

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

A Public Hearing and Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, September 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
Jorge Castillo
Bob Woodards
Sudhir (Sid) Shah

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Phil Chang
John Hall
Wendy Darby
Steve Small
Jason Liggett
David Langley
Ed Bradley
Russ Roberts
Amir Patel

District Manager
District Engineer
Facilities Manager
Office Administrator
Landscape Maintenance Professionals
Landscape Maintenance Professionals
Glass-On Stone & Pavers
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:00 p.m., and noted, for the record, that Supervisors Spiro, Castillo, Woodards and Shah were present, in person. Supervisor Hepscher was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Public Comments (*agenda items*) [3 minutes per speaker]**

Mr. Ed Bradley, a resident, received a letter from the District and asked if his property was added to the tax bill, and when escrow was re-evaluated for the year, whether it would be adjusted by \$4,000. Mr. Adams replied affirmatively, in November, 2016. After the Board adopted the budget, the lien roll would be submitted to the Tax Collector and the operation and maintenance assessment (O&M) was included on the property tax bill. Mr. Bradley understood that he must pay \$4,000 before October 15, so it was not included on the tax bill. In response to Mr. Bradley's question, Mr. Adams indicated that the assessment could be pre-paid, at any time, and recommended that Mr. Bradley contact the District Office for a payoff quote.

Mr. Amir Patel, a resident, represented his father, who owned a parcel in Cory Lake Isles (CLI). He was a builder who proposed a senior community in CLI. They are working with the City of Tampa to get the property annexed. The property had fencing on the right side. Mr. Patel noted that many residents of CLI were seniors and the plan was to build something upscale to match the community. If the density was equal to the existing density, approximately 150 homes were planned, if the City approved but this was speculative and preliminary. The houses would be single story with concrete tiled roofs, 1,500 to 2,500 square feet (sq. ft) and single or two-car garages. With CDD fees calculated at \$1,900 to \$2,500, 150 homes would generate an additional \$288,000 in revenue for the District and POA fees of \$21,000. Mr. Patel surveyed residents and discovered that seniors wanted a private senior club with a restaurant. It would be gated. The plan was submitted to the City of Tampa and Mr. Patel was waiting for the zoning to be approved. He hoped to build the community in CLI.

Dr. Spiro felt that this was a great idea and offered to text Mr. Patel when the Board resumed discussion on this matter, later in the meeting, under "Other Business".

Mr. Russ Roberts, a resident, heard that the principal was being handled by another institution and requested the name of the institution. Mr. Adams confirmed that the institution was Florida Community Bank (FCB). Mr. Roberts asked if a disclosure of terms was available to the 14 homeowners assessed with the special assessment. Mr. Adams would provide the term letter. Mr. Roberts received a letter with a not-to-exceed amount of \$4,086.96 and asked when residents would receive the exact amount. Mr. Adams explained that, unless there was a

reduction in the budget being adopted tonight, the \$4,086.96 was the maximum amount and fully expected this to be the amount. There was no way to increase the amount without having to re-notice the residents, under Chapter 197. Mr. Roberts asked for an accounting of how financials were handled for the Series 1996 B bonds, since the disclosure letter was sent, especially how the principal and interest were applied over the last eight-and-a-half years. According to the minutes, cash reserves were applied toward the principal balance of the Series B bonds. Mr. Adams confirmed that there were excess dollars in the trust estate, which would be applied after paying off the Series 1996 A bonds. It would reduce some of the outstanding Series 1996 B bonds; however, there was still a \$235,000 balance. Under the FCB agreement, a required 10% debt service reserve would be added and some legal fees, which would increase the outstanding amount. Mr. Adams would email the Excel spreadsheet to Mr. Roberts. Mr. Shah noted that the spreadsheet was posted on the website, in the last agenda package.

FOURTH ORDER OF BUSINESS

Presentation: Tree Trimming (LMP)

Mr. Steve Small, of Landscape Maintenance Professionals, (LMP), introduced himself and Mr. Jason Liggett. The following items regarding the palm tree trimming were addressed:

1. *Taking soil samples*

Mr. Liggett advised that the LMP Arborist does not test for diseases in the soil, only the pH balance; therefore, soil testing was not recommended.

Dr. Spiro indicated that the Board was considering maintaining the trees but individual homeowners must purchase the trees. Dr. Spiro read, from Mr. Scott Carlson's email, that LMP did not recommend offering any warranty on the trees, other than what was related to the installer or what suppliers offer, and asked what a customary warranty entailed. Mr. Liggett did not know if diseased trees come from the nurseries, as it was hard to tell; therefore, LMP could not offer a warranty. Some homeowners might use their own tools to cut the palms, which could carry the disease from tree to tree. Dr. Spiro asked whether LMP would provide a warranty if he purchased a tree from LMP and it died, three months later. Mr. Liggett indicated that it depended on the issue. Ganaderma Zonatum was the largest issue. It was hard to offer a warranty in an area full of diseases.

Mr. Small handled Heritage Isles CDD, which had the same issue with palms declining. Palms were phasing out because of the diseases; therefore, it was tough to warranty palms. Mr. Paul Woods, of OLM, Inc. (OLM) did not recommend palm trees, because of the expense of the tree and their susceptibility to diseases.

Mr. Shah asked if the vendor provided a warranty on palms. Mr. Liggett would verify but speculated that it was a three-month warranty, because, once the tree leaves the nursery, the nursery did not know what environment the tree was installed in or whether the installer was negligent; if so, the installer would warranty the tree. Mr. Small experienced a situation where he purchased a tree and, three days after installing the tree, the tree died; after sending pictures to the vendor, Mr. Small was able to prove that the disease originated from the vendor's farm and was able to receive a refund and a new tree. This was hard to prove with palms because, by the time the palm declined, it was too late. There was no way to stop diseases but there were preventative measures but there was no guarantee. Palms with 25% or less decline may recover. There was no cure for Ganaderma Zonatum, which was why LMP did not recommend planting another palm in the same area, as the disease could remain in the soil.

Mr. Small's intention was not to dissuade the Board away from palms but was trying to address whether new palms should be planted or other types of trees. Dr. Spiro clarified that the Board was not planting the trees, homeowners were but the District was providing enforcement.

Mr. Liggett recalled that in the first year of LMP's contract, LMP replaced 75 to 100 palms, after a widespread disease. LMP provided options to the Board; since then, the same amount of palms declined. Dr. Spiro recalled that two palms died within three years and the last one died after 10 years.

Dr. Spiro noted that the Board would not force residents to buy palms; residents would be told that palms must be purchased through LMP, to receive a warranty. Mr. Liggett clarified that there would be no warranty. If LMP planted 50 palms, it would cost thousands of dollars to replace trees when LMP was not at fault. Dr. Spiro assumed that there would be a manufacturer's warranty. Mr. Small noted that manufacturers were strict with palms.

Mr. Woodards asked if material could be placed in the soil to eradicate disease. Mr. Small confirmed that soil could be treated with applications but, to plant another tree in the same place, it must be planted 10' deep and refilled with soil, with three or four applications.

2. *Palm trimming – as necessary*

Mr. Liggett recalled that LMP performs two trimmings, per year, as specified in LMP's contract with CLI. He understood that residents requested additional trimmings and the POA wanted palm fronds off of the sidewalk.

Dr. Spiro asked if LMP recommended trimming every 30 days. Mr. Liggett indicated that would be an additional charge. The current trimming schedule was twice per year, including fertilization and injections; however, Mr. Liggett did not recommend injections, as the diseases they prevented were not prevalent in this area. Mr. Castillo asked if eliminating injections would save the District \$16,000. Mr. Liggett replied affirmatively.

Dr. Spiro asked if tree trimming twice per year would prevent palm fronds from falling onto sidewalks. Mr. Hall noted the main problems were with the queen palms, which have long palm fronds that hang down. Mr. Liggett suggested using the savings from the injections for three times per year tree trimming. If the POA or Mr. Hall needed anything, Mr. Liggett has a crew on-site that could trim palms. Mr. Liggett estimated \$13,600 for the three times per year trimmings. Mr. Hall would drive through the community, make a list of houses that need tree trimming and provide to LMP. Mr. Woodards asked if LMP would remain with trimming 6' or better, over and above the three times per year tree trimming. Mr. Liggett replied affirmatively.

Mr. Shah felt that twice per year trimming was adequate, as trees could be trimmed, as needed, for less than \$13,600. Mr. Liggett estimated 915 homes in CLI and 684 palm trees; twice per year tree trimming equated to \$40 per tree. Dr. Spiro calculated \$20 per tree. Dr. Spiro asked, if Mr. Hall had a list of 20 trees per month, at \$20 per tree, the total amount was \$4,000. Dr. Spiro agreed with Mr. Shah that the trees could be trimmed for less than \$13,600. Mr. Liggett believed that 85% of the trees were 10' tall and palm fronds were hanging 5' to 6' from the sidewalk. Mr. Hall pointed out that most people drive towards the center of the street and hit manholes.

Mr. Shah voiced concern about LMP employees being taken away from landscaping duties to trim trees. Mr. Small noted that, for three times per year tree trimmings, on-site employees would trim residents' trees, as needed but a tree crew would perform the twice per year tree trimming, for \$40 per tree. Mr. Liggett pointed out that there must be multiple trees

trimmed, versus one tree. Mr. Shah felt that \$40 per tree was high and requested justification; he preferred \$20 per tree. Dr. Spiro stated that there was room for negotiation.

3. *Canna Lilies*

Dr. Spiro surmised that LMP believed that Canna Lilies do not belong in CLI, as it was a struggle to keep them alive. Mr. Liggett recalled red Canna Lilies at the Cross Creek entrance, in between the azaleas, which did not flourish because the area was wet and Canna Lilies do not like water; it causes root rot. The Canna Lilies decline faster than LMP can treat them. Mr. Liggett offered to look at alternatives.

4. *Cypress Trees*

Dr. Spiro reported that LMP recommended using a subcontractor.

5. *Wires*

Mr. Liggett would work with Mr. Hall.

Mr. Castillo noted that the letters at the monument could not be viewed because bushes were covering the lights. Mr. Hall was considering upgrading the lights to LEDs. Mr. Liggett pointed out that CLI signs were low and the desire was to have plants in front of the signs. Mr. Castillo suggested installing decorative light fixtures.

Mr. Shah asked if the current contract included trimming palms in the island and around monuments. Mr. Adams replied confirmed that the contract included twice per year tree trimming. Mr. Shah noticed fruit in the road. Mr. Liggett provided twice per year tree trimming with a crew utilizing a truck. They try to perform the trimming before the seed germinates; however, the first tree trimming was requested for November and the second around August or September. This year, the tree trimming was in July. Mr. Adams confirmed that tree trimming was performed in May or June, prior to the storm season and after. Mr. Liggett pointed out that the seeds germinate around this time. Mr. Adams pointed out the intention was to have less wind resistance in the event of tropical storms and considered modifying the tree trimming schedule.

Regarding the Landscape Aquascape Facilities (LAF) Report, Mr. Shah referred to the pictures, which he was unhappy with. Dr. Spiro pointed out that, every month, LAF provides pictures of unattended areas. Dr. Spiro saw a beautiful community but acknowledged that there were areas that were unattended; however, he appreciated the work performed by LMP. Mr. Hall reported that the islands were not irrigated and, if the flowers die, the District was

responsible for replacing the flowers. Mr. Adams noted that the island had sprinklers. Mr. Hall stated that there was no water source. Mr. Adams suggested Xeriscaping.

Mr. Hall noted that fresh roses were being removed by residents to plant in their yard. Mr. Small stated that LMP was advised about plant material that was under warranty. Mr. Liggett advised that their intention was to keep plants alive but plants die, no matter what they do. Some plants were 20 years old. Dr. Spiro suggested that Staff keep an inventory of the plants and their ages.

Mr. Castillo referred to an area that was not taken care of. Mr. Hall explained that, in this area, electricity was installed for the timer switch, which required digging 4' down to reconnect to the conduit and pull the wire through. The area was repaired. Mr. Castillo asked if Mr. Hall provided the pictures, submitted by the LAF Committee, to LMP. Mr. Hall confirmed that, in one instance, additional pictures were taken of an area, while LMP was still mowing, and forwarded to Mr. Adams. Mr. Shah noticed dried grass clippings on the sidewalk, by the playground, at 6:30 a.m. and that mulch was needed in the pocket parks. Mr. Liggett noted that LMP performed mulching, once per year. Mr. Adams requested additional mulching in the fall zones, as children rely on the mulch as a cushion. Mr. Liggett could use the mulch from beds full of mulch and would provide a proposal for cleaning the beds. Mr. Adams recommended that beds have a maximum of 2" to 3" of mulch.

Mr. Adams referred to overflowing trash receptacles in the dog park. Mr. Liggett informed his crews to empty the trash receptacles, once per week; however, people fill the receptacles with Publix bags. Mr. Adams suspected that residents use the Publix bags instead of the green dog waste bags because their dogs cannot wait to reach the dog park.

Dr. Spiro recalled that the Board discussed the LAF Committee providing issues to Mr. Hall and it was up to Mr. Hall to decide what issues to address with LMP. Mr. Hall was supposed to advise the Board, if LMP did not correct the issues. Mr. Liggett was available via email and on-site three to four times per week.

Mr. Woodards asked if Mr. Hall recommended areas where mulch was needed more than once per year. Mr. Hall proposed that LMP replenish the mulch on an as needed basis. Mr. Liggett suggested cleaning out a section of beds per year. Mr. Hall recommended that LMP replenish mulch in the pocket parks and areas where rain washed out the mulch, especially along

Morris Bridge Road and the sidewalk. Mr. Woodards requested that LMP monitor where mulch was needed. Mr. Adams noted that other Districts have mulching once per year, throughout the community, and then focus on high focal areas, such as around the pool, clubhouse, guardhouse, in a bed near an intersection and the park. Mr. Adams did not recommend mulching throughout the community and preferred to keep the beds full with plants. Widespread expanses of mulch should not be part of the District's landscaping program. Mr. Liggett agreed, as the plants cannot breathe and start dying. Mr. Adams recommended pulling out the plants, prepping the beds, installing new plants and trying to keep them alive. The purpose was to no longer have mulching in these areas, thereby, reducing the amount of mulch used, over time.

Dr. Spiro recommended discussing the tree trimming later in the meeting.

*****Mr. Small and Mr. Liggett left the meeting.*****

FIFTH ORDER OF BUSINESS

Presentation: Paver Sealing at Pool and Beach Club (*Glass-On*)

Mr. David Langley, CEO of Glass-On Solutions Inc., (Glass-On), gave a brief overview of his company. Glass-On had a proven performance history with the military and aerospace industry since its inception by NASA and Raytheon, in the late 1960's. In the past decade, with advanced technology, ceramics were added to make the product stronger, to be used on pavers and stones. Other sealers are organic with water based polymers, versus Glass-On, which was water based. It has no organics and was impervious to acid breakdown. It was extremely hard. The two largest sealer companies do not offer warranties against mold, abrasion and were not stain proof. Glass-On has positive ions, which were important because they repel mold, fungus and algae, colonizing the surface. The newest micro-engineered versions were currently being tested by NASA to be used on the (ISS) International Space Station. The product was not affected by extreme heat and improves the color of the pavers. The particle in the product allows the product to saturate into the substrate versus other sealers, which have large organic molecules that sit on top of the paver, grabbing on by a physical connection. Glass-On forms prevailing bonds, which cannot be separated. Once sealed, the pavers would be sealed permanently. They would not have to be re-sealed and pressure washed every year. Glass-On was used on hospital floors to keep bacteria growth down, especially in ambulances. With Glass-On, funguses and

viruses cannot grow, because positive ions repel them. Mr. Langley provided results of abrasion and dry coat efficient tests. The product was anti-skid. Positive ions make the surface hydrophobic, meaning that it repels water. Physical dirt could not be repelled but it would not allow microbes to penetrate into the clay. It was easy to clean off. No scrubbing or acid was necessary.

Dr. Spiro pointed out that it was not slippery. Mr. Langley concurred.

Mr. Langley showed samples of the Glass-On.

Dr. Spiro asked if a driveway ever had to be refinished. Mr. Langley indicated that, the more Glass-On used, the more stain proof it becomes. The weakness was in the brick, not in the product. Areas may need to be refreshed. Ceramic glass polymers must be removed, completely. In response to Mr. Woodards question, Mr. Langley explained that a special cleaner must be used that was a base, not an acid. CLI pavers were speckled with concrete aggregate.

Mr. Langley stated that pressure washing wears down pavers and was not intended to be pressure washed. The District's pavers have a thin layer of cover and, over time, between the abrasion and the sun, the pavers would look like they currently look. Pavers were extremely rough and deteriorate fast, due to mold. The white parts were filler, versus the colored parts, which were the strong concrete. Sealing Glass-On to the paver could give the paver a fighting chance and eliminate the weak part.

Mr. Woodards asked about oil in the pavers. Mr. Langley would use a cleaner that has potassium hydroxide, which passed Proposition 65, of the California Clean Water Act. It would not hurt the environment and helps plants grow better. It does not work on rust because rust was not organic. Remediation was not Mr. Langley's specialty, as it was a green product. Mr. Langley applied Glass-On to pavers at the West Palm Beach Outlet Mall, in the middle of the night. Mr. Langley discussed the use of Glass-On on water based paint. It was a substrate diffuser, meant to enhance other substrates. It could be used on pool stairs. Mr. Hall noted that their steps were not graded properly and were in the process of being remediated. Mr. Adams explained that the pool steps were not pitched.

Dr. Spiro asked if Mr. Langley was the inventor. Mr. Langley clarified that he owned the company that manufactured Glass-On and worked with the original inventor, Mr. Tony Gideon, to modify the formula.

Mr. Langley provided a proposal and article from Surface Logix.

In response to Mr. Woodards question, Mr. Langley indicated that Glass-On was permanent; however, the product could be reapplied, in five years, to refresh the color of the pavers. Mr. Woodards asked the price per square foot (sq. ft). Mr. Langley noted that each job was different, depending on the type of paver. Generally, it was 400 sq. ft. per gallon. Mr. Langley must determine the amount per sq. ft.

Mr. Langley provided his warranty and compared this to a one-year warranty from Duraguard Solutions, (Duraguard), which warranted against yellowing, cracking, peeling, turning white and hazing; however, the warranty was null and void, unless a six-month contract was entered into, with Duraguard, to pressure wash and treat the pavers. Duraguard charges for the visit and for labor.

Mr. Shah asked if the surface of the pavers would be cleaned before applying Glass-On. Mr. Langley could sell the product he recommended, and a cleaning solution, and the District could perform the work, in-house, or outsource it, or Mr. Langley could perform the work. Mr. Shah asked if the proposal included cleaning. Dr. Spiro clarified that the District had two types of cleaning for pavers; one was to clean oil stains from the pavers, which the responsible party was paying for, and general cleaning.

Mr. Langley would provide a proposal for steam cleaning and sealing.

Dr. Spiro asked if the cleaning would not just be for the stains. It was noted that Glass-On would clean the roads and apply the sealant. Any further cleaning would deteriorate the pavers. Dr. Spiro was under the impression, from another street cleaning contractor, that the roads were dirty. Mr. Langley reported that several areas were speckled and need spot cleaning; however, he could provide a sq. ft. proposal. Mr. Langley's colleague explained that a product would be applied to pull color out of the pavers.

Mr. Shah asked what type of guarantee would be provided. Mr. Langley guaranteed against water and mold intrusion for two years. No other company provided this guarantee. Mr. Shah asked if rust was included. Mr. Langley noted that it depended on how thick the product was applied. Mr. Langley's colleague would include a double coating of the product to these areas. At Mr. Shah's request, Mr. Langley would provide a client list.

In response to Mr. Chang's question, Mr. Langley confirmed that, within 15 to 20 minutes of application, the road could be walked on, as the product dries immediately. Full hardness was expected within one week and in the first two days, the road was 80% cured.

Dr. Spiro asked if the scope of the project included the pool and parking lot, initially. Mr. Hall included the pool pavers, which were unsightly. The pavers on the wet deck, versus the pavers in the shade, were different colors, because of the sun fading the wet deck. Mr. Langley offered a three-year warranty. Dr. Spiro questioned the exact square footage of CLI roads. Mr. Adams noted 4 million sq. ft., according to Brick Paving Systems (BPS), who installed the pavers. Dr. Spiro clarified that it did not include the pool pavers and sidewalks.

Mr. Langley's colleague requested a 20' x 20' test area.

Mr. Langley acknowledged that their price was better than other contractors, because they wanted business from individual residents.

Mr. Castillo asked if the coping of the pool stairs would have the same function. Mr. Langley explained that it would be non-skid and retain its color. Mr. Castillo asked if the stairs would not need to be painted for five years. Mr. Langley replied affirmatively. In response to Mr. Castillo's question, Mr. Hall recalled that the pool stairs were painted last year and, with the sealant, should not have to be painted for another five years. Mr. Langley recommended using water based paint.

Mr. Woodards requested a price for the average driveway in CLI. Dr. Spiro suggested publicizing work that Glass-On performed, for the community, in exchange for a reduced rate, or Glass-On offering educational seminars. Mr. Langley provided aluminum powder coated railings that would remain shiny forever and products for kid's playground equipment. Mr. Hall asked if playground equipment was viable when the color fades out. Mr. Langley could bring back the color of the equipment with a gel that saturates the pigment.

******Mr. Langley and his colleague left the meeting.******

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. August 18, 2016 Regular Meeting

Dr. Spiro presented the August 18, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following change was made:

Line 740: Insert “more than” before “100”

B. August 26, 2016 LAF Committee Meeting

Dr. Spiro presented the August 26, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. September 5, 2016 Security Committee Meeting *(to be provided under separate cover)*

Dr. Spiro presented the September 5, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. August 29, 2016 – September 9, 2016 Sunshine Board *(to be provided under separate cover)*

Dr. Spiro presented the August 29, 2016 – September 9, 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 August 18, 2016 Regular Meeting Minutes, as amended, and the August 26, 2016 LAF Committee Meeting, September 5, 2016 Security Committee Meeting and August 29 - September 9, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

▪ **Presentation: Paver Sealing at Pool and Beach Club *(Glass-On)***

Discussion resumed.

Mr. Shah researched Glass-On, noting that Mr. Langley was only in business for one year and wondered how reputable Mr. Langley was. Mr. Langley’s letter was not dated and he was using language that the District did not understand. Mr. Shah voiced concern about Mr. Langley going out of business after 12 months. Dr. Spiro was not against start-up companies but recommended structuring the agreement so that Glass-On was responsible.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2016**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2016. He noted no significant changes. The District was in good shape. There were no unusual expenses. In mid-October, final billings from September would arrive.

EIGHTH ORDER OF BUSINESS**Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2016/2017, Pursuant to Florida Law****A. Proof of Publication**

Mr. Adams presented the affidavit of publication for today's Public Hearing and Regular Meeting and noted that it was properly advertised. The advertisement included the 1996 B bonds and proposed extension of the term through a bank note with FCB and the proposed assessment on 14 property owners for 15 units.

B. Consideration Resolution 2016-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2016-8 for the Board's consideration.

Dr. Spiro advised that the "Capital" fund budget was significantly reduced to increase operations, including cleaning streets, sidewalks and maintaining trees. Approximately \$25,000 remained. Dr. Spiro noted substantial reserves, of approximately \$300,000 beyond the required amount, and the District was ready to replenish reserves. The District was spending an additional \$100,000 this year, which was approved by residents, based on a survey.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Public Hearing was opened.

There were no questions or comments.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the Public Hearing was closed.
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Mr. Adams presented Resolution 2016-8 for the Board's consideration. The resolution adopted the budget at the appropriation levels and directed Staff to properly post the budget on the District's website and transmit it to the Tax Collector.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, Resolution 2016-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2016/2017; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing for a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2016-9 for the Board's consideration. The resolution authorized the levying of assessments on the benefitted units, consistent with the adopted budget, the appropriation levels and out flowing assessments, finalized the lien roll and directed Staff to transmit the resolution, budget and lien roll to the Tax Collector, for placement on the November tax bills.

Dr. Spiro advised that a special assessment was not being levied. Mr. Adams clarified that the only special assessment was the Series 2016 bond that replaced the 1996 B bond.

On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, Resolution 2016-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2016/2017; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2016-10,
Adopting the Annual Meeting Schedule
for Fiscal Year 2016/2017**

Mr. Adams presented Resolution 2016-10 for the Board's consideration. Meetings would be held the third Thursday of each month. There were no holiday conflicts.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, Resolution 2016-10, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017, was adopted.

ELEVENTH ORDER OF BUSINESS**Discussion: Speed Table Detail****A. Consideration of Quote from A & R Contractors, Inc.**

Dr. Spiro noted that, despite the decision made by the Board, he was thankful to have this detail, as it was requested some time ago.

Mr. Chang recalled being asked to provide a speed table detail. He explained the difference between a speed bump, speed hump and speed table. A speed table has a flat area, with a total width of 22'. A speed hump was concave shaped, with a width of 12' to 14'. A speed bump was 12". In communities with traffic calming, a speed bump was not recommended; a speed hump or speed table was recommended. In a community with pavers, like CLI, a speed hump would be appropriate but a speed table was easier to construct. The concrete ramps would be constructed first, which hold the pavers. A speed hump was more labor intensive. The edge of the pavers must be cut so that they fit closer together. Pavers do not fit at an angle, they fit flat. A speed table was easier for a contractor to build. The detail was sent to

three contractors but only one contractor responded. Mr. Chang felt that the amount of the bid was high and offered to seek out further contractors.

Dr. Spiro asked why other contractors did not respond. Mr. Chang believed was because it was a test speed table and many contractors were busy. The concrete must be poured first, sit for one week and then bricks must be placed over the pavers. Dr. Spiro asked about the traffic. Mr. Chang reported that the section of road must be closed for one week to two weeks. The contractor could do half of the road but it was more difficult because there was no separator, concrete collar or ribbon curbing, to keep half of the pavers in. Completing the speed table in two halves was a better way to do it. It was an additional cost but half of the road could be completed at a time and then barricaded for one week. Mr. Adams suggested diverting the road. Mr. Chang indicated that traffic could be diverted into the parking lot; however, if additional speed tables were added, there could not be a detour.

Dr. Spiro recommended placing the speed bump at the tennis courts. Mr. Chang suggested installing a crossing, as the current placement was at the edge of the road where the concrete slopes up. It was not intended as an elevated or raised crosswalk. To have a raised crosswalk, the drainage must be considered because it would block gutters; however, the crosswalk would not meet the Americans with Disabilities Act (ADA) requirements. Mr. Castillo asked if it would be dangerous. Mr. Chang indicated that it would be an unmarked crosswalk. Dr. Spiro noted that cars would slow down for the crosswalk.

Mr. Chang proposed speed hump signs, as the speed table signs were not in the Manual on Uniform Traffic Control Devices (MUTCD). Mr. Shah suggested a speed breaker. Dr. Spiro felt that residents would gravitate towards it because it was positioned in an area that made sense. Mr. Chang reported that the concrete ramps provide a visual break in the pavers and would be noticeable but not at night. Drivers would see the speed hump signs, which are reflective. Mr. Shah suggested spikes for the speed tables. Mr. Chang could place three reflective pavement markers, to identify the center and two edges.

Dr. Spiro was not in favor of shutting down the road for one week. Mr. Chang suggested placing concrete ribbon curb in the middle, to construct the speed tables in sections. Mr. Shah recalled that the road was closed for several weeks to fix a depression in the road. Dr. Spiro was fine with closing half of the road but not the entire road.

Mr. Chang hoped to receive lower prices from other contractors. There was Board consensus to proceed in this direction.

▪ **Staff Reports**

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

A. District Engineer

Regarding the drainage structures, Mr. Chang was unable to get contractors to inspect the drainage structures, so he and Mr. Hall met with a Structural Consultant to discuss the issues and obtain a second opinion. The Structural Consultant agreed with the original consultants that the drainage structures must be reconstructed, and provided a proposal. Mr. Adams noted that the signed and sealed engineering plans were \$6,500, which could be used to secure bids and permitting. In response to Dr. Spiro's question, Mr. Chang indicated that the contractor did not have an estimate on the total cost; however, \$100,000 was estimated for the smaller drainage structure and \$200,000 for the larger one, which Mr. Chang felt was high. The Structural Consultant offered to provide cost estimates through their databases.

Dr. Spiro asked if there were existing plans. Mr. Chang reviewed existing and online plans but could not find drainage plans. There were plans showing where drainage structures were located; however, they were not consistent with the current locations. Mr. Chang did not know if this was because the drainage structures were not built, per the plans, or the plans were modified, later. No permit modification was on file with the Southwest Florida Water Management District (SWFWMD). Mr. Castillo noticed metal structures at Unity. Mr. Adams believed that there was a trash collector mounted to the top of the concrete structure, which forces water to go underneath, preventing trash from collecting over the top of the drain. Mr. Chang referred to it as a skimmer. Mr. Adams explained that the skimmer keeps floating trash from going over the structures and getting pinned on the grate. Mr. Hall pointed out that it was similar to what was on the pond and the lake. Mr. Adams noted that the top of a box, at least 1' smaller all the way around, allows water to come up between one structure and the concrete structure in the middle.

In response to Dr. Spiro's question, Mr. Chang recalled that a prior Structural Consultant bid \$15,500 for the specification. Mr. Chang reviewed the scope and discovered that it was the

same scope of work. Mr. Chang worked on a couple of projects with Biller Reinhart Engineering Services, (Biller Reinhart), was comfortable working with them and felt that their fee was fair. Mr. Adams agreed that the fee was reasonable, based on the amount of work, which would be paid from unrestricted surplus funds. Dr. Spiro asked if budget funds were available. Mr. Adams could code the fees under "Engineering", causing the District to go over budget; however, there may be savings in other line items. If not, a budget amendment could be presented to roll funds out of fund surplus.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, the Biller Reinhart Engineering Services proposal, to provide structural engineering services and prepare signed and sealed drawings for reconstructed stormwater structures, in a not-to-exceed amount of \$6,500, to be paid out of surplus funds, was approved.

Mr. Chang discussed the alternate Capri Isle sidewalk design. Proposals were requested from three contractors; however, none were received. The contractor that Mr. Hall works with submitted a proposal for \$13,366, without moving the landscaping. LMP was going to reuse what they could. Mr. Chang would forward proposals to Mr. Hall, if received.

Mr. Castillo stated that the problem was finding contractors like R&B Concrete Services (R&B); however, their proposal increased significantly, due to the additional sq. ft. amount. Mr. Hall indicated that the original amount was 1,300 sq. ft. and the modified proposal was for 2,000 sq. ft., plus additional curbing. Dr. Spiro noted that the District does not have to pay \$17,000 for the lights. Mr. Chang advised that the alternate design was ADA compliant, while still taking advantage of existing lights, which was why it was a longer path. Dr. Spiro recalled that the Board approved a not-to-exceed amount of \$12,000. Mr. Hall stated that the not-to-exceed amount increased to \$15,000, due to landscape clearing. Mr. Adams recommended that the Board approve the not-to-exceed amount of \$15,000 and Staff would negotiate with the concrete vendor.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, amending the prior motion to authorize the District Engineer to proceed with securing proposals for installation of the Capri Isle sidewalk, in a not-to-exceed amount of \$15,000, and negotiating with the concrete vendor, was approved.

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

*****The meeting recessed at 8:35 p.m.*****

*****The meeting reconvened at 8:47 p.m.*****

TWELFTH ORDER OF BUSINESS

Consideration of Estimates for Pressure Washing

A. Anthony's Tampa Bay Pressure Washing Estimate #2537

B. C.A.R.E. LLC Estimate #1044

Mr. Hall presented proposals for rust removal from sidewalks and gutters. The roads must be measured to determine the number of sq. ft, as areas were treated, measurements would be taken.

Dr. Spiro questioned if rust would no longer being an issue with the new water. The Capri Isle monument was painted and now it must be repainted. Mr. Hall clarified that the monument was cleaned but must be touched up.

Mr. Hall noted that LMP turns the water off and on, with the rain but, when it was turned on, the water was rusty. Even at the maximum, the treatment was not pulling out the rust. When the irrigation was running constantly during the dry season, once when the monument was clean, it stayed clean.

Dr. Spiro did not want to pay \$37,500. Mr. Shah agreed, as the proposal was for rust removal, as needed.

Dr. Spiro asked if it was better to keep the system running continuously, instead of stopping and starting it. Mr. Hall voiced concern about complaints of using too much water. Mr. Adams suggested using Glass-On on sidewalks and gutters, to keep the rust from penetrating these areas. If it worked, the monuments could be cleaned and coated with Glass-On.

Mr. Shah recalled Mr. Langley quoting \$600, per driveway, for cleaning and coating with Glass-On. Mr. Adams believed that \$600 was for a small driveway. The proposal had discounts for large areas; however, there were costs for mobilization and preparation for a small area. Mr. Hall estimated \$0.40 per sq. ft. Dr. Spiro stated that if the decision was to purchase Glass-On, the pressure washing was no longer needed. Mr. Hall recommended soft washing the streets and treating the wall before applying a sealer. In response to Dr. Spiro question, Mr. Hall recalled that the parking lot cost \$2,000 to soft wash.

Mr. Hall would obtain a proposal for soft washing; however, he preferred not to apply Glass-On in the middle of the street because there would be a problem if it was not even. Dr. Spiro suggested spot testing. Mr. Castillo preferred to test at the Clubhouse. Dr. Spiro suggested not doing anything about the rust until the Board was comfortable with applying Glass-On.

This matter was tabled.

Regarding the C.A.R.E. LLC, (C.A.R.E.), proposal, Mr. Hall recalled that C.A.R.E. would not measure each spot that they treat. The area by the wall, which was placed by Republic Services, (Republic), was 3' x 5' and would be removed from the proposal, reducing the cost to \$70,000, versus \$300,000 for high pressure washing. Dr. Spiro recalled Mr. Langley saying that pressure washing destroys the surface. Mr. Hall recommended not pressure washing the pavers. The new pavers were slightly taller than the new bricks. Mr. Castillo believed that the pool pavers would not provide a true test because cars were not driving over it and suggested testing the entire community. Mr. Hall pointed out that the Glass-On would pull the original color back up.

Dr. Spiro requested that Glass-On perform a test area and provide a proposal for treating the entire community, with a breakdown for each section, and provide it to the Board at the Sunshine Board. Mr. Castillo felt that Mr. Langley was aggressive in wanting the District's business.

Mr. Shah asked who was handling the rust problem. Dr. Spiro explained that no one would be because, as soon as the rust was cleaned, Glass-On would be applied. Mr. Langley had three weeks to provide a proposal, as the next Sunshine Board was three weeks from today. Mr. Shah did not want to consider one proposal and wanted multiple bids.

Mr. Castillo asked if sanding was necessary. Mr. Hall explained that sanding must be completed, regardless, and the Glass-On would seal the sand. Dr. Spiro asked about the pile of sand at the entrance. Mr. Hall explained that the sand was needed at the Morris Bridge Road entrance to keep tar off of the pavers. Mr. Hall received quotes over the phone of \$0.80 per sq. ft. to treat the road and take measurements. Mr. Adams noted the importance of following up on Glass-On's references, noting that the mall was 400,000 sq. ft., which was impressive. Mr. Adams suggested looking at the finished product, contacting the mall owners to determine whether the floors were pressure washed, what the preparation entailed, how long it was closed down and whether there were any issues.

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

Mr. Adams reported that, at the April meeting, the Board authorized Valerie Romas to supply and install holiday decorations, in a not-to-exceed amount of \$12,760. When he sent the contract to Ms. Romas, he requested her Certificate of Insurance (COI) for general liability, naming the District as an additional insurer and proof of meeting statutory requirements for worker's compensation. By law, Ms. Romas must carry worker's compensation for more than three employees; however, her employees may be an exemption. Ms. Romas could not show proof that she was exempt and pursued obtaining worker's compensation. After issues with calculating the amount of worker's compensation needed, two weeks ago, Ms. Romas decided to terminate the contract.

Mr. Adams presented holiday lighting proposals from Decorative Landscape Lighting for holiday lighting. One of their clients was Tampa General Hospital. One proposal was for the following:

- Cross Creek Entrance: Highlight shrubs with lights on the west and east side. Wrap palms on west and east of entry. Garland and bows on the wall. Install 72" wreaths on the tower. Install link lighting on the tower eaves. Install teardrops on the lower tower and monuments.
- Guardhouse: Wrap large palms in lighted garland. Outline the guardhouse with lighted garland. Install lighted garland on top of the gates. Install wreaths on one

side of the gates. Bows would be incorporated accordingly. Blanket center with lights.

- Clubhouse: Lights and garland with bows.
- Lights and garland around the large cluster of palms and 30' tree across the street from grassy area.
- From Cross Creek Boulevard to Cross Creek entry: Wrap 60 light poles with lighted garland and bows.
- Morris Bridge Road: Outline the guardhouse with lighted garland and bows. Install lighted garland on gate tops. Install wreaths on one side of the gates. Incorporate lighted teardrops where needed.
- Morris Bridge Road entry: Install lighted teardrops on both sides of the wall. Outline the wall with C7 lighting (LED lighting).

Mr. Castillo asked about the decorations that the District purchased. Mr. Adams confirmed that the decorations were not purchased.

Mr. Adams advised that the proposal was \$24,000 to supply, install, remove and store. Last year, the District spent \$16,000. This was "over the top" compared to prior years. The contractor was familiar with the community, submitted proposals in the past and was local. Mr. Shah asked if the proposal included decorations on the lake. Mr. Adams replied no.

Mr. Adams submitted a lower proposal for a nighttime show, without the lighted garland, for \$16,500.

Mr. Castillo asked about the budget that the Board approved for the LAF Committee to purchase supplies. Mr. Adams explained that Ms. Romas was supposed to purchase the supplies but he had not seen invoices. Mr. Woodards suggested renting the supplies. Mr. Adams noted that the positive was no longer using Mr. Hall's storage space to store the decorations. Mr. Castillo liked Hunters Green's decorations and wanted to use their company. Mr. Adams advised that any company could do what Hunters Green did. Last year, the Board received a "lowball" proposal at the last minute and no one else was available. Mr. Adams believed that J&J Lighting Solutions (J&J) was a lighting contractor that did holiday lighting, as a side job, and it showed. Decorative Landscape Lighting submitted a proposal to the LAF Committee in February, 2015 but the Board never received it.

Mr. Castillo wanted to obtain Ms. Hepscher and Mr. Carpenter's opinions. Mr. Adams recalled that the Board Members asked Ms. Hepscher to contact him about this matter but she never responded. Dr. Spiro asked when Ms. Romas terminated the contract, as Ms. Hepscher stated, on September 6, "We should pay her." Mr. Adams recalled that Ms. Romas terminated prior to September 6 and that Ms. Hepscher was following the LAF Committee recommendations from August 26. Mr. Adams confirmed that Ms. Romas formally terminated on August 29.

Mr. Adams felt that this was a much better option and recommended that the Board approve the Decorative Landscape Lighting proposal, in a not-to-exceed amount of \$24,000. \$12,300 was budgeted for Fiscal Year 2016, which was increased to \$26,000 for Fiscal Year 2017. The contractor required a deposit of 50%, prior to installation, and the remaining 50%, upon removal. Mr. Adams must provide a signed contract by this time next week to Decorative Landscape Lighting, along with \$12,000, which would be paid from the Fiscal Year 2016 budget. The remaining \$12,000 would be paid in January from the Fiscal Year 2017 budget.

In response to Dr. Spiro's question, Mr. Adams explained that the key difference between the \$16,000 proposal, versus the \$24,000 proposal, was that the \$16,000 proposal did not include the lighted garland on the light poles and around the guardhouses. The daytime impact would not be discerned. Mr. Adams wanted the daytime impact as well as the nighttime impact and felt that the \$24,000 was better than any of his other clients.

Dr. Spiro suggested having a resident holiday lighting contest where residents would decorate their street tree. Mr. Adams voiced concern about lights draping the sidewalk. Dr. Spiro proposed requiring participants to tape the lights. Mr. Shah liked the idea. Dr. Spiro felt that, if residents decorated inside of the community, not much decorating would need to be outside of the community. Mr. Adams felt that decorations on the outside of the community, triggered decorations on the inside and having lights, as people drive along Cross Creek Boulevard into the gatehouse, would make a huge impact. Dr. Spiro felt that the Morris Bridge Road entrance was not important because it had a forest view and proposed installing stringing lights at night at Morris Bridge Road. Mr. Adams pointed out that this was a package, which could not be modified, and proposed, for future years, having a floating 30' to 40' artificial Christmas tree in the Morris Bridge Road lake. Many high end communities do this.

Mr. Hall wanted lights around trees along Morris Bridge Road. Mr. Castillo suggested lighting the monument at the intersection of Cross Creek Boulevard and Cory Lake Drive. Mr. Hall suggested decorating the tree in the island on the east side of Cross Creek Boulevard. Mr. Adams would ask the contractor to not decorate the tree across the street and decorate the monument and include lights on the tree at Grenada.

Mr. Shah asked if half of the decorations could be in place by November 12. Mr. Adams advised that the holiday lights are not turned on until after Thanksgiving, approximately November 25. Mr. Shah noted that the Indian New Year was on the weekend of November 12 and 250 families celebrated. Mr. Adams would speak to the contractor.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the Decorative Landscape Lighting proposal for holiday lighting, in a not-to-exceed amount of \$24,000, was approved.

Dr. Spiro requested that the resident holiday decorating contest be published in the October *Islander*. Mr. Hall would purchase orange duct tape. The contest would include the following:

- Top prize of \$500, second place prize of \$250 and third place prize of \$100.
- Judged by a CDD Board Member, POA Board Member and CDD staff member.
- Residents may decorate their street tree, front yard tree or bush.

Mr. Shah asked Mr. Hall to speak to Ryan Homes about not having ADA compliant mailboxes. Mr. Hall included this item on his punch list.

FOURTEENTH ORDER OF BUSINESS

Continued Discussion: Appraisal for Vacant Land

Dr. Spiro reported that this matter was discussed at the Sunshine Board.

Mr. Woodards asked if Dr. Spiro prepared a survey. Dr. Spiro thought that a survey was a great idea but did not prepare one. The idea was to have a facility across from the Beach Club. Dr. Spiro voiced concern that this area was the last green space in the community and proposed that the building be situated closer to the water, with access from the basketball courts. Mr. Hall

advised that parking and the size of the pond must be increased for drainage purposes. According to the prior District Engineer, the District reached its maximum for permeable space.

Dr. Spiro pointed out that the community was split on expanding the gym by 33%, excluding the bathroom, according to the survey, and there was no proposal. Mr. Woodards wanted a larger gym for the community, as it was too small for the size of this community. Mr. Castillo was in favor of having a gym/racquetball court. Mr. Adams suggested a multi-use gymnasium that could be paid for with a loan from FCB. Dr. Spiro suggested obtaining further input from residents in the form of a survey. Mr. Shah requested that the Board review the survey, first. Dr. Spiro would provide the survey at the next Sunshine Board.

After further discussion, this item was tabled to the next meeting.

FIFTEENTH ORDER OF BUSINESS**Discussion: Radar Sign Camera Retrofit**

Mr. Adams asked how much the Board wanted to spend on this project. Envera could install a 110 volt camera system but the radar sign must be 115 volts. A new sign costs \$2,900. There would be two cameras with 5 megapixels. One would be mounted to the radar board to take a picture of the individual. A second camera would be mounted 150' towards where the car came from to snap the license plate. A wire must run to a power source and there must be an internet connection. The cost for the cameras would be \$14,000 and \$2,900 for the new sign, for a total of approximately \$17,000. Providing power involved building a power source, if a power source was not readily available. An electrician must locate the closest transformer, pull the permit and build the power source, which would typically be 60 amps. Internet was estimated at \$350, per month, to monitor and pull reports. Mr. Adams estimated a total cost of \$25,000 to obtain a picture of the driver and the license plate.

Mr. Shah felt that it was cumbersome, with installing cameras, enforcement and the legalities. Dr. Spiro advised that the District did not have enforcement powers but the District could send warning letters to offenders and for multiple incidents, having the police knock on the offender's door. In response to Mr. Shah's question, Mr. Adams indicated that Staff could provide reports to the police, which could entice the police to set up speed traps. Dr. Spiro believed that, if the picture of third time offender was placed on a "Wall of Shame", the offender might think twice about speeding in the community and may change their behavior. Mr. Shah

preferred to issue tickets. Mr. Adams advised that the District does not have policing powers. Dr. Spiro noted that, if this person was in an accident, the police would know that this person was driving 65 miles-per-hour (mph) in a 25 mph zone. Residents would know about the cameras and being on camera, if they were driving over 35 mph, and that there were consequences. Mr. Castillo was in favor of purchasing one camera. Mr. Shah was not in favor of spending so much.

Dr. Spiro asked if this would motivate other communities to do the same. Mr. Adams stated that this was his motivation for obtaining this information and that Envera offered a 10% discount. Mr. Hall pointed out that the worst offenders were on neighborhood roads and not a main road, like Cory Lake Drive. Mr. Castillo noticed drivers coming through the Cross Creek Boulevard gatehouse and speeding around the curve, after making a right or left-hand turn. Dr. Spiro had tolerance for speeders but felt that 45 mph was fast. Mr. Hall noted that the average speed was 48 mph. Dr. Spiro believed that spending \$16,000 could save someone's life, and compared this to spending \$24,000 on Christmas lights.

Mr. Hall reported that, when he asked Envera for a price for the dumpster camera, the radar sign was addressed. Envera could install a fixed camera, on top of the radar sign, and review the information for a 30 minute segment for \$13,700. Mr. Adams advised that a 110 volt camera system was still necessary. With the dumpster setup, power was readily available. Dr. Spiro asked if the setup at the pool was similar to the dumpster, where the cameras monitor if someone was supposed to be there. Mr. Adams replied affirmatively. Mr. Shah disagreed with the \$350 reoccurring charge. Mr. Hall advised that what was placed into the dumpster must be disclosed. The District could be fined for having something that was not disclosed; thus far, the District had not been fined. Waste Management (WM) provided a list of items that cannot be placed into the dumpster. If someone throws out a TV, the camera would capture the person and they must pay the fine. Fines start at \$500 and increase per occurrence. The dumpster was food based, meaning no yard waste, construction debris or electronics. These items must be dumped in a specific area. WM charges to pull items from the dumpster, as part of the fine.

Mr. Castillo wondered if \$11,000 for cameras and a reoccurring charge of \$350 per month was worth it. Mr. Shah suggested installing a sign. Mr. Hall noted that there was a sign and it was removed. Mr. Shah asked about installing a dummy camera. Mr. Adams suggested

securing the dumpster; leaving it open during parties and locking it, thereafter. Mr. Castillo indicated that schools were securing their dumpsters. Mr. Hall assumed that the schools were securing their dumpsters due to illegal dumping. Mr. Shah asked how to properly dispose of furniture. Mr. Adams advised that WM would pick up the furniture, if contacted. Mr. Hall pointed out that WM charges for large pickups. Mr. Castillo noted that the charge from WM was based on weight and dimensions. Mr. Adams preferred to lock the dumpster and have the resident contact WM, versus illegal dumping. Mr. Castillo agreed. Mr. Adams suggested installing a sign, "Smile You Are On Camera", with a dummy camera and motion light. Mr. Hall noted that there were battery operated dummy cameras that had blinking lights on top to make people think that it was an active camera. Dr. Spiro suggested posting an illegal dumping sign offering a \$100 reward.

Mr. Hall stated that an issue with the license for the café was that the dumpster was not on a pad. A reinforced 14' x 14' x 6" pad would cost \$4,600 and a replacement fence, with new gates, was \$1,800. The fence would be reinforced into concrete and locked. It would replace the existing fence, which was falling apart. In response to Dr. Spiro's question, Mr. Hall advised that the dumpster would be unlocked on trash day. Mr. Castillo asked if an 8' fence would cost \$240. Mr. Hall indicated that was the price for the extension of the Capri Isle fence.

Dr. Spiro concluded that the concrete and the fence would help with the illegal dumping and the camera was not necessary.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the dumpster pad and 8' fence proposals, in a not-to-exceed amount of \$5,500, were approved.

Dr. Spiro assumed that the radar sign camera would cost \$17,000 to \$18,000 and asked if there was another location that had power. Mr. Adams confirmed that the current location had the perfect setup. Dr. Spiro noted that, if the Board decided to change the location, the only cost would be for power. Mr. Adams pointed out that only the components must be relocated. The idea was to run power from a source, to the camera and sign, and then to the other camera. Additional work was necessary but it was not difficult to accomplish. The relocation of the power and cable connection would be the two main costs. Dr. Spiro was concerned that the

camera on the ground could be vandalized. Mr. Adams pointed out that both cameras could be vandalized. Dr. Spiro believed that, if the cameras could see each other, the perpetrator could be viewed. Mr. Adams explained that the camera, on top of the radar sign, was triggered by a driver exceeding the 25 mph speed limit, not because of random movement; however, it would trigger the second camera. In response to Dr. Spiro's question, Mr. Adams confirmed that the cameras would be protected by a weather proof casing.

Dr. Spiro anticipated that, if the District spent \$16,000 to \$17,000 for a speed bump, residents would continue speeding after traversing the speed bump but, if a camera was installed capturing the individual's face, they would stop speeding. Mr. Shah asked if the speed breaks were budgeted. Dr. Spiro explained that the speed table and the cameras would be additional items but reserve funds could be used. Mr. Shah believed that the Board could approve either the speed table or the cameras but not both. Mr. Woodards was in favor of placing a camera on the straight-away. Dr. Spiro predicted that the islands would slow people and suggested finding out whether the speed table or the cameras were more expensive. Mr. Castillo suggested monitoring the amount of traffic. Dr. Spiro noted that a speed board could monitor the amount of traffic and track speeds. Mr. Hall reported that in the area that had fewer houses, a driver was clocked driving 64 mph and a mustang was squealing its tires at night. When the driver parked in the parking lot, Mr. Hall approached the driver and informed them that the next time this happened, Mr. Hall would write down the tag number and contact the Sheriff. Mr. Hall believed that there was a power supply by the speed board but must confirm that the power was not owned by the City. Mr. Adams would have a field analysis performed.

SIXTEENTH ORDER OF BUSINESS**Discussion: Policy of Using CDD Email System for Sponsored and External Community Events**

Mr. Woodards did not believe that a policy was necessary.

Mr. Adams advised that the email database was a public record and recalled that the question was whether Staff time should be used to send emails. Mr. Adams felt that a policy was unnecessary, as any member of the public could send emails.

Mr. Castillo recalled suggesting that a policy was necessary to send emails inside of the community using residents' personal emails. Mr. Adams explained that, once an email address was provided to a public entity, it becomes a public record. There were disclosures on government employees emails but, by that time, the email was already sent and in their system. For this District, Mr. Adams created a database under the CDD but other Districts have their databases through the HOA, so the CDD was not the custodian of the emails.

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

This item was discussed following the Eleventh Order of Business.

B. Office Administrator

Ms. Darby reported that pool attendant hours were cut back, as well as staffing at the pool, since school was back in session. Staff was currently at the pool from 3:00 p.m., to 8:00 p.m., on Thursdays and Fridays and there were two shifts on the weekend from 9:00 a.m., to 3:00 p.m., and from 3:00 p.m., to 8:00 p.m.

Ms. Darby and Mr. Hall were performing tasks at the pool, Monday through Wednesday, such as opening umbrellas. Staff would close the umbrellas when the pool was closed. Ms. Darby was continuing to work with the pool attendants on handling issues at the pool and enforcing rules.

Dr. Spiro addressed the swimwear attire problem. Mr. Spiro asked if the issue was with people wearing clothing in the pool or inappropriate swimwear. Mr. Castillo had an issue with residents going into the pool fully clothed. Dr. Spiro noted that bikinis were appropriate but jeans and shirts were not and wanted the pool attendants to enforce this. Mr. Castillo was not biased against religious practices. Dr. Spiro agreed, noting that residents must be in compliance with the swimwear policy and that the Pool Attendant handbook should show pictures of appropriate swimwear. Mr. Castillo pointed out that patrons wear a cotton t-shirt in the pool to protect against the sun. Dr. Spiro suggested selling swimwear at the pool such as polyester swim garments. Mr. Adams recommended that the pool attendants suggest local shops. Ms. Darby advised that teenage girls or men would wear a cotton shirt to shield against the sun. Mr. Adams proposed limiting shirts to nylon and polyester.

Ms. Darby reported that morning staff would open the door on Sunday morning and evening staff would lock the door. They would check the gym to ensure it was well stocked.

Ms. Darby updated the database so, anytime a resident wanted a barcode, the resident would be asked to review their information and update as necessary. Dr. Spiro wanted this to occur for years. Ms. Darby worked with Management to extract information that was continually being updated and noted that this would be a long process. In response to Dr. Spiro's question, Mr. Adams indicated that Management provided the update lien role, which Ms. Darby would update, each year, by June 1, as a requirement of the Property Appraiser. Ms. Darby would coordinate with IDentiTech to ensure that prior resident's fingerprints were not in the system. Residents were asked to review the Resident Information Form and Pool Agreement. Dr. Spiro asked if the forms were scanned instead of maintaining paper files. Ms. Darby replied not at this time. Dr. Spiro noted many programs that retained scanned forms such as DocuScan and idatix.

Ms. Darby was utilizing the sign board to advertise community events. Dr. Spiro commented that the sign board looked nice and asked if residents commented about it. Ms. Darby did not receive comments. Mr. Adams stated that residents are not noticing it. Mr. Hall felt that residents noticed it but were not commenting. Ms. Darby anticipated that, once the luau and Dive-In events were noticed on the sign board, residents would pay more attention. The only event in September was the luau. Mr. Hall pointed out that more people would be in the area for the fall festival, in November. Ms. Darby stated that the fall festival was scheduled for Saturday, November 19. Dr. Spiro reminded Ms. Darby and Mr. Hall that a meeting would be scheduled to discuss the logistics of "Race For a Place". Ms. Darby asked if the Beach Club would be used after the race. Dr. Spiro requested that the bathrooms remain open. Mr. Adams suggested having food trucks outside the Beach Club. Dr. Spiro received positive comments on Facebook about the crepes. Ms. Darby heard that the owner of the crepe food truck wanted to come back.

Ms. Darby reported that, once the luau was over, preparations for the fall festival would commence. A rummage sale was scheduled for October 29.

Mr. Woodards received compliments about Ms. Darby and the great job she was doing. Residents were happy with Ms. Darby. Dr. Spiro noted a significant change in the environment at the facility.

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

▪ **Other Business**

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

Dr. Spiro asked if there would be a separate entrance into the community for the senior community. Mr. Patel wanted to use property that Dr. Spiro identified belonging to Mr. Gene Thompson as an access point. A gate could separate the senior community, like in Cache. There would be homes that were 1,500 sq. ft. to 2,200 sq. ft. Dr. Spiro advised that the plan must be reviewed and approved by the POA. Mr. Patel reported that 1,700 sq. ft. were already approved and he wanted to tell the POA that they have an exclusion for a senior 55 plus community that would not affect CLI. It would not impact the School District. Mr. Patel felt that a senior community would raise property values.

In response to Mr. Shah's question, Mr. Patel indicated that the main amenity would be a Senior Center that could be rented. Seniors wanted a movie area, restaurant and a bingo area. Dr. Spiro asked how it would generate revenue for the CDD. Mr. Patel was asking the City of Tampa for approval to build homes worth \$180,000 but anticipated that the City would approve \$150,000; the plan was to build a Senior Center that would accommodate 300 people and include a restaurant. Residents could use CLI's swimming pool but homes would either have Jacuzzis or a small pool. Seniors wanted a Jacuzzi, water feature and two bedrooms; a master bedroom and a guest room. Mr. Patel estimated that the District would generate \$200,000 in revenue.

Mr. Castillo asked if the property was across the street from the cow pasture on Morris Bride Road. Dr. Spiro confirmed that the property was along the straight-away, behind the fence. Mr. Castillo assumed that the senior community would be sharing CDD amenities. Mr. Patel explained that, in order to sell the homes, seniors would want some privacy but the Senior Club could be rented to CLI residents. Mr. Shah asked if bonds would be issued. Mr. Patel had investors. The purpose of a successful senior community was keeping fees as low as possible. Many seniors would rely on having a restaurant.

Mr. Woodards felt that this was a great idea. Mr. Patel noted that several residents approached him about building a senior community.

Dr. Spiro advised that residents must abide by the CDD rules but the POA had specific rules that residents must abide by. Mr. Adams assumed that Mr. Patel had a boundary survey. In order for them to join into the CDD and for assessments to be imposed, the boundaries of the District must be expanded. The builder must agree to pay for the process of the boundary expansion, which required a revised legal description, public hearings, submittals and fees to the City. Dr. Spiro indicated that residents must mow their own lawns but the CDD would maintain the roads. Mr. Patel noted that Cache had separate rules and a separate POA.

In response to Dr. Spiro's question, Mr. Patel wanted feedback from the Board regarding the possibility of a senior community. If there was positive feedback, Mr. Patel requested an acceptance letter from the CDD, which they would provide to the City of Tampa. Annexation of the property was currently in process with the City of Tampa. Mr. Adams asked if an acceptance letter from the CDD was required, as part of the review process. Mr. Patel did not think that the City would require it but felt comfortable having a letter. Mr. Adams recommended that Mr. Patel advise the City that he presented the project to the CDD and the response was positive and see what the City wanted as part of their review process. Once the City responds, it could be brought back to the Board.

Mr. Patel consulted with Dr. Conrad, an expert in green communities, as Mr. Patel wanted to be environmentally friendly by including solar panels on homes.

Mr. Castillo asked if Mr. Patel planned to use the existing CLI entrances, such as Morris Bridge Road and Cross Creek. Mr. Patel replied affirmatively. There would be a temporary entrance for construction purposes, which would be closed upon completion of construction. Mr. Adams would provide his contact information to Mr. Patel. Mr. Patel expected the approval process from the City taking three to six months and another three to six months for development of the infrastructure. Construction of homes could start in one year. Five to ten homes would be built, initially. Sales would start in the middle to end of 2017.

C. Facilities Manager

Mr. Woodards reported a submerged boat behind 17953 Cachet. Mr. Hall noted recalled that someone was supposed to remove the boat, this weekend.

Mr. Hall presented his report. The basketball backboards were secure; however, one had a crack. New aluminum backboards cost \$1,100. Ms. Hepscher requested adjustable height backboards; however, with their configuration, only fixed mounts could be used. Mr. Hall was working on obtaining a purchase account with the company. Prices for the full remodeling of the café were being reviewed. Two companies would submit prices. The company that Ms. Stewart recommended was not working out. Every time Mr. Hall emailed them, the company made excuses. Mr. Hall was working with Mr. Adams on declaring the café equipment as surplus. Mr. Adams requested that Mr. Hall create a list with the equipment's serial number, year and model. Once the Board approved the resolution, a surplus sale could be advertised. Mr. Hall was working with Ms. Ghada Jadallah, of Dash of Salt N Pepper, to create an equipment list and the materials necessary for a modified menu for the café. Dr. Spiro asked if the current plan was to sell the stove and fryer combo and include equipment requested by Ms. Jadallah that would be less than \$1,000. Mr. Hall replied affirmatively. Dr. Spiro believed that once Ms. Jadallah finalized the menu, the café could be open. Mr. Hall concurred, noting that the health inspections would be handled by Ms. Jadallah.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, declaring the café supplies as surplus property and authorizing the Chair to execute the appropriate resolution declaring surplus property, were approved.

Mr. Hall reported that the painting of the columns were underway. Mr. Castillo asked if Mr. Hall was happy with the painting. Mr. Hall was monitoring the contractor more than he should be. Mr. Castillo did not like the paint color; it was light compared to the current paint. Mr. Hall stated that the paint color matched the guardhouse, so the color name and number would be on file. The paint was top-of-the-line. It takes two days to prime the areas, prior to painting.

Regarding the Capri Isle parking, Mr. Hall indicated that Ms. Sheryl Springer requested that the Board create rules and regulations, due to excess parking for the townhomes. Ms. Springer complained that cars were blocking her view when she was backing out of her

driveway. Mr. Hall noted that the license plates were legitimate and there was nothing that the District could do.

Mr. Woodards requested that Board Members tour the lake to take pictures to provide to District Manager. The lake had falling trees. Mr. Adams suggested that Mr. Hall take pictures and provide them to him. Mr. Adams would distribute the pictures to the Board for discussion at the Sunshine Board. Mr. Hall would address any issues with LakeMasters Aquatic Weed Control, Inc., (LakeMasters).

D. District Manager

There being no report, the next item followed.

EIGHTEENTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Adams received minutes from Mr. A.J. Forbes, Security Committee Chair, which included a Tampa Police Department (TPD) call report.

Dr. Spiro reported that a woman was attacked by her husband and a child on a skateboard was hit by a car. It was not due to speeding.

Mr. Castillo recalled that the Security Committee requested, before the new security guards take over that the gatehouse be cleaned, chairs replaced, floors buffered and that all worn traffic cones and floor mats be replaced. Mr. Adams was coordinating with Mr. Hall. Mr. Hall indicated that new chairs were purchased but the old chairs must be removed and new cones and floor mats were purchased, months ago. Dr. Spiro encouraged Mr. Castillo, as liaison, to bring security matters before the Board.

Dr. Spiro reported that the Security Committee wanted the Board to allow committee members to attend future regular scheduled meetings between CLI front office staff and the new security contractor, Alert Protective Services. This matter was discussed at the Sunshine Board and the Board requested that the committee coordinate with Mr. Adams and Staff on operational matters. Mr. Adams did not have a follow up conversation with Mr. Forbes but believed that Mr. Forbes understood the protocol.

B. Finance

Dr. Spiro had no items to discuss. Once Mr. Adams provided profit and loss (P&L) statements, there was no business to discuss, other than the surveys. In the next budget cycle, the Financial Committee would take direction from the Board. Dr. Spiro would continue to review the P&Ls.

C. Landscape Aquascape Facilities

Dr. Spiro recalled a recommendation from the LAF Committee to replace the Beach Club monument. Mr. Hall was waiting for a proposal from Creative Signs and estimated \$3,000 to \$5,000 to replace the monument. Mr. Hall would provide to the Board at the next Sunshine Board.

Dr. Spiro reported on the status of the monument lot at the Cross Creek entrance. The LAF Committee recommended that the District not make any monetary offer to M/I Homes for the purchase of the lot. Mr. Adams received no further response from M/I Homes.

D. Other

This item was not discussed.

NINETEENTH ORDER OF BUSINESS

Other Business

Discussion ensued regarding the LMP proposal for the maintenance of street trees.

Mr. Shah felt that twice per year trimming was adequate. Dr. Spiro agreed, with additional tree trimmings, as needed, and understood that LMP would bring in a truck, three times per year, for tall trees. Mr. Woodards felt that \$40 per tree was high. Dr. Spiro felt that \$20 per tree was sufficient. Mr. Adams agreed; \$20 was the market rate. Dr. Spiro recommended telling LMP to trim the trees, twice per year, for \$20 per tree, and evaluate after six months. If the trees need further trimming, the frequency could be increased to three times per year. The injections would be eliminated.

Mr. Hall asked about residents who do not want LMP to maintain their trees. Dr. Spiro felt that residents have the right to not have their trees trimmed by anyone else. Mr. Adams agreed, as long as the residents maintained their trees to the standard. Mr. Hall would provide LMP with a list of homes that do not want CDD tree trimming.

Dr. Spiro was surprised that no one was warranting palm trees. Mr. Adams explained that there were certain varieties of trees that LMP were avoiding, due to the reasons that LMP

listed, such as the Ganaderma Zonatum, which was an issue in Southwest Florida. Royal Palm trees needed constant drenching, injections, fungicides and insecticides, which was expensive. Mr. Hall read an article about the beach communities losing trees, especially palm trees. Mr. Shah pointed out that the beach communities have a sandy environment, which was different from CLI's environment.

Dr. Spiro disputed LMP not warranting a newly purchased tree. Mr. Adams received warranties on trees in other communities and suggested looking at LMP's supplier. Mr. Shah did not feel that Mr. Small was experienced enough to address CDDs. Mr. Woodards agreed and suggested looking at LMP. Mr. Adams agreed. Mr. Castillo noticed that Sylvester Palm Trees, on Morris Bridge Road, which were planted last year, were not healthy. Mr. Shah felt that Mr. Small "did not care", based on his answers. Mr. Castillo was concerned about the trees no longer being under warranty because, if the trees die, the District was responsible for replacing them.

Mr. Woodards was in favor of considering other landscaping companies. Mr. Shah was upset when he saw the pictures taken by the LAF Committee. Dr. Spiro asked Mr. Adams to inquire about warranties from other vendors. Mr. Adams would speak to his suppliers. Mr. Hall received a \$3,000 estimate from LMP, for the islands, and suggested that LMP re-evaluate their existing crew. Mr. Hall felt that the crew did not take pride in their work.

Mr. Woodards suggested that the Board discuss the process to replace LMP. Dr. Spiro pointed out that the landscaping contract was over \$300,000 and must be bid. Mr. Adams confirmed that contracts over \$190,000 must be bid. Mr. Woodards recalled that changes made by the District were successful and did not want to remain with a company that was not doing anything. Mr. Hall reminded the Board that the islands were not warrantied and believed that he should not have to tell LMP to pull weeds. Mr. Woodards agreed that Mr. Hall should not have to supervise LMP. Dr. Spiro recalled paying \$10,000 to a company to oversee the landscaper.

Mr. Castillo stated that the District was paying a lot of money to not get warranties. Mr. Carpenter complained every month about the missing Canna Lilies at the Cross Creek entrance. According to Mr. Scott Carlson's email, Mr. Hall reported that, when LMP re-did the Morris Bridge Road entrance, LMP removed the Canna Lilies and replanted them on the Cross Creek side. LMP believed that, since they did not purchase the Canna Lilies, they should not have to purchase them now.

Mr. Shah asked if the District was responsible to plant in areas with monuments. Mr. Hall confirmed that these were non-irrigated areas. Mr. Adams indicated that the District would be responsible for replacing the plants. LMP was considering Xeroscaping and Florida-natural plants. Mr. Hall noticed islands and cul-de-sacs that had no irrigation that look beautiful and suggested that LMP use the same plants. The District must pay for the islands and cul-de-sacs because those areas were not irrigated and LMP would not warranty something that they could not maintain. Mr. Woodards felt that it was LMP's responsibility to make the community look good.

Dr. Spiro motioned to proceed with the twice per year tree trimming and amending LMP's proposal to remove injections and charging \$20 per tree on any additional requests. Mr. Castillo seconded the motion but pointed the change in price from 684 homes from residents that wanted to be excluded from the tree trimming. Mr. Castillo requested that Mr. Hall provide a list of those homes to LMP. Dr. Spiro liked that LMP contacted Mr. Hall. This means that Staff was communicating to them. Mr. Shah noted that LMP proposed two fertilizations per year and asked if LMP notified Staff about the fertilizations. Mr. Hall was contacted by LMP when LMP was fertilizing. Mr. Adams confirmed that LMP fertilized when they trimmed. A ring of fertilizer was placed under mulch.

In response to Dr. Spiro's question, Mr. Adams reported that the Envera proposal was signed and returned to Envera. The monthly leasing was under \$2,300 and \$4,300 for continuing services. There were several add-ons with the fingerprinting. Dr. Spiro asked if Envera provided a discount for the fingerprint scanner. Mr. Adams confirmed that Envera provided a \$10,000 discount. The checks for the first lease payment and security were cut today. In response to Mr. Castillo's question, Mr. Adams indicated that the lease was for 60 months with \$1 buyout at the end. The security contract with Alert was ready for the Chair's signature. Alert started on Monday, October 3, 2016 at 7:00 a.m. The Welcome Letter would be in the October Islander. Mr. Shah asked if the letter could be emailed. Dr. Spiro confirmed that the Board approved the letter at the Sunshine Board and requested that Ms. Darby send out the letter the week before Alert started.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the Landscape Maintenance Professionals, Inc., proposal, for street tree pruning twice per year, as amended, removing injections, approving a not-to-exceed amount of \$20 per tree for as needed follow-ups, and reducing the number of homes that do not want CDD tree trimming, were approved.

Mr. Castillo inquired about the volleyball courts. Mr. Hall noted that this was the Board's last chance to finalize the location. The chosen area was a swamp, due to drainage issues. Mr. Hall suggested installing the volleyball court in front, versus in back, as there was ADA access and the sidewalk could be extended, if necessary. Dr. Spiro was concerned about a volleyball going into the street and suggested that LMP install a shrub. In response to Dr. Spiro's question, Mr. Hall reported that the contractor's projected time frame for completion of the volleyball courts was from the middle of September to the end of September, weather permitting.

Mr. Castillo felt that there were advantages to having a senior community. Dr. Spiro pointed out that selling the land would be a moot point and offered to include this item in the survey. Mr. Castillo noted that some residents may not like the idea due to prior experiences. Dr. Spiro recalled that the prior plan did not pass because the homes were smaller. Residents felt that their home values would decrease because there were "cheaper" homes, versus this case where there were 55 plus owners. Even though the homes were smaller, it was a different market. Mr. Shah recalled that the resistance was that the O&M was less than what other owners paid. Mr. Patel was building nicer homes with tiled roofs. Dr. Spiro pointed out that the POA must approve it but the Board could refuse the deal.

TWENTIETH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

TWENTY-FIRST ORDER OF BUSINESS


Supervisors' Requests

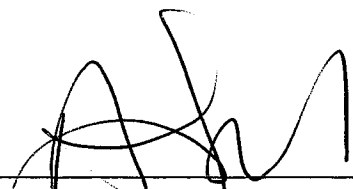
There being no Supervisor requests, the next item followed.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 12:30 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair