

**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, July 21, 2016 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

Present at the meeting were:

Dr. A. Cyril Spiro
Jorge Castillo
Sudhir (Sid) Shah

Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Phil Chang
John Hall
Wendy Darby
Raquel McIntosh (*via telephone*)
Jeff Haidet
Jerry Cushing
Michael Sullivan
Tom Swain
Rory Harding
Pankaj Jha
David Burman
Steven Hancz
Sheryl Springer

District Manager
District Engineer
Facilities Manager
Office Administrator
Grau & Associates
Alert Protective Services
Alert Protective Services
U.S. Security Associates
Envera
POA Manager
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, Castillo and Shah were present, in person. Supervisors Woodards and Hepscher were not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro welcomed Mr. Shah to the Board.

**THE FOLLOWING SECTION WAS TRANSCRIBED
VERBATIM, PER THE CHAIR'S REQUEST**

Dr. Spiro: As many of you know, this is my last term. My last meeting will be in November. I look forward to continuing to serve until that time. I just wanted to say, as I am running for City Council, there are three principles that I have iterated that are my principles. They came out of my experience here and what I saw as a City member and Supervisor for the last six years. I wanted to share those with you so that you have a sense of what to look for and what to look out for after my term expired. The first principle is civil liberty. That came from some direct experience that I had here as a CDD Supervisor. In my first month as a CDD Supervisor, I wrote a short article in the Cory Lakes Isle newsletter about the fact that I was a new Supervisor and I included the link to a website so that residents can communicate directly with me. Unbeknownst to me, before that was published, the link to my website was removed from the article and instead the phone number to the office was included. Yet the letter was signed by me. That was the first indication of where my freedom of speech had been taken away, unfortunately. Then we had an incident where a young man who lived in our community, a teenager at the time, without any real evidence, was banned from using our lake for three years. That was very unfortunate. That boy has now grown up to be a U.S. Coast Guard. He is a very acclaimed. It was unfortunate that happened to him. This is some of the power that we have on the CDD and is something that has to be weighed very carefully when it comes to civil liberties and making sure that our residents get all of their civil liberties. Some other things that happened before the Board change was fiscal responsibility. You probably know that we took over the CDD from the original developer, under the claim that, that developer was charging us more money than they should be charging or that he should be charging us. However, when that CDD took over, every year, thereafter, the rates, the assessments and taxes that we charged, continued to increase and increase and increase. It was only three years ago that we finally put a cap on that and started to reduce it, essentially, this year that we are in right now, having reduced it to some level of about five years now. So, I would caution again, as you go into the future to be rigorous with the funds that are public funds and to be fiscally responsible with those, because we have seen, in the past, Boards that were not. And lastly, responsive government. Old Boards did not invite public. They shunned public attendance. Residents would come and speak and

they weren't given an opportunity to participate in discussions. They really weren't listened to and they would never come to more than one meeting because they thought that nobody was listening to them. We have been able to change that culture, with time, and that's been a very, very important step in the process. When I first started on the Board, the idea of doing a survey was completely shut down every single time it was raised, now we use surveys as a commonplace methodology to find out what residents want and we have response rates of 20% in the community, which is enormous. We've been able to really show the community that we listen to them and we are trustworthy. That gave me the concept that leaders listen. So, those are the three principles. I would hope that, once I am gone, after November, I will not be gone completely. I will still participate on the Finance Committee. I hope you guys adhere to those principles as we continue. One final comment, on the Sunshine Board, I had stated that I had not heard that the LAF Committee wanted \$8,000 for lighting for the basketball court. That was my fault. In fact it had been in the list they had provided to us and I overlooked it. So when Rich presented it to us last time and I asked him if there was anything new, he said that here was not, so I said then there would be no need to go through the whole list. I had overlooked that particular item and Joyce pointed that out on the Sunshine Board.

SUMMARY TRANSCRIPTION COMMENCED

THIRD ORDER OF BUSINESS

Public Comments (*agenda items*) [3 minutes per speaker]

Mr. Pankaj Jha, a resident, sent emails to the Board regarding access to the community and fishing in the lakes. The Morris Bridge Road fence is not long enough and people are jumping over the fence. Dr. Spiro noted that the Morris Bridge Road fence and fishing in that lake would be discussed after public comments.

Mr. David Burman, a resident, reported that a car was constantly parked at the Cross Creek entrance, on Cory Lakes Drive, causing a hazard. Mr. Burman stated that his seat is unopposed. Dr. Spiro advised that Mr. Burman was a Supervisor-Elect, and, by Statute, was not permitted to speak with other Board Members, outside of a Board meeting; officially, he is a Board Member but cannot be administered the Oath of Office, until the December meeting.

Mr. Steven Hancz, a resident, asked if a record was retained about the number of visitors accessing the gate. Dr. Spiro had data. Mr. Hancz noticed construction vehicles parked on the side of the road, during the day, and asked about a street parking policy. Joggers and walkers were on the paved road instead of the sidewalk. Dr. Spiro advised of the District's policy for street parking, which was adhered to, and understood that Mr. Hancz wanted the Board to revisit the policy. This item would be discussed under "Other Business".

Ms. Sheryl Springer, a resident, recalled that street parking was addressed, at the last security meeting. Parking on the street, during the day, was allowed. According to the Tampa Police Department (TPD), cars must be parked a certain distance from the stop sign but, if the CDD adopted a policy regarding no parking on the street, during the day or evening, TPD would issue tickets. Dr. Spiro recalled that a car must be parked 30' from a stop sign.

Dr. Spiro forwarded Mr. Jha's emails to the administrative team. Dr. Spiro spoke to the guards and felt that the guards did not do what they were supposed to do, which was why the Board was considering other security companies. The Facilities Manager was looking at extending the fence. Dr. Spiro advised that residents were allowed to fish in the ponds. Signs would be posted around several locations around the ponds. The guards were supposed to ask if the individual fishing was a resident.

Mr. Hall explained that the rover was not on duty until 10:00 p.m., and the guard posted at the Morris Bridge Road gate could not leave their post to confront someone fishing. Residents must call TPD or ask the guard to contact TPD. Mr. Hall felt that the guards did not understand the Post Orders, which was a management issue with the security company.

Regarding Mr. Jha's question about extending the Morris Bridge Road fence, Mr. Hall was considering placing an L Line on the fence, so the fence hangs over the pond.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Sudhir Shah [Seat 5, Term Expires November 2018] *(the following to be provided in a separate package)*

Mr. Adams administered the Oath of Office to Mr. Shah, prior to the meeting, for the purpose of establishing a quorum for this meeting. Mr. Adams provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - i. Form 1: Statement of Financial Interests**
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - iii. Form 1F: Final Statement of Financial Interests**
 - iv. Form 8B, Memorandum of Voting Conflict**
- D. Consideration of Resolution 2016-5, Electing Officers of the District**

Mr. Adams presented Resolution 2016-5 for the Board's consideration. After each election or appointment, the Board is required to reconsider the slate of officers. Prior to the appointment of Mr. Shah, Dr. Spiro served as Chair, Ms. Hepscher as Vice Chair and the remainder of the Board as Assistant Secretaries; he served as Secretary and Mr. Wrathell was Treasurer. Mr. Castillo nominated the current slate of officers, with Mr. Shah, as Assistant Secretary.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, Resolution 2016-5, Electing Officers of the District, as nominated, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2015, Prepared by Grau & Associates

Ms. Raquel McIntosh, of Grau & Associates, presented the "Independent Auditor's Report", on Pages 1 and 2, and reported a clean opinion with respect to the financial statements of the District, in accordance with Government Auditing Standards (GAS). The "Balance Sheet - Governmental Funds", on Page 9, reflected "Total fund balances" of \$2.2 million; \$1.2 million for the "General" fund, with "Unassigned" funds of \$1.19 million, which the Board can spend at

its discretion. The “Statement of Revenues, Expenditures, and Changes in Fund Balances” for the “Governmental Funds”, on Page 11, showed a “Fund balances – ending” of \$2.2 million. Under “Excess (deficiency) of revenues over (under) expenditures”, the District had an overall positive change of approximately \$72,000; however, in the “General” fund, there was a deficit of approximately \$32,000 but this did not impact the District, due to a healthy fund balance. According to the “Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund”, on Page 22, the District was in compliance with the budget. Under “Total expenditures”, the adopted budget was \$1.831 million and the District spent \$1.816 million.

Ms. McIntosh reported that the “Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters”, on Pages 24 and 25, noted no material weaknesses or significant deficiency, related to the internal controls of the financial activities of the District, nor any findings for the current period. The “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida”, on Page 26, reflected that the District was in compliance with investment requirements.

Dr. Spiro stated that the audit refers to the budget ending September 30, 2015, regarding whether the District was in compliance with all rules and regulations. Ms. McIntosh’s statement about no findings was the best rating that the District could receive.

Dr. Spiro noted that the “General” fund net position decreased by \$1.56 million, compared to the prior year, due to an increase in maintenance and operations between Fiscal Years 2014 and 2015, of \$1.56 million, and asked what the decrease represented. Ms. McIntosh indicated, on Page 5, that the “Government-wide Financial Analysis” included long-term debt and capital assets and the majority of the \$1.56 million was a result of the District’s capital assets. According to “Note 6 – Capital Assets”, \$1.56 million showed as a decrease under governmental activities, because assets were conveyed to another government entity. In response to Dr. Spiro’s question, Mr. Adams explained that water and sewer, in Capri Isle, was conveyed to the County, in early 2015.

*****Ms. McIntosh left the meeting.*****

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-6
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2015**

Mr. Adams presented Resolution 2016-6 for the Board's consideration.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, Resolution 2016-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2015, was adopted.

In response to Mr. Shah's question, Mr. Adams clarified the Board was accepting the audit.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

A. June 15, 2016 Regular Meeting

Dr. Spiro presented the June 15, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 94: Change "lived" to "owned"

Line 95: Change "11" to "10" and add years and Insert "for five years" after "residents"

B. July 11, 2016 Security Committee Meeting

Dr. Spiro presented the July 11, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. May 27, 2016 LAF Committee Meeting

Dr. Spiro presented the May 27, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. June 24, 2016 LAF Committee Meeting

Dr. Spiro presented the June 24, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

E. July 5 - July 15, 2016 Sunshine Board

Dr. Spiro presented the July 5 - July 15, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Spiro and seconded by Mr. Shah, with all in favor, the June 15, 2016 Regular Meeting Minutes, as amended, and the July 11, 2016 Security Committee Meeting, May 27, 2016 and June 24, 2016 LAF Committee Meeting and July 5 - July 15, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2016

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2016. He explained to Mr. Shah that the Board receives an updated P&L and GL, via email, at the same time as the agenda package. These are helpful showing where the District is, year-to-date.

Dr. Spiro clarified that the financials were 45 days behind and are reviewed by the Finance Committee. According to the current P&L, the District was exact on 95% of the P&L; remaining items were under budget.

NINTH ORDER OF BUSINESS

Consideration of Proposal(s) for Security Services and Interview of Proposer(s)

A. Proposals Requested From the Following Firms

i. Alert Protective Services (*proposal received*)

Mr. Jeff Haidet, Chief Executive Officer (CEO) of Alert Protective Services, (Alert), provided the following overview:

- Acquired DEHART Guard & Patrol Services in 2006, which served Sarasota for over 30 years.
- Grew from 28 to over 400 employees. Must have a "D" License issued by the State.
- Goal is to be the "Employer of Choice" for security officers.
- Partners are:

- Mr. Jason Hamilton – President and Chief Operating Officer (CEO)
- Mr. Craig Smith – Vice President and Managing Partner - West Palm Beach
- Mr. Len Ford – Managing Partner – Fort Myers
- 38% Average growth per year, with revenue of \$10 million.
- Specialize in residential lifestyle communities and represent over 80 communities.
- Provide self patrols, using Alert's or the community's vehicle to patrol, after hours.
- Performs project management, including working with technology companies like Envera. Worked with Envera since 2007. Pulte Development hired Envera for the technology and Alert for the manpower.
- Provides security for Live Oak, Overoaks, University Village, Bayport Colony and Greyhawk Landing CDDs.
- Offers market specialization for gated communities, golf and country clubs.
- Security officers hired by "hand picking" people who can fairly represent clients, are customer service driven and have good "people" skills.

Mr. Haidet introduced Mr. Jerry Cushing, Regional Director, who handles Alert's Tampa market.

- The current management structure hierarchy:
 - Regional Director
 - Operations Manager
 - Account Manager/Site Manager (liaison to the community)
 - Security Officers
- Security officers provide first impressions to guests entering the community.
- Security officers are required to wear ties and company issued uniforms.
- Driveway alarms and IP cameras are installed at all gatehouses for security officer monitoring and all reporting is performed electronically. Smartphones are used by Regional Managers to monitor guardhouse activity. Silvertrac[®] software is used in all gatehouses, providing daily activity and incident reports. Rovers use Smartphones to utilize the software.

- \$10 per hour starting wage for security officers and roving patrol and \$13 per hour for Site Supervisors. Employees live locally.
- Prices include “D” licensed security officer wages, payroll taxes, general liability and workers compensation insurance, medical insurance, drug screening, uniforms and holiday pay.

Mr. Castillo asked if two-way radios are used with Smartphones. Mr. Haidet replied that two-way radios are no longer used.

Mr. Shah asked who provides the rover vehicle. Dr. Spiro confirmed that Cory Lakes Isles (CLI) purchased a vehicle.

In response to Mr. Shah’s question, Mr. Haidet indicated that the Account Manager would only handle this community.

Dr. Spiro recalled that Live Oak did not have guards and had a push button for entry. Mr. Haidet pointed out that Live Oak utilizes Envera.

Dr. Spiro asked if U.S. Security Associates (U.S. Security) uses “D” licensed security officers. Mr. Michael Sullivan, of U.S. Security, confirmed that “D” licensed officers monitor the gates.

Dr. Spiro referred to Page 2, of the Fiscal Year 2016 budget; \$230,000 was budgeted for “Security staffing contract services” and “11,683 for “Communication”. Mr. Adams advised that communication is handled through Bright House.

Dr. Spiro calculated \$250 per month savings. Mr. Adams estimated a 10% increase, as the existing contract had been in place for five years with no increases. To approve this expenditure, Mr. Adams suggested reducing the Capital Improvement Plan (CIP) from \$150,000 to \$124,000. Dr. Spiro recalled that \$5,000 was never used. Mr. Adams pointed out that the District was not been paying for off-duty officers.

ii. Apex (*no response*)

iii. Bale Security Services (*no response*)

In response to Mr. Castillo’s question, Mr. Adams indicated that he contacted Apex and Bale Security Services but neither responded by the deadline. U.S. Security was not contacted due to the Board’s displeasure and non-responsiveness to Management.

Dr. Spiro recalled that, previously, U.S. Security was chosen based on quoting the lowest cost for equal value. Mr. Adams advised that cost was measured at the lowest responsible and responsive bidder. This was a personal service contract and the District was not required to obtain sealed bids. Three bids were requested. One company responded and two were nonresponsive. The District had a comparison to what it paid for, the last five years, with no rate increases. He reminded the Board that when asked if hourly rates should be adjusted, U.S. Security replied that the rates were sufficient.

Mr. Sullivan pointed out that U.S. Security recently had a large management change in the local market and he was assisting with the operations. The following advantages and disadvantages to a large security services provider were discussed:

- Disadvantage – Less contact
- Advantage – 60 offices, nationwide
- Advantage – Larger workforce – 1,000 security officers

Mr. Sullivan wanted the opportunity to provide better service, noting that U.S. Security provides everything that Alert presented and refuted that Alert's technology was proprietary; it could be purchased. Mr. Sullivan works with different software and would consider IDentiTech.

Dr. Spiro disagreed that U.S. Security's training was the same or better than Alert because, with the exception of two security officers, the community received terrible service, reports were inaccurate and there was an extreme turnover rate in security officers. Mr. Sullivan blamed prior management and noted that staffing was revamped.

Regarding training, Mr. Sullivan explained that security officers attend a school for four days to become State licensed. U.S. Security performs extensive background checks and has an online learning module system with over 300 modules. Active shooter and customer service training are required. U.S. Security pulls their officers from the same pool as Alert and Securitas but the difference is management, accountability and technology.

Mr. Sullivan asked if the community was using their Tour-Positive[®] system, which was a cell phone based monitoring system. Mr. Hall receives a monthly report but most of the reports were incomplete. The common complaint was that the officers must man the Morris Bridge Road gate after 10:00 p.m.

Mr. Hall addressed two issues; the first was that the patrol car had a damaged light bar, none of the security officers knew how it happened and the onsite Supervisor was unable to get information from the security officers. The second issue was a resident complaint that the rover was speeding through the community, at 50 miles per hour (mph), when there was a 25 mph speed limit. Mr. Sullivan noted that their Tour-Positive® system would have alerted if a patrol vehicle was driving over the speed limit. Mr. Hall did not see this on the monthly report.

Mr. Sullivan requested the opportunity to present the Tour-Positive® system and U.S. Security's new management team. If the Board decided to terminate their contract, he wanted to leave on good terms, for future reconsideration.

Mr. Hall pointed out that when he asked the rover about the damaged patrol car, the rover claimed he did not do; however, Mr. Hall had the radar report and could match the time that the rover passed a certain point with the reading. Mr. Sullivan advised that, through the Tour-Positive® system, a live feed of the officer working could be viewed and a text message or email would be sent when the patrol car exceeded 27 mph. Mr. Hall never received an email or text. Mr. Sullivan would verify if a GPS tracker could be placed on CLI's vehicle, which records real time data of the vehicle's speed and location.

Dr. Spiro stated that the Board provided many opportunities for U.S. Security management to speak to the Board. Captain James (Jaime) Enemark Jr., sent on U.S. Security's behalf, was strongly criticized by the Board and Staff. Mr. Sullivan received the same criticism.

TENTH ORDER OF BUSINESS

Presentation and Consideration of Virtual Guard System and Proposal for Morris Bridge Entry - Envera (*to be provided at meeting*)

Dr. Spiro pointed out that Envera Systems, LLC, (Envera), provided full-time remote security and Board consensus was to improve on the current security system. In the future, the Board could consider additional options.

Mr. Tom Swain, of Envera, presented the following:

- Works with Alert in approximately a dozen communities.
- Offices in Coconut Creek and Sarasota.

- Provides gate monitoring services using high-definition cameras, two-way voice and analytics, through internet based monitoring.
- Provides software for a daytime guard and virtual guard, at night.
- Provides services for 400 communities throughout Florida, and developers, such as Pulte, Lennar, Kolter Homes, WCI Communities and Taylor-Morrison.

Mr. Swain encouraged the Board to view Envera's website, www.EnveraSystems.com, to watch videos and testimonials.

In response to Dr. Spiro's question, Mr. Swain explained that analytics "make a dumb camera smart", such as, learns the way a tree sways and water moving; it is used for critical sites to cover wide swaths of land by using thermal or high-definition cameras.

- The Cross Creek gate, Morris Bridge Road gate and Clubhouse would have one community-wide access control system, with high-definition cameras that have a minimum resolution of 3-mega pixels. The cameras capture faces and license plates. An ID stamp was added.
- Provide a Clubhouse intrusion system, with analytics, by turning on at a pre-determined time.
- Guards during the day utilize Envera's software; eight hours of monitoring, after hours, at the Cross Creek gate, and 24-hour monitoring at the Morris Bridge Road gate; 12 hours with a security officer and 12 hours with the virtual guard.
- When the daytime guard scans an ID, the system extrapolates the information and pulls up the information for better efficiency.
- All of Envera's work would be turnkey; no subcontractors would be used.

Mr. Swain played videos of the virtual guard system, explaining that, when a visitor arrives at the gate, a virtual guard would greet the guest and cross-reference the guest's ID with an automated visitor list. If the guest was not on the list, the system will contact the resident. A two-way audio system and one-way video system facilitates communication between the visitor at the gate, and the guard, at a central location. The ID scanner works like an ATM; takes the driver's license, scans it and returns it.

Dr. Spiro understood that, if an individual, new to the community, was enrolled into the database, from their ID, the system would save the information, by name and driver's license

number but he thought that an advantage was the individual not having to present their ID the second time they enter the community. Mr. Swain noted that the system could be based off of IDs or tag but recommended asking for IDs because a camera captures the tag and uses the ID for credential purposes.

The virtual guard would include the following:

- Kiosk with driver's license scanner.
- The same software as the daytime guard.
- Installation of five cameras, including a license plate camera.
- Metrics on every transaction, resulting in detailed reports on the number of cars, tags and average response time.

Mr. Castillo asked how residents would be notified about guests, regardless of whether they were on the resident list. Mr. Swain replied that the resident would receive a text.

Mr. Shah referred to a transaction where a guest was allowed access without contacting the resident. Mr. Swain explained that the guest was already registered in the database. If the ID was registered to more than one person, a guard would ask the guest where they were going. Mr. Shah asked why the guest would be granted access, if the resident was not expecting them. Mr. Swain pointed out that each resident has control over their guest list, on the web portal www.myenvera.com, by entering a user name and password or downloading an app from Google Play Store. When the guest clears the gate, the resident receives a text or email.

Mr. Castillo asked if residents could receive a call, versus a text. Mr. Swain noted that the guard would only call the resident if a guest was not in the system. Mr. Castillo did not want surprise visitors. Mr. Hall noted that, if a visitor was on the resident's permanent guest list, the guard would not call. The virtual guard would ask if the resident wanted to include the guest on a permanent guest list. Mr. Swain clarified that a temporary guest could be added with an expiration date. Mr. Castillo surmised that, after the expiration date, the guest would be deleted and the process must be repeated. Mr. Swain concurred, noting that the resident must use the app. The purpose of the technology was to use tools to allow access based, on IDs; however, the system could be personalized. In response to Mr. Shah's question, Mr. Swain indicated that a live person would call the resident, from a central station or an onsite guard, during the day. Mr.

Castillo preferred to receive a call from the guard. Mr. Swain noted that a person could be added to an account, within five seconds, using the app.

Mr. Shah asked if the guard would let everyone in, if there was a party. Dr. Spiro surmised that the resident could tell the guard that they were having a party and to let everyone in for a certain amount of time. Mr. Swain explained that the resident must email a list or enter the names on their list. Mr. Shah anticipated backups at the gate. Mr. Swain described a situation where high school kids could call the guard and say that they are having a party and to allow everyone in. Dr. Spiro agreed that this could happen. Mr. Swain noted that the Board sets the Post Orders and Envera follows them; if residents want the guard to call them, the Board could amend the Post Orders. Mr. Shah voiced concern about a guest not having a driver's license and cars backup behind them. Dr. Spiro noted that this would not happen if Envera followed the Post Orders. Mr. Swain could place sensors on the gate; when the gate was hit, Envera would receive an alert and could pull the video or run the license plate tag. The video is sent to Staff via email.

Dr. Spiro asked if all of Envera's guards have a Class "D" license. Mr. Swain indicated that Envera follows the rules of the Department of Agriculture and Consumer Services regarding security guards.

Regarding amenities, Envera would install high-definition cameras at the pool, the analytics burn the scene and, when the pool closes, at dusk, they become active. If anyone accesses the pool, Envera would receive an alert and a guard would secure the area before any damage occurred. Dr. Spiro asked if there was a speaker saying, "ALERT, ALERT, ALERT". Mr. Swain presented a video showing kids at a pool and a voice activated system telling the kids to leave the area immediately; the voice gets more forceful until the kids leave. At the same time, an email notification would be sent to the Board and Staff with a link to the video. All videos were stored for six months and available upon request, at no additional charge.

Mr. Swain indicated that access control is IP based and provided two proposals; one was for fingerprint access and the other for proximity access. Fingerprint access is based on biometrics but is not 100%, as some percentage of the population has no fingerprint. Envera's fingerprint scanner has dual technology; it takes the fingerprint or the veins within the finger; however, it is expensive, versus the proximity access, which uses key fobs.

Dr. Spiro questioned the reject rate for the fingerprint scanner, based on 100 residents. Ms. Darby expected a low rate. Mr. Swain noted that it was difficult to scan a fingerprint when residents have sunscreen, sweat and chlorine on their fingers. Mr. Swain advised about communication issues when fingerprints are taken from residents and forwarded to the readers, as templates are used. Mr. Hall noted communication issues with the current readers. Ms. Darby concurred that the readers were down a lot. Mr. Castillo felt that this was a Bright House issue and suggested looking into an upgrade. Mr. Swain pointed out that Envera had special software to verify that the system was working; in his experience Bright House had the worst connectivity issues.

Dr. Spiro asked if a speaker could be placed in the gym to remind residents to pick up dumbbells. Cameras could capture the person on video.

In response to Dr. Spiro's question, Mr. Swain confirmed that infrastructure, at the pool, could be used; however, the cameras use drivers and it would not be known, until Envera was on site, whether the current drivers could be used.

Dr. Spiro asked for the total equipment cost. Mr. Swain referred to Page 22 of the proposal. Dr. Spiro recalled requesting a proposal for the Morris Bridge Road gate, only, as residents provided feedback about removing the virtual guard, entirely. Mr. Swain pointed out that the current system had connectivity issues. Dr. Spiro surmised that, if the current gate hours remained and trust was built with the guard, there would be an opportunity to upgrade the system. Mr. Swain suggested starting with 12-hour time periods and increasing to 24-hour, as the District would save hundreds to thousands of dollars by having 24-hour virtual security.

Dr. Spiro requested a proposal for eight hours at Morris Bridge Road. Mr. Swain would provide a proposal.

Mr. Castillo was not originally in favor of replacing the security guard, at night, as only five cars passed through the gate between 11:00 p.m., and 6 a.m., and asked if residents complained about the response time for resident access at night. Ms. Darby did not receive any complaints but, according to Captain Enemark, the rover was unable to patrol because they were needed at the gatehouse. Dr. Spiro indicated that, in the latest Security Report, there were two incidents about residents not being able to hear through the speaker. Mr. Swain and his team

evaluated the equipment and found problems. Mr. Castillo was in favor of better technology at the Cross Creek and Morris Bridge Road gates.

Mr. Swain reported that the prices include installation costs and monthly rates for service, maintenance and insurance. The proposal includes a card or proximity reader. Key fobs and cards would be provided to all residents and the fingerprint reader would be eliminated.

In response to Mr. Castillo's question, Mr. Swain indicated that proximity cards would be used to access the pool, gym and clubhouse. Bar codes were optional. A tag reader would replace the bar code reader at the resident lane. Residents would place a sticker on the vehicle's front headlamp. Every household would receive two stickers.

Mr. Castillo asked if \$14,000 covered the tag system. Mr. Swain replied that it covered the systems at Morris Bridge Road and Cross Creek.

Dr. Spiro asked whether the District would save \$27,000, if the bar code reader remained. Mr. Swain replied affirmatively.

Mr. Swain proposed cameras at the pool and clubhouse and the roving guard could view the footage, from a tablet, provided by Envera.

Mr. Swain would revise the proposal to reflect eight hours of virtual guards, at the Morris Bridge Road gate, to provide software for 24-hour monitoring, at Cross Creek. Mr. Adams suggested using the same software. A laptop would be provided to the guard.

Mr. Hall advised that the problem at Morris Bridge Road was serving the truck lane, while the visitor lanes back up, and vice versa. Either way someone must wait because there was only one system.

Mr. Shah asked how a new system would solve the problem. Mr. Hall explained that a virtual guard could monitor the truck lane and grant access and the guard would never have to leave the guard shack. Mr. Swain agreed, as using tools and scanners would process those people faster. At Overoaks, 25 cars arrived at the visitor gate at the same time. Envera's license plate recognition technology found that 60% to 70% of all visitors were repeat visitors. Dr. Spiro recalled Mr. Swain preferring ID scanners. Mr. Swain concurred, versus allowing a vehicle access based on their tag.

Mr. Shah asked about the type of security system at the pool, after hours. Mr. Hall noted a passive video system. Dr. Spiro pointed out that U.S. Security was supposed to monitor the

cameras. Mr. Castillo recalled having to call U.S. Security when there was an incident at the pool. Mr. Swain advised that the problem was relying on a human to monitor the pool. With Envera, the technology monitors the pool. Mr. Hall felt that having technology was easier than reviewing days of footage and then not being able to identify the perpetrator.

Dr. Spiro understood the numbers and asked Mr. Swain to provide the requested proposals.

Mr. Swain offered a lease option, for five years, with \$1 buyout and noted that the monthly charge would decrease with the eight hours of monitoring at Morris Bridge Road. If the bar code reader remained, the monthly charge would be eliminated. Mr. Adams reminded Mr. Swain to add 24-hour monitoring of the truck lane.

Mr. Castillo requested data from the guards of the number of trucks using the truck lane and the response time. A resident pointed out that home build-out was almost completed.

Mr. Castillo indicated that the purpose of the virtual guard, initially, was to save money and voiced concern about the monthly cost of \$5,000. Dr. Spiro recalled that the guard hours were reduced by eight hours and \$5,000 was for an additional four hours.

Mr. Castillo felt that the District was spending more by replacing a security guard with technology, as the \$5,000 monthly charge totaled \$60,000. Mr. Swain pointed out that the District saved money by eliminating 12 hours of guard service and that each eight-hour shift equated to \$50,000, or \$150,000, to monitor a gate 24/7. Mr. Shah recalled two truck lanes, one at each gate. Dr. Spiro advised that the truck lane, at Cross Creek, was for residents and the quotes included multiple kiosks. Mr. Swain noted two kiosks at Morris Bridge and one at Cross Creek. Mr. Adams clarified that there was a kiosk at the gatehouse and a kiosk on the truck lane at Morris Bridge Road.

Dr. Spiro stated that, if they changed to a virtual system, the Board wanted significant savings.

Mr. Hall advised that the amount the District was spending for Digitech and the DSX system gate software would be eliminated. Dr. Spiro felt that it was not a huge cost.

Mr. Swain pointed out that a virtual guard at the Morris Bridge Road would result in significant savings. Mr. Castillo questioned the return on investment. Mr. Swain replied that the worst case would be 24 months but it was, typically, less than 12 months.

Mr. Hall asked what equipment was remaining and who to call if a system went down. Mr. Swain explained that the bar code system was tied to a DSX control at the gate. Envera would swap out the DSX controller with their controller, remove the DSX database, replace the panel on the wall and upload the DSX database into Envera's system. Residents would never know about the change. Mr. Castillo asked if there would be a monthly charge. Mr. Swain replied affirmatively but it would be minimal.

Dr. Spiro estimated \$22,500, per year, for software and security gate maintenance, or \$1,800, per month. Mr. Shah asked if this was a one-time charge. Dr. Spiro replied that it was an annual cost.

Mr. Adams noted that the physical gate maintenance repair would remain and the District would purchase new equipment, such as the stick arms, to create vehicle traps.

Dr. Spiro clarified that \$7,500 should be subtracted from \$22,500, which would be approximately \$1,300 per month. He suggested that the Board review the proposal and discuss the revised proposal at the Sunshine Board.

Mr. Swain would revise the proposal to provide software for 24-hour monitoring at both gates, eight hours of virtual guard at the Morris Bridge Road gate, 24-hour virtual monitoring in the truck lane and replacing the DSX control to the next Sunshine Board.

*****The meeting recessed at 9:02 p.m.*****

*****The meeting reconvened at 9:15 p.m.*****

▪ **Security**

*****This item, previously Item 17.A., was presented out of order.*****

Mr. Castillo asked about an email from Mr. AJ Forbes, the Security Committee Chair, regarding items to be discussed at the meeting.

Ms. Springer recalled a resident's comments earlier in the meeting, about unauthorized fishing and signage that would be installed. She felt that the resident would be fine with the signs but noted that fishing was allowed.

Ms. Springer recalled a question, during the Envera presentation, about the number of trucks entering the community and referred to the number of trucks that turned around, according to Mr. Forbes' report. Dr. Spiro clarified that the question was the number of trucks entering the

third lane at Morris Bridge Road. Mr. Hall indicated that there were many furniture deliveries, not just construction trucks.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mr. Phil Chang, of Johnson Engineering, introduced himself.

Mr. Chang will meet with Mr. Hall, next week, to discuss the drainage structures. What is occurring with many of the structures was common, due to the soil and heavy rains. Mr. Adams noted that the drainage system was 20 years old. Mr. Chang would evaluate each structure, independently, and propose repairs but recalled many failures, recently.

Mr. Chang recalled discussion about traffic calming measures, which was tabled. One community discussed similar traffic calming measures, such as the bump outs, also known as chicanes, speed bumps, humps, tables and narrowing of streets. Before the community installed 14 speed humps, residents were opposed, due to the jarring concerns and Mr. Chang expected resistance from residents but there was none. Most of the resident feedback was positive. Speed humps allow emergency vehicles to straddle them.

Dr. Spiro recalled, at the last meeting, requesting a proposal for a 25 mph speed table. At a Neighborhood Watch (NW) meeting, TPD mentioned that they had no problem with speed humps. Mr. Hall indicated that Mr. Steve Tuliano, of Brick Paving Systems (BPS), would not submit a proposal until he received an engineering design. Because CLI has pavers, concrete risers with pavers in the middle, were recommended.

Mr. Castillo asked about the status of the café and street signage. Dr. Spiro recalled that the prior District Engineer advised that none of the street signs could be changed, especially speed limit signs. Mr. Chang believed this was a possibility but must speak to the City. In different jurisdictions, the City wanted a site plan to be re-approved, if the location was changed, and approval depended on the changes. The City may have a problem with moving speed limit signs; however, adding signs may be easier than relocating them. Mr. Castillo wanted to repaint or replace existing signs. Mr. Hall would review the original platting to determine which signs were original. Signs at street lights were added, meaning that they were illegal. The City had no problem with speed signs because they were temporary.

Dr. Spiro requested that the District Engineer reevaluate existing signage to determine which signs were legal. Dr. Spiro recalled a safety issue exiting Capri Isle, due to visibility issues, and the solution of installing a mirror across the street. Mr. Chang advised that the mirror functions well during the day but not at night and when it was raining and suspected that the District must request that the City re-permit for the mirror; however, since the CDD was a local government, roads maintained by the CDD were treated by the City as private roads.

Mr. Castillo asked if the CDD had the right to remove a sign that was not visible and replace it with a new sign. Mr. Chang replied affirmatively. Mr. Castillo requested that Mr. Hall paint 25-mph and stop signs.

There was Board consensus.

Mr. Hall would request that Landscape Maintenance Professionals, Inc., (LMP), remove landscaping blocking the Capri Isle entrance. He suggested removing bougainvilleas and replacing them with decorative ground cover to improve visibility.

Dr. Spiro asked about the status of the café. Mr. Hall learned that Stantec's subcontractor did not have commercial restaurant experience and requested prices to bring the café to code. The subcontractor promised to provide the final café and gym costs in seven to ten days. Mr. Hall contacted several contractors who specialize in commercial restaurant rebuilds. Two contractors would be on site to assess what is necessary, per Hillsborough County and Tampa code. Mr. Hall hoped that Mr. Chang could refer a contractor because none wanted to assume a project this small. In response to Mr. Chang's question, Mr. Hall explained that the floors and walls do not meet code, the grease trap is not large enough and the dumpster pad does not meet code.

Regarding the gym, Mr. Hall was told that the walls were load bearing, meaning that major structural work or installing multiple columns to support the roof structure of the gym, would be necessary. The bathroom walls were load bearing, so a large column must be in place to support the beams running in both directions. Ms. Springer recalled that the site plan showed that the walls were load bearing and the least expensive way to expand the gym was to build another exterior wall.

Dr. Spiro explained that Ms. Springer served on the Strategic Plan Committee and the committee hired a site planner, for \$25,000, to provide ideas regarding the community. Mr. Hall

will review the Strategic Plan to verify if the gym expansion was included. This item was tabled to the next meeting.

Mr. Castillo reported that the awning at the new tennis courts needed touchups. Mr. Hall would follow up with Welch Tennis. Dr. Spiro noted no one playing tennis. Mr. Hall noticed people playing tennis on the old courts and surmised that it was because those were closer to the parking lot. Mr. Castillo asked about the bench. Mr. Hall had a picnic table that must be put together. Dr. Spiro will ask Mr. Carpenter to assist Mr. Hall.

Dr. Spiro asked if the Capri Isle path could be made into a dirt path. Mr. Chang would verify if the path must be ADA compliant and research adding mulch and lights. Dr. Spiro hoped to decrease the cost of the project from \$30,000 to \$4,000 and felt that residents would be happy to walk across a trail at night with no lights, compared to walking down a road with cars. Mr. Shah suggested solar lights. Mr. Hall advised that there were many trees abutting the path, causing solar lights to be ineffective.

Mr. Chang asked if CLI lights were CDD owned. Dr. Spiro noted that the lights were managed by Tampa Electric Company (TECO).

*****Mr. Chang left the meeting.*****

B. Office Administrator

Ms. Darby reported no complaints and that Staff are wearing name tags. Ms. Darby completed introduction articles for her, Mr. Hall and a part-time employee, which would be included in the August *Islander*. The pool attendants were told not to complete homework when there are tasks or monitoring to be completed. Dr. Spiro asked if the part-time employee handles the Monday and Wednesday hours. Ms. Darby replied affirmatively. Ms. Darby noted that a food truck was at the pool on Saturday. Dr. Spiro would provide the name of a food truck owner who sells crepes; if they sell 40 crepes, they are covered. Ms. Darby was using different food trucks. Five new residents signed up today. Dr. Spiro announced a back to school community event, at the Shell gas station, on Saturday, August 13 from 11:00 a.m., to 4:00 p.m.

*****Ms. Darby left the meeting.*****

C. Facilities Manager

Mr. Hall posted the gym signs. Dr. Spiro asked for the sign to include language about losing gym privileges for failure to follow the rules and list the consequences. Mr. Hall heard people dropping weights in the gym and captured them on video.

Dr. Spiro asked if Envera included gym monitoring in their proposal. Mr. Adams pointed out that Envera discussed their qualifications and monitoring the Cross Creek and Morris Bridge Road gates. The pool was discussed but not the gym. Mr. Castillo suggested investigating cameras for the tennis and basketball courts. Mr. Hall agreed, as a section of fencing, at the tennis courts, was damaged.

Regarding the gym, Mr. Hall will post a Code of Ethics sign and include language on existing signs about losing gym privileges for failure to follow rules, listing the consequences and about supervision of children.

Mr. Hall changed the light and fan switches to motion sensors; one switch activates all of the lights and fans. The gym thermostat was programmed at 72 degrees. The garbage bags transporter was purchased for the pool area, along with a sign. Next week, LMP would submit the proposal to maintain street trees. Dr. Spiro requested the proposal in time for the July 27 joint meeting.

Regarding the Capri Isle sidewalk, Dr. Spiro questioned whether it required lights. Mr. Hall noted that the majority of the cost was to provide electric to the lights.

Mr. Hall secured a new table and trash can for the tennis courts; the table must be assembled.

Mr. Hall provided a proposal from Image Works to clean and paint pillars and sconces along the Cross Creek entry. The pool area needs repainting; a professional painter was preferred. The paint is an additional cost because it is premium paint. The total cost was \$13,000, without the premium paint. Dr. Spiro confirmed that the "Monument & Sign" budget line item has \$3,500 but this expenditure could be paid from "Recreation equipment maintenance & repair" and "Pool maintenance". Mr. Hall tried to obtain more proposals but contractors did not want to guarantee the work.

Dr. Spiro suggested telling the contractor to include the add-ons, at no cost, and agree with a not-to-exceed amount of \$13,000 or Mr. Hall would obtain other proposals. Mr. Hall stated that he contacted 10 contractors. Mr. Castillo stated that the Board was trying to be

fiscally responsible. Mr. Hall offered to contact a handyman who could complete the job for \$1,000. Mr. Castillo was not looking for “cheap” but for “cost effective” and for a guarantee of the work. Dr. Spiro asked Mr. Hall to provide a list of the contractors who refused to perform the work. Mr. Adams proposed proceeding with the work, in a not-to-exceed amount, authorizing Mr. Hall to obtain further proposals and choose the lowest one. Mr. Castillo questioned whether to proceed, due to the amount of rain received. Mr. Adams pointed out that waiting a couple of months would significantly reduce the amount of traffic and inconvenience. Dr. Spiro suggested waiting 30 days to give Mr. Hall an opportunity to prepare a list of contractors that did not respond and ones that did.

There was Board consensus.

Mr. Hall presented LMP’s monthly report. LMP was gradually improving.

Mr. Shah noticed a worker treating the lake. Mr. Hall explained that LakeMasters Aquatic Weed Control, Inc., (LakeMasters) was on site this morning treating the planktonic algae and would be on site for several days next week.

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 during the District Engineer’s report.

Mr. Hall presented the following proposals:

1. *CIO Tec – Installation of Wi-Fi*

Mr. Hall presented the proposal from CIO Tech (CIO) to install Wi-Fi at the Beach Club. This was a one-time fee.

Dr. Spiro recalled discussion at the last meeting about updating the software at the gatehouse. Mr. Hall noted that it was in process. The guards must know not to repair the system, as someone was logging into the system to make repairs.

Mr. Adams advised that this was an unbudgeted item and funds should be allocated from the “Communication” line item.

Dr. Spiro asked why it would take three hours to install three wireless units. Mr. Hall explained that wires must be run to the units. Dr. Spiro asked Mr. Hall to negotiate with CIO for

installation of Wi-Fi, at the Beach Club, for a flat fee of \$2,200, and justify why the installation would take ten hours, when it only should take five.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the CIO Tech proposal, for installation of Wi-Fi at the Beach Club, in a not-to-exceed amount of \$2,200, was approved.

2. *American Outdoor Concepts - Pool Furniture*

Dr. Spiro reported that the furniture, purchased two years ago, was rusted. The chaise lounges were not rusted because they are aluminum but the fabric was deteriorating. The orange lounges were better than the brown lounges. The vendor would refurbish half of the chairs at a time, so there would still be chairs at the pool. The price was based on the number of chairs. Mr. Castillo agreed that the chairs were deteriorating. Dr. Spiro asked about a warranty. Mr. Hall stated that the warranty was for the frames but this was commercial grade furniture. The furniture was powder coated cast iron and should have been under warranty for the past two years. Dr. Spiro noted that this was a capital improvement item. Mr. Adams confirmed that there were sufficient funds under "Capital Improvement Program". Dr. Spiro asked if this quote was different from any other company. Mr. Hall stated that the cushions for the chaise lounges and umbrellas were \$6,000. In response to Dr. Spiro's question, Mr. Hall did not have experience with American Outdoor Concepts. Dr. Spiro asked about the \$1,000 cost for delivery and freight. Mr. Adams noted that it included removing the existing furniture and two trips for re-slinging. Mr. Hall stated that the vendor would be delivering, with two additional trips to re-slinging the furniture. In response to Mr. Castillo's question, Mr. Hall indicated that the umbrella bases rusted. The warranty only covered the frames. Mr. Adams pointed out that the furniture would be refurbished, not replaced.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the American Outdoor Concepts proposal, for replacement furniture at the Beach Club, in a not-to-exceed amount of \$18,562.33, to be funded from the Capital Improvement Program, was approved.

3. *Elfers & Elfers, Inc. – Sea Wall*

Mr. Hall presented a proposal from Elfers & Elfers, Inc., (E&E), for installation of a sea wall to keep sand from entering the lake. The cost to replace sand would be \$16,000 and \$3,000 worth of sand was already replaced this year. The wall would go 80' out from the sidewalk. Dr. Spiro noted that this expenditure would come out of the capital funding budget and voiced concern about decreasing this line item. Mr. Adams advised that the Fiscal Year 2017 budget had \$150,000, in "Capital Improvement Item", because assessments remained the same, due to savings in several categories. In addition, there was \$1.2 million in fund balance for the General Fund. Dr. Spiro pointed out that this included \$400,000 of gap funding requirements.

According to the survey, Dr. Spiro stated that residents want to spend money to maintain current infrastructure. Dr. Spiro felt that the price was reasonable and asked if Mr. Hall worked with E&E. Mr. Hall stated that the owner used to work for Dockmasters, who built many of the docks in CLI.

On MOTION by Mr. Shah and seconded by Dr. Spiro, with all in favor, the Elfers & Elfers, Inc., proposal for installation of a retaining wall at the Beach Club, in a not-to-exceed amount of \$8,500, to be funded from the Capital Improvement Program, was approved.

Dr. Spiro asked if the sea wall was like a ledge extending into the water. Mr. Hall confirmed that the sea wall would only be 2' high. The sand would be level with the sidewalk, versus a mound. Mr. Adams explained that, during summer, water goes to the wall.

D. District Manager

i. NEXT MEETING DATE: August 18, 2016 at 6:00 P.M.

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

TWELFTH ORDER OF BUSINESS

Discussion: Appraisal for Vacant Land

This item was tabled to the next meeting.

Dr. Spiro reported that a representative of M/I Homes proposed giving the land to M/I Homes to build 12 homes, in exchange for M/I Homes creating a fitness park, across the street.

The fitness park was valued at \$112,000; however, the monument lot was worth \$840,000 to \$1,590,000.

THIRTEENTH ORDER OF BUSINESS**Update: Offer to Purchase Monument Lot from M/I Homes**

Mr. Adams indicated that M/I Homes would not move from the \$126,000 offer. In response to Dr. Spiro's question, Mr. Adams indicated that the appraised value was \$128,000. They wasted no time in responding to the \$90,000 offer. Mr. Adams noted that the \$126,000 number was firm.

In response to Mr. Shah's question, Mr. Adams confirmed that M/I Homes did not have access to the property appraisal, prior to the District considering the offer. Mr. Adams believed that M/I Homes saw the taxable value, as the County and the City were slow in increasing the taxable value. It typically would be 80% of real value but it is nearer to 60%.

Mr. Shah asked if M/I Homes threatened to remove the monument. Mr. Adams advised that M/I Homes had the right to remove the monument but appreciated that the POA was willing to pass the setback variance over to them, which may be a selling point to whoever wanted to purchase that lot, because of the headlight issues. Mr. Adams surmised that the deal would remain until M/I Homes received an active contract, if the prospective buyer sees car headlights as an issue and wants the monument and landscaping to remain, the POA would give M/I Homes the same courtesy as the CDD, with the variance.

Mr. Castillo wanted to retain the monument with the large tree because it blocks headlights. It provided a safeguard, as a tree and a monument would slow cars down if they blew through the intersection.

Mr. Shah asked if there was a law allowing someone to use property for a number of years and not forcing them off of it. Mr. Adams explained that he suspects the original developer built the monument and landscaping, thinking that, in the future, they would continue to own the lot, and would grant an easement in favor of the CDD or POA prior to selling the lot; however, the developer went bankrupt and Kolter purchased the lots. M/I Homes assumed the lots, without any legal right, to the monument and, therefore, have the right to remove it. Even though it was a community sign, it was never conveyed by title or with an easement to safeguard

it. Furthermore, the CDD never paid for it through the bond issue otherwise it would have required property control rights, either through fee simple title or perpetual easement to be provided at the time of acquisition.

When Dr. Spiro spoke to M/I Homes, they did not think that any buyer would want to keep the monument; now, they may have changed their mind by saying, "If the buyer keeps it that is fine with us." Mr. Castillo believed that M/I Homes was not aware of the variance. Dr. Spiro acknowledged telling M/I Homes about the variance and M/I Homes believed that the City must rezone it, with permission of the POA. Mr. Adams noted that, if the POA allowed it, they may have the City allow it if the buyer wanted the monument to remain.

Mr. Castillo believed that someone would purchase the lot, as it was the last one in the community. Mr. Adams felt that the District would be at a cross roads at that point; either it would remain and the CDD could work out a deal with the buyer where the CDD would own, operate and maintain it, or, M/I Homes would remove the monument and the CDD must find a way to install a new monument in that intersection.

Dr. Spiro preferred that the CDD either pay for the City to re-zone, on behalf of the buyer, or offer them \$126,000, put an easement on it and sell it for \$128,000. If it did not sell, the District could retain the lot and sell it for \$300,000, since it will be the last lot. Dr. Spiro confirmed that reserve funds were available for this purpose, without having to replenish them. Mr. Shah asked if the District must pay taxes. Mr. Adams replied no, because the CDD was tax exempt.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the offer to pay City of Tampa rezoning costs on behalf of M/I Homes for the monument lot at 10741 Cory Lake Drive, was approved.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-7,
Amending Resolution 2016-2,
Rescheduling and Resetting the Date,
Time and Place of the Public Hearing for
Consideration of the Budget and Non-Ad
Valorem Assessments for Fiscal Year
2017**

Mr. Adams presented Resolution 2016-7 for the Board's consideration.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, Resolution 2016-7, Amending Resolution 2016-2, Rescheduling and Resetting the Date, Time and Place of the Public Hearing for Consideration of the Budget and Non-Ad Valorem Assessments for Fiscal Year 2017, for September 15, 2016 at 6:00 p.m., at this location, was adopted.

FIFTEENTH ORDER OF BUSINESS

Discussion: Proposed Fiscal Year 2017 Budgets

Dr. Spiro suggested tabling discussion of the budget until August.

In response to Dr. Spiro's question, Mr. Adams advised that, after the August meeting, Staff would make final adjustments, set assessment levels and mail a notice to residents, one week after the meeting. Mr. Adams assumed that the Board was not increasing assessments. The notices must be in residents' mailboxes 20 days in advance of the actual public hearing. There would be another public hearing relating to the 1996 B bonds.

Mr. Adams presented an analysis for the 1996 B bonds. These bonds were not paid by the developer and, therefore, the burden was on a handful of lots within the fund, causing a balloon payment, after the term, due in May, 2017, which would leave \$15,000 to \$16,000 on the 15 lots that did not pay off the 1996 B bonds. According to the 1996 trust estate, there are A and B bonds. The A bonds are the long-term bonds, which will be paid off with the November 1 2016 bond payment, with existing funds within the trust estate. This leaves excess funds in the trust estate to deal with the B bonds; about \$123,000 remained. There is a \$335,000 balloon principal payment and a \$14,000 interest payment, leaving a negative amount of \$225,923.01. With the origination, bank legal counsel, reserve fund and District Counsel fees, the total funds needed to pay the B bonds, on November 1, and extend the term by five years would be \$252,123.01. It would be similar to a bank loan.

Mr. Adams referred to the proposed Amortization Schedule, showing \$56,400 for max annual debt service, \$61,304.35 for max annual assessment and \$4,086.95 for max annual/unit

amount, to be assessed over the 15 units, over five years. Otherwise, the owners must pay a balloon payment; if the payments are not made, the owners could, potentially, lose their property.

Mr. Adams presented the proposal from Florida Community Bank (FCB):

- \$250,000 bank qualified tax exempt note
- First payment due on May 1, 2017
- Payments made twice per year
- Interest only payments on November 1
- Semi-annual principal payments on May 1

Mr. Adams anticipated taking down the funding on or about October 25, which would extinguish the existing bond and replace it with this new repayment vehicle that the 14 unit owners, as one lot is a double-lot, would pay for the next five years. Only 14 property owners would be imposed this assessment and have a lien against their property for the repayment obligation, which was a separate and distinct loan vehicle.

In response to Mr. Castillo's question, Mr. Adams would send a Chapter 197 notice of lien to these property owners, along with notices from the prior lien roll preparer, Rizzetta & Company. The owners were aware of this last year; there were originally 22 affected property owners; eight paid off their debt, leaving 14 property owners.

Dr. Spiro asked if the community must pay \$26,000 to complete this process. Mr. Adams indicated that it would be rolled into the financing. Dr. Spiro asked if the \$4,086.95, to be paid by each unit, include the \$26,000. Mr. Adams explained that the financing number of \$252,123.01 was inclusive of the loan and origination cost. The \$4,086.95 would be repayment of principal and interest, for five years, for 15 lots. The 14 lot owners must pay the \$4,086.95, along with their operation and maintenance (O&M) assessment, for a total assessment amount of approximately \$6,000 per year. These lot owners can also consider simply paying it off or finding their own funding.

Dr. Spiro inquired about the balloon payment. Mr. Adams explained that the unpaid principal is a balloon payment. It comes due at the end of the term but the interest payment is paid, continually, over 20 years. The interest rate will be based on when the financing is set, the five year treasury constant maturity, plus 333 basis points, with a floor of 4%.

SIXTEENTH ORDER OF BUSINESS**Consideration of Ratification of Application to Amend City of Tampa Zoning Language to Allow for the District's Proposed Information Signs at the Cross Creek and Morris Bridge Entrances**

Dr. Spiro reported that the City of Tampa zoning language must be changed to allow the electronic message signs with a high-definition screen.

Mr. Adams noted that, at both Cross Creek and Morris Bridge Road entrances, the frames are situated for the temporary signs.

It was noted that the signs cost \$30,000.

Dr. Spiro explained that City Law states that roads cannot have electronic signs unless it is a connector road. Cross Creek and Morris Bridge are connector roads; however, because the roads are behind CDD gates, roads in CLI were considered private roads. For the CDD to purchase the signs, the City must change the law to allow the CDD to install electronic signs on local roads, with the caveat that the roads are private, not visible to public roads and not within a certain number of feet from a house.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, approval of the application for a text amendment in the City of Tampa Land Development Code to allow the District to install electronic message signs, at the Cross Creek and Morris Bridge Entrances, was ratified.

SEVENTEENTH ORDER OF BUSINESS**Committee Reports****A. Security**

This item was discussed after the Tenth Order of Business.

B. Finance

This item was not discussed.

C. Landscape Aquascape Facilities

This item was not discussed.

D. Other

This item was not discussed.

EIGHTEENTH ORDER OF BUSINESS**Other Business**

Dr. Spiro addressed the following issues:

1. *Sunshine Board Software*

Dr. Spiro reported that the Sunshine Board organization is non-profit and the individual handling the software had not charged the CDD, for the past three years. Once Dr. Spiro is no longer on the Board, the District would be asked to pay \$250 for this service.

2. *New Gate Arm*

Dr. Spiro noted that a new gate arm was not working. Mr. Hall was waiting for a part. The arm would be installed at the visitor entrance. It would not go up until the gate opens, and, once the gate opened, the arm would go up and the gate would close.

3. *On-Street Parking*

Dr. Spiro noted no current rules regarding on-street parking during the day. Mr. Hall asked where the contractors would park. Mr. Adams pointed out that lawn and pool vendors park in the street. On-street parking is permitted, 30' away from the stop sign, during the day. On-street parking during the night was not allowed.

4. *Security Company*

Dr. Spiro asked about changing the security company.

Mr. Shah asked if Mr. Sullivan was management. Dr. Spiro felt that it did not make a difference. Dr. Spiro was disappointed that Mr. Sullivan was criticized by U.S. Security's management. Mr. Adams felt that it was "too little, too late", as Board and Staff have been dealing with U.S. Security's shortcomings since he became District Manager. The Board felt that U.S. Security's management should have attended the meeting to defend themselves, yet they chose not to.

Mr. Adams noted the following "red flags":

1. U.S. Security saw Mr. Swain, of Envera, performing an inventory of the gatehouses three months ago.
2. The Board deciding to go out for an RFP at the last meeting.

Dr. Spiro recalled, at the last Arbor Greene CDD meeting, U.S. Security was defending its service and felt that U.S. Security's management did not care about the quality of service. Mr. Castillo was impressed with Alert's presentation but did not want to make a decision based on one presentation. Dr. Spiro agreed. Dr. Spiro asked if Alert proposed a one-year contract, with the option to renew for additional years. Mr. Adams noted that Alert's contract could be terminated, upon 30 days notice; 60 days was practical for transition purposes. In response to Dr. Spiro's question, Mr. Adams did not have experience with Alert. Some communities use in-house security but it was pricey with 24-hour security and rovers.

Mr. Adams will include Alert's proposal in the August agenda, secure references and obtain proposals from other security companies. He suggested a September 1 start, if a new security company was chosen. Mr. Hall suggested the security company that Arbor Greene uses.

Mr. Hall requested that the Board revisit the Image Works proposal to clean and paint pillars and sconces along the Cross Creek entry; the scope of work was extensive.

In response to Mr. Castillo's question, Mr. Hall explained that Image Works was painting the rails and steps at the pool, retaining wall and the outside of the slide. The slide must be painted with a semi-gloss paint. They are painting all monuments, pillars at all entrances, inside and outside of the watch tower and pressure washing and repairing the Cross Creek entrance and Morris Bridge Road monument. Mr. Hall would ask Image Works to paint the eaves at the Cross Creek entrance.

Mr. Castillo was in favor of approving \$12,950. Mr. Hall estimated an additional \$1,700 for add-ons. Dr. Spiro noted that Image Works wanted a 33% or \$4,000 down payment.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the Image Works proposal, for pressure washing, painting and repairs to the pool deck and community monuments, in a not-to-exceed amount of \$13,600, including all upgrades, was approved.

NINETEENTH ORDER OF BUSINESS

**Update: Qualified Candidates for
November 8, 2016 General Election**

A. Seat 1: David Burman

B. Seat 2: Robert Woodards [incumbent – *unopposed*]

C. Seat 3: Jorge Castillo [incumbent – *unopposed*]

This item was for informational purposes.

TWENTIETH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Castillo asked if the gutters were cleaned. Mr. Hall replied affirmatively. In response to Mr. Castillo's question, Mr. Hall noted that only the sidewalks were approved for pressure washing.

Mr. Shah questioned the cleaning method. Dr. Spiro described it as a steamer. Mr. Hall pointed out that the machine does not take material out of the pavers.

Mr. Castillo asked about installing alligator signs. Mr. Adams noted that the Board would not have any additional liability exposure, as the insurance carrier does not require signs. Mr. Hall suggested a "Do Not Feed the Gator" sign.

Mr. Hall stated that residents swim at their own risk.

Mr. Adams recalled language in the declarations about the community having alligators and snakes.

TWENTY-FIRST ORDER OF BUSINESS

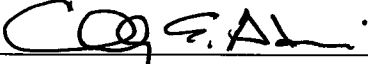
Supervisors' Requests

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

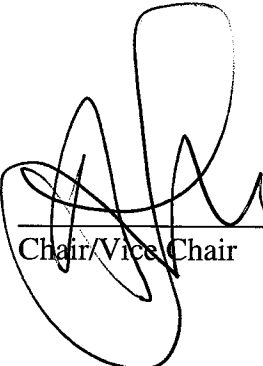
TWENTY-SECOND ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 12:17 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair