher reported that the POA was still reviewing it and it would be presented at the upcoming POA meeting. If the welcome package was provided before the next meeting, she requested that it proceed without a motion. Ms. Darby suggested including a list of frequently used community phone numbers, such as the trash hauler, non-emergency CDD, guardhouses, Beach Club and TECO. Ms. Hepscher preferred a magnet with the Cory Lakes logo. Ms. Darby suggested printing the package on glossy paper and placing in a ringed binder. The Board agreed.

Ms. Hepscher was in favor of approving the road and gutter cleaning tonight, versus October, and paying with reserves. Mr. Adams is waiting for an estimate from the contractor.

Mr. Castillo asked if Republic Services (Republic) agreed to pay for the road damaged by their oil spill. Mr. Adams recommended cleaning the road and billing Republic.

Ms. Hepscher stressed that the roads and gutters were an eyesore and have not been cleaned in 20 years.

Mr. Castillo asked about the debit cards. Mr. Adams expected the debit cards from SunTrust Bank next week.

In response to Mr. Castillo's question, the pavers should arrive any day now. Another load of pavers had to be ordered.

Regarding the pressure washing, Mr. Castillo recalled that Mr. Hall scheduled a company to apply a solution in front of the clubhouse and across the street. Mr. Adams will inquire.

Dr. Spiro received an estimate to clean the sidewalks and gutters.

Ms. Hepscher reported that the sidewalks do not belong to the residents; therefore, the POA cannot send violation notices for dirty sidewalks.

Dr. Spiro indicated that the price to clean and re-sand all streets was \$240,000. Cleaning gutters and sidewalks was \$60,000.

Ms. Hepscher pointed out that the curbs are black and suggested cleaning all curbs now and the road in October. Mr. Adams recalled the cost for cleaning the curbs was \$25,000. Dr. Spiro suggested making the price for the curb contingent on completing the sidewalks for free. Mr. Adams believed that \$25,000 adequately covered the curbs and gutters and will verify the price for cleaning all sidewalks and gutters.

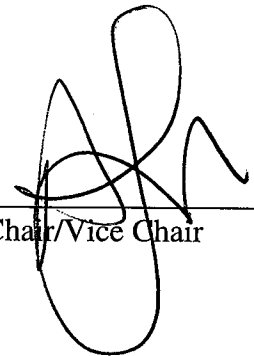
Dr. Spiro recalled that the gutter cleaning was included in the budget and voiced concern about the sidewalks costing an additional \$10,000 to clean separately. According to the budget survey, 48% of residents were in favor, 34% were against and 18% were neutral about cleaning all gutters and sidewalks.

<p>On MOTION by Dr. Spiro and seconded by Ms. Hepscher, with all in favor, cleaning all gutters, in a not-to-exceed amount of \$25,000, if the contractor does not charge an additional cost for not completing the sidewalks at the same; if there is an additional cost, cleaning all sidewalks and gutters, in a not-to-exceed amount of \$50,000, was approved.</p>

TWELFTH ORDER OF BUSINESS**Adjournment**

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


Secretary/Assistant Secretary


Chair/Vice Chair