

**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, October 20, 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	Chair
Jorge Castillo	Vice Chair
Bob Woodards	Assistant Secretary
Sudhir (Sid) Shah	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Wendy Darby	Office Administrator
David Langley	Glass-On Stone & Pavers
A.J. Forbes	Resident, Security Committee Member
Rich Carpenter	Resident, LAF Committee Member
Brad Cook	Resident
Steven Hancz	Resident
Residents	

**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, Woodards and Shah were present, in person. Mr. Castillo was not present at roll call. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Dr. Spiro stated that Mr. Richard Carpenter resigned as Chair of the LAF committee. Mr. Carpenter had various concerns about the CDD and complaints about how the CDD handled

those concerns. As the CDD, the Board represents the residents of this community. Perhaps Board decisions were not always the same as others but the Board must stand by those decisions.

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

Dr. Spiro stated that, in the last five or six months, at every meeting, Mr. Carpenter thanked the Board for approving LAF Committee requests, such as Christmas lights; although, it did not work out the way the LAF Committee had hoped, not because of what the CDD did. It was important to note that the LAF Committee complained about grass trimmings on the streets while the vendor was trimming the grass, without giving the vendor an opportunity to blow the clippings off the streets, and then presented pictures to the Board as problems in the community. It was unfortunate that even though the Board and the LAF Committee worked well, things didn't work out. In the past, things did not work out with the Security Committee. The Chair resigned and the Security Committee disbanded; however, in a very short period of time, residents re-formed the Security Committee and, since then, the Board and the Security Committee had a cooperative and productive relationship. Perhaps it was a question of having the right mix between the Board and the committees that the Board appoints, in order to reach the best outcome and results. Dr. Spiro hoped that there would be a new beginning for the LAF Committee, so that there would be great results.

Mr. Woodards thanked Mr. Carpenter for his contributions to the community.

Mr. Adams presented a revised agenda, with the following additions:

- Item 8: Presentation of Initial Design Drawings and Cost Opinions for Repairing Major Storm Water Outfalls
- Item 9: Consideration of Glass-On Sealing Proposal
- Item 10: Discussion/Update Regarding Installation of Radar Sign with Camera and Communication Package
- Item 11: Discussion/Consideration of Proposal to Expand Gym

Mr. Adams stated that those items were requested at the last meeting. The discussion of the speed table concluded at the last meeting. Dr. Spiro recalled modifying the drawing to include ramps for wheelchair access and a crosswalk. Mr. Chang stated that one proposal was received, before the last meeting, which seemed high, and the Board asked for additional quotes.

No new quotes were received. Dr. Spiro requested that the speed table be discussed under the District Engineer's report.

**On MOTION by Dr. Spiro and seconded by Mr. Shah, with all in favor, amending the agenda, as discussed, was approved.**

**THIRD ORDER OF BUSINESS**

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

Mr. Brad Cook, a resident, requested netting behind the hockey rink. When a puck hits off of the goal post, cars in the parking lot are in danger of being hit. The netting does not need to be along the whole ramp, just behind the nets on top of the current fence. One segment of chain link fence should be added. Dr. Spiro asked if the fence should be extended 4'. Mr. Cook replied affirmatively. Mr. Hall stated that a fence company came out to see the fence. The pole in the ground must be extended because of stability issues. Mr. Cook suggested having enough netting to cover the fence, to stop the puck from going into the parking lot.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor Joyce Hepscher**

**On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the resignation of Ms. Joyce Hepscher, dated October 5, 2016, was accepted.**

**FIVTH ORDER OF BUSINESS**

**Discussion/Consideration of Potential Candidates to Fill Seat 4; Term Expires November 2018**

Dr. Spiro stated that the standard procedure, in the past, was to publish the open seat in the newsletter and send an email to residents. A list of candidates was compiled, which the Board would base their nomination on. The Board would have the interested candidates introduce themselves. This was the same process that was used to fill Mr. Shah's seat. Mr. Woodards agreed. Mr. Shah believed that was the fair way.

Mr. Adams asked if the next newsletter was in December. Ms. Darby replied affirmatively. Mr. Adams suggested a deadline of December 10, so that the Board had resumes to consider at the December meeting.

Dr. Spiro stated that, if the advertisement was in the December newsletter, the Board could review the resumes and make a decision at the January meeting. Ms. Darby asked if the deadline for submittal should be January 10. Mr. Castillo suggested before the January meeting. Mr. Adams stated that December 17 was the December meeting.

In response to Dr. Spiro's question, Mr. Adams replied that the newsletter was sent on December 1 and residents would receive it by December 4 or 5, which would allow a week to meet the deadline. Resumes could be sent to the Board under separate cover, as a part of December 17 agenda.

Mr. Castillo stated that the next meeting was on December 15; December 17 was on Saturday. Mr. Adams agreed.

Dr. Spiro suggested sending the email before the end of November, to allow for extra time. In response to Mr. Woodards' question, Mr. Adams stated that resumes would be sent to his email address.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. September 15, 2016 Public Hearing and Regular Meeting**

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

**B. September 30, 2016 LAF Committee Meeting**

Dr. Spiro presented the September 30, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

**C. October 3, 2016 Security Committee Meeting**

Dr. Spiro presented the October 3, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

**D. October 4, 2016 - October 14, 2016 Sunshine Board (to be provided under separate cover)**

Dr. Spiro presented the October 4, 2016 - October 14, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

**On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the September 15, 2016 Public Hearing and Regular Meeting, September 30, 2016 LAF Committee Meeting, October 3, 2016 Security Committee Meeting and October 4 - October 14, 2016 Sunshine Board Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

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

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

Dr. Spiro stated the District was in good standing, as there was \$345,000 in savings. Mr. Adams stated that the financials were through 11 months and included the September accruals. The District was at 84%, prorated, through the end of August.

Dr. Spiro stated that the District was on budget and made positive changes in the community. Residents should know that the Board was performing their fiduciary duty. He would format last year’s financial statements with some new information and present them at the Sunshine Board, for review. Based on comments, Staff could provide them to the Board at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Initial Design Drawings and Cost Opinions for Repair of the Major Stormwater Outfalls**

Mr. Chang stated that the Structural Engineer was still working on the plans for the two drainage structures. Two weeks ago, measurements were taken and it was determined that it would be better to have cast in place walls because the sides of the structure had block walls, which were falling apart. The Structural Engineer proposed cast in place 10” thick walls of poured concrete, reinforced with a footer. There would be challenges with constructing it because of the proximity to the wetland and maintaining the flow, should there be a storm event when it was under construction. Before hiring the contractor, Mr. Chang suggested reviewing

references and the projects they completed. The contractor should know how to maintain the flows, whether by pumping or diversion of water. The initial cost was approximately \$400 per linear foot, which was \$40,000 for the smaller structure and \$60,000 for the larger one. The prior District Engineer estimated \$100,000 for the smaller structure and \$200,000 for the larger one. The Structural Engineer had not completed the design, so the numbers would change but estimated \$100,000 for the total project cost. A survey was requested so that the walls would be built to the same elevations as the height or depth of the current walls and there would be no permitting issues. Mr. Chang's firm had surveyors but the nearest ones were in Port Charlotte. Instead of providing a proposal, he spoke to two local surveyors in the Tampa Bay area. One surveyor quoted \$9,000, which was high; D.C. Johnson & Associates (D.C. Johnson) quoted \$1,900 for the same type of survey. Mr. Chang worked with D.C. Johnson, who mainly handled projects for Pasco County, as well as developers, and recommended that the Board approve the proposal for D.C. Johnson, in the amount of \$1,900.

Dr. Spiro asked about the difference between a surveyor and a Structural Engineer. Mr. Chang replied a Structural Engineer observes what is in the field and identifies, based on their education, the thickness of the concrete, amount of steel reinforcement, particularly the loading and structural aspects, and bases the structural design on the height of the wall. The surveyor maps out the ground around the wall, the limits of the wall, the elevation of the top of the wall, the elevation in the pit and identifies the ground elevations around the outside of the wall, to ensure that the design is based on the same specifications. Without a survey, it was difficult to confirm that the contractor built the wall to the current specifications. The difference would be the thickness of the wall and the height because the structures maintain certain water levels and should be maintained to the current elevation. The surveyor uses instruments to identify the elevations and the Structural Engineer would refer to the survey to complete the design plans.

Dr. Spiro asked if the contractor would guarantee the life of the new structure and how to avoid a situation where the contractor blamed the Structural Engineer for providing inaccurate information. Mr. Chang stated that the Structural Engineer would have specifications on the strength of the concrete. There were certain criteria or standards in the industry that would apply to concrete mixes and the strength of the steel. The contractor must build per the design but it would be a benefit to have the Structural Engineer confirm the strength of the steel. The shop

drawings identify what the contractor would be using, as far as the steel and the concrete. There were processes to ensure that the contractor selected the right material ahead of time. During construction, someone should be watching to ensure that what was used to construct the wall was what the contractor said he would use. The current industry standard was a one-year warranty on everything. Mr. Castillo compared this to a 10-year structural warranty on a new home. Mr. Adams stated that reinforced concrete pipe had a 50 to 100-year lifetime and the original construction was not based on current, causing the structures to deteriorate faster.

Mr. Adams stated that there were design criteria at certain elevations, spilling water at certain rates and elevations as the water stacked higher and higher, spilling faster and faster. Then there was the structural component that was not designed but structural, in terms of the integrity of the structure. The Structural Engineer handles the structural side and the surveyor and the engineer work on the design criteria, in terms of where water is released. The surveyor measures the elevation, which would be utilized as the frame and ensure that notches and weep holes were in the right locations and at the right elevations. If the notch was at the right geometry and the dimensions of the overall box on the top were correct, water would spill faster as it climbed higher so, when the water starts spilling over the top, it is able to move the water as designed. There were models taking into account on-site water discharge needs, as well as ensuring that the water passing through is at the speed needed for discharge at upstream properties and not creating negative impacts.

Mr. Chang stated that 8” walls were the standard width of concrete block and 10” walls were proposed with a footer to provide reinforcement. In terms of the warranty, the industry standard was a one-year warranty. A longer warranty would increase the cost. Mr. Woodards understood that a one-year guarantee could last from one to fifty years.

**On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the D.C. Johnson & Associates proposal, for surveying, in a not-to-exceed amount of \$1,900, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Glass On Sealing Proposal**

Dr. Spiro showed samples of pavers that were applied with Glass-On, with varying degrees of redness.

Mr. Woodards asked if color was added to the pavers.

Mr. David Langley, CEO of Glass-On Solutions Inc., (Glass-On) tinted some bricks, prior to the meeting. Dr. Spiro walked on them and the bricks were slightly sticky. Mr. Langley applied Glass-On to a 250 square foot section and the small patches were a color variation to try to match the color. The color orientation takes something away from the saturation. Mr. Langley quoted 300 square feet per gallon and additional square footage was an additional \$280; however, he could absorb this cost. It was important to obtain the right saturation for longevity and to retain the pavement.

In response to a question from Mr. Woodards, Mr. Langley stated that Glass-On had iron oxide. It was fade-proof, fade-resistant and could be used on tile and bricks. It was a solid pigment color, not a dye that does not dissolve in solution. Mr. Woodards asked if constant exposure to sunlight would break it down. Mr. Langley replied no. The color lasted, as long as a layer of brick that was saturated in the Glass-On was not scraped off. The product saturates into the pavement and makes its way to the surface to the aggregate, to make the color more uniform. Mr. Langley referred to pictures and indicated that one had 50% less color and a heavy hue. The hue was important if the Board wanted a deeper red or to change the white bricks to beige. It depended on the amount of transparency. The same amount of product would protect the brick.

It was noted that the actual square footage of all pavers was measured at 4.6 million; however, the survey calculated 1.61 million square feet. Mr. Langley believed that 1.5 million square feet was accurate, based on a tachometer. The original paver company had no record of how many bricks were used and may have included the driveway.

Dr. Spiro asked about the spot stain removal that was included in each phase, as tire marks were visible. Mr. Langley had a cleaner but did not use it because of the weather. Generally, the stain remover picks up gum, transmission fluid, grease and mold stains.

Dr. Spiro stated that the Sunshine Board discussed Glass-On. Mr. Woodards and Mr. Castillo preferred to apply Glass-On to the pool pavers first. Mr. Hall wanted to apply Glass-On at the pool area, the sidewalks and the parking lot, versus pressure washing. Dr. Spiro was in favor of a test area. It was noted that pressure washing, twice per year, could deteriorate pavers.



Dr. Spiro asked if there was a significant increase in dirt and rust after six months. Mr. Hall stated that it comes back. Dr. Spiro asked if a difference would be observed within six months. Mr. Hall replied affirmatively.

Mr. Shah stated that six months was a short period of time and asked if Glass-On could be applied to all of the pavers in Cory Lakes, if the Board was satisfied with the results of the pool pavers after six months and if it was included in the budget. Dr. Spiro stated that money should be spent on other items but would include it in the survey. It was noted that applying Glass-On in areas with the least amount of traffic would be the best way to show it off. Mr. Castillo stated that, in order to have a fair assessment, the product should go through one rainy season. Then they would know if there was mold. Mr. Castillo was in favor of starting with the pavers at the pool area and parking lot and asked if the proposal included the basketball courts. Mr. Langley replied it included the basketball and tennis courts, the parking lot and pool area. Mr. Shah asked if there was epoxy at the pool area. Mr. Hall stated that there was paint on the steps. Mr. Shah asked if pressure washing would remove the paint. Mr. Langley must look at the paint but it should be repainted. The product should be able to remove algae without stripping off the paint. Mr. Langley stated that the slope of the stairs was not graded properly and was holding water; therefore, mold would always be an issue but the product would keep it from permeating. Dr. Spiro asked about the top and bottom of the stairs and the slide.

Mr. Langley referred to a picture showing the areas that were black. Adding a concrete leveler was suggested. Mr. Hall explained that water pools and seeps through the pavers, remains there and turns them green. When kids block the water on the slide, the water runs down the walkway, down the steps and picks up the mold that sits in between the cracks and flows down the steps. Every few days, the mold must be removed. Mr. Hall suggested removing the paver landings and some of the base material, filling it with cement and then putting the pavers back in so that moisture would no longer come through.

The Board was considering only applying the product on the pool pavers, as a first step, or Phase 2. A more detailed analysis would be considered at the Sunshine Board for further discussion at the next CDD meeting. Mr. Shah requested pictures of how the pavers would look after six months or one year.

Mr. Shah suggested using Glass-On at the intersection of Cory Lake Boulevard, as a test, as opposed to the Beach Club. Discussion ensued regarding color. Board consensus was to have darker pavers on the inside and lighter on the outside, at the intersection of Cory Lake Boulevard and the front of Cory Lake Drive, as a test. Pressure washing would occur in the daytime and the product would be applied at night. Small signs would indicate test area hours and the company name.

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

In response to a question from Mr. Woodards about the roof, Mr. Adams stated that the contractor could provide an estimate; the contact information was on the proposal.

**TENTH ORDER OF BUSINESS**

**Discussion/Update Regarding Installation of Radar Sign with Camera and Communication Package**

Mr. Adams recalled that, last month, a \$14,000 proposal was provided for Envera’s portion of the camera integration program. The cost included two cameras with 5 megapixels, one mounted to the radar sign and another approximately 100’ to 150’ upstream of the camera, the idea being to take a photo once the radar was triggered above the speed limit. The actual speed would be recorded. As the vehicle drove by, a license plate camera would capture the license plate. The picture could be enlarged enough to determine who was driving the vehicle and the tag number. The new radar sign would be approximately \$3,000 and must be 110-volt capable.

In response to a question from Dr. Spiro, Mr. Adams stated that the existing sign may be kept and moved around. The next step was to identify where to place the sign. Power was already available by the lift station but trenching would be required where the current sign was, as well as internet and a modem. The run for power was estimated at \$500. Envera would run the trench and conduit but an electrician must pull the wire and make the connections. Frontier, the Verizon carrier, would charge \$60 for the installation and \$120 per month for service. Envera would charge \$375 per month to monitor and document through their software program when the radar is tripped and photos are taken. A full report would be emailed. Frontier would charge \$120 per month for internet service. The price included unlimited image retrieval.

In response to a question from Mr. Castillo, Dr. Spiro stated that the Board discussed a three-step process. The first step would be to send a letter, along with a picture. Step two would be to go to the person’s home. Step three would be to post the information on the CDD boards to make everyone aware of the process.

With regard to enforcement, Mr. Adams stated that the CDD would have a database and, as reports were received, they would have the ability to cross check for previous violations. First offenders would receive a warning notice, with a copy of the report and a request to slow down. For a second violation, the notice might be delivered by a Tampa police officer who would reiterate the need to slow down. The penalty for a third violation must be determined.

Mr. Shah inquired about the camera warranty. Mr. Adams indicated five years.

Dr. Spiro stated, to put it in perspective, the District used to spend about \$25,000 per year on extra police officers. In this case, it would spend about the same, the first year but, after the initial expense, the cost would be approximately \$6,000 per year.

**On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Envera Systems proposal, for affixing cameras to the radar board and electricity, in a not-to-exceed amount of \$18,000, and an ongoing monitoring charge of \$500 per month, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of Proposal to Expand Gym**

Mr. Hall recalled that Cornerstone Construction (Cornerstone) bid \$39,000 for remodeling.

Dr. Spiro recalled that the 33% increase in space was marginally rejected by residents, at \$100,000; subsequently, Cornerstone proposed to complete the expansion for \$39,000, with two bathrooms, on one side of the gym. A Cory Lakes resident, who is an interior designer, could complete the project for under \$50,000.

Mr. Woodards preferred Cornerstone’s bid for \$39,000, subject to obtaining the plan for a gym across the street.

Mr. Shah did not feel that a 33% expansion was enough and requested plans to build a facility across the street.

In response to a question from Mr. Castillo, Mr. Hall stated that the server, plumbing and electric would be relocated and there would be two bathrooms.

Staff was directed to obtain proposals from Cornerstone, for \$39,000 and the resident, for \$50,000, for the gym expansion.

**ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Appraisal for Vacant Land**

Mr. Adams advised that there was no new information regarding the appraisal and, if the Board decided to proceed, a new appraisal may be necessary.

This item would be discussed further under Other Business.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Mr. Chang had no update on the speed table proposals.

Dr. Spiro stated if you drive down South Village and make a left at the Carrollwood Community Center, down the road, you would see the speed tables being discussed.

Mr. Chang stated that Slow Steve installed the speed tables. Dr. Spiro asked if Slow Steve bid on the project. Mr. Chang did not think that Slow Steve wanted to bid on the project, as he felt that speed tables were a waste of time and money. Drivers do not slow down for them and time the way they hit them.

Dr. Spiro inquired about the cost for the speed tables in Carrollwood. Mr. Chang would ask his contacts in Hillsborough County.

**B. Office Administrator**

Ms. Darby reported that more of the Envera database was completed. Barcodes were entered manually. Envera sent mailers to residents advising that two evening meetings would be held, from 6:00 p.m., to 8:00 p.m., to show them how to use the website for the security system. The meeting dates would be confirmed prior to sending an e-blast.

Dr. Spiro suggested creating a project management spreadsheet. Mr. Adams stated that, initially, Envera had a Gantt chart for project milestones, which was evolving. Dr. Spiro requested the chart for the Sunshine Board.

Mr. Hall advised that construction was about one week behind.

Ms. Darby stated that the Fall Festival would be held on Saturday and private events were scheduled for almost every weekend in November.

Discussion ensued regarding the Race for a Place, in November. Mr. Shah stated that almost 200 RSVPs were received.

In response to a question from Dr. Spiro, Ms. Darby stated that there was a lot going on and stressed the importance of open communication with regard to the transition to Envera and the new security company. Mr. Hall stated that the guards were reluctant to use the US Security System until Envera comes online, even though it was still available to them; therefore, the guards were looking up residents on a printed list, which was time consuming and lines were backing up. Training was necessary for the stopgap system that the CDD had in place. Mr. Adams felt that, once Envera was online, it would be much easier for the guards, who were familiar with it. Dr. Spiro hoped that, by the next Board Meeting, the issues would be settled.

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

#### **C. Facilities Manager**

Mr. Hall presented his report. He obtained a proposal from Creative Sign & Designs for the sign in front of the Beach Club, in the amount of \$4,058.

**On MOTION by Mr. Castillo and seconded by Dr. Spiro, with all in favor, the Creative Sign & Designs proposal, for a replacement Beach Club sign, in a not-to-exceed amount of \$4,058, was approved.**

Mr. Hall reported that, on Saturday, a lightning strike knocked out power to most of the community. There was no power at the guardhouse so the gates malfunctioned and remained open and vehicles were speeding through. The gate company and the DSX company had to bypass the communications on the gate in order to recognize the barcodes and grant entrance. In the meantime, cars were routed through the visitor's gate and IDs were checked. One resident

did not want to wait and, when the visitor gate opened, several cars tried to piggyback through and the last car was hit by the gate as it was closing. The resident insinuated that it was closed on purpose but staff was trying to push the button so that the gate would remain open. Photographs were provided. The gate was not damaged. A sign would be placed at the gate indicating “No piggybacking” or “Gate closes after each vehicle”.

Dr. Spiro noted that “No Trespassing” signs were installed around the ponds.

With regard to the inquiry about netting for the hockey field, Dr. Spiro’s concern was that the fence was constantly broken. Mr. Hall indicated that the fence was last replaced about two years ago. It is a commercial grade fence. Generally, Plexiglas is installed. Mr. Hall pushed the fence back, several times but players were slap shooting hockey pucks into it so it bows out. Mr. Hall would research the types of netting available.

With regard to hiring a part-time janitorial person, Mr. Hall stated that the pool attendants cannot perform any functions outside of the pool, for liability reasons. Even when fully staffed, the entire budget for pool attendants was not utilized; therefore, Mr. Hall wanted to hire someone, part-time, to open and clean the pool in the morning, clean the windows on the outside of the building, keep the tennis courts blown off, pick up trash and perform light maintenance.

The Board concurred.

Regarding street tree trimming, Mr. Hall confirmed with Scott that trees were down. Water must recede a little, for a more accurate scope. Mr. Woodards stated that trees were hanging over the lake and, in some areas, one tree was in the lake. Mr. Hart and Mr. Woodards would inspect the area and take photographs.

Dr. Spiro inquired about the status of the kitchen. Mr. Hall stated that someone purchased the equipment but was not responsive about picking it up. The equipment must be removed before new tables could be installed and the space laid out. No payment was received and the purchaser was given a deadline of next Friday; otherwise, the equipment would be disposed of in another manner.

Dr. Spiro asked if the Christmas lights were on track. Mr. Adams replied affirmatively. The vendor would begin wrapping items at the clubhouse this week and adding greenery. The goal was to have the clubhouse lit on Friday, October 28. The remainder of the community would be lit on the Friday after Thanksgiving.

Mr. Hall stated that sand would be added to the beach this week. The water must recede before work begins on the seawall.

Discussion ensued regarding Mr. Hall's request for reclinata palm tree maintenance. Dr. Spiro stated that the trees were not on CDD easements. The reclinata trees on the corners were not being trimmed properly and the CDD was expected to maintain them because they appeared to be CDD trees; however, they were on private property. Dr. Spiro suggested that the CDD obtain permission to place easements on the trees, on private property; the CDD would own the trees and maintain them. Homeowners would not be able to remove them. Mr. Adams stated that the CDD cannot maintain trees on private property. Dr. Spiro suggested POA enforcement. Mr. Adams agreed. Mr. Hall stated that the main complaint was the tree on the corner of Cachet, which was hanging over the sidewalk, and asked if Landscape Maintenance Professionals, Inc., (LMP) could trim the tree.

Mr. Hall stated that staff was working with LMP, daily. The site supervisor quit when Mr. Hall cited their issues, which must be addressed. Steve, of LMP, was on site, daily, for the past few weeks. A new person was brought in to perform the site supervisor's duties, such as weeds and missing plants. Mr. Hall stressed the severity of the situation to Mr. Scott Carlson, Vice President and General Manager, and gave him one month to make serious improvements.

Mr. Adams noted much improvement from last month.

Mr. Castillo stated that the grass at the Beach Club looked terrible; it was full of weeds. Mr. Hall noted that the same person keeps repeating the same mistakes and was using equipment that was killing the grass and smashing it into the mud. Mr. Adams stated that the turf in the front must be replaced. It was replaced last year but grass does not grow in the shade. Another option might be considered.

Dr. Spiro recalled that the Board recommended approval of the LMP proposal to trim street trees, twice per year, for \$30 per tree, if a bucket truck was required. A bucket truck would be utilized when 10 or more trees require trimming. There was no cost to trim by foot.

Mr. Shah suggested opening the Sunshine Board on Thursday at 9:00 p.m., on the last day. Dr. Spiro stated that a computer was required and must be available to the public. Upon further discussion, the Sunshine Board would be open from October 24 through November 15, with Tuesdays and Thursdays until 9:00 p.m.

**On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, amending the prior motion to approve Landscape Maintenance Professionals, Inc., proposal, for street tree trimming, twice per year, to \$30 per tree, if a bucket truck was required and free tree trimmings, by foot, and authorization for the Chair to execute, were approved.**

**D. District Manager**

Mr. Adams stated that accruals were being finalized for the prior fiscal year and audit work would begin in November.

**ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. A.J. Forbes, Security Committee Chair, reported the following:

➤ Envera and Alert transition

Mr. Forbes reported that a fourth person was necessary. Guards were working by themselves, with no supervision. Last night, at 8:00 p.m., the gate was open and the guard asked him how to close it. Mr. Forbes told her to call her supervisor. Guards should train with a supervisor for one to three days and be instructed about the community.

➤ Speeding

Mr. Forbes stated that top speeds were often 30 to 45 miles per hour. Tampa Police Department was notified. Residents were not happy about being ticketed but officers were doing what was necessary.

➤ Security Committee

Mr. Forbes inquired about a meeting to discuss monitoring the activity of the guards and keep them in check. He was not sure if officers were reading the Post Orders.

Mr. Castillo suggested that the Alert supervisor and Mr. Hall attend Security Committee meetings to open the lines of communication. Mr. Adams stated that the Alert supervisor could attend the meetings as a vendor working for the CDD staff; however, if Mr. Hall could not attend, he would not want the security supervisor to attend, either. Mr. Woodards suggested changing time of the Security Committee meetings to accommodate Mr. Hall and the vendor.



Dr. Spiro suggested that the Security Committee provide a mission statement to the Board, for approval.

**FOURTEENTH ORDER OF BUSINESS****Committee Reports****A. Finance**

There being no report, the next item followed.

**B. Landscape Aquascape Facilities**

Mr. Rich Carpenter, a LAF Committee Member, stated that the LAF Committee heard that a seawall was being built and asked if the plans were reviewed by the District Engineer to ensure that the erosion problem would be resolved once and for all. Dr. Spiro stated that Tanya's structural engineer reviewed the seawall.

In response to a question, Dr. Spiro indicated that an additional \$10,000 was approved for holiday lights but it was never used. Mr. Adams confirmed that, in Fiscal Year 2016, \$22,000 was allocated. For Fiscal Year 2017, the amount was increased to \$25,000. The new decorator required one-half, or \$12,500, up front and the other \$12,500 would be paid when the decorations were removed. Decorations would be stored for the following year.

**C. Other**

This item was not discussed.

**TWELFTH ORDER OF BUSINESS****Other Business**

Dr. Spiro addressed the following issues:

1. *Reclinata Tree Easements*

Dr. Spiro reiterated his idea to have an easement on private property and assume responsibility for the reclinata trees. The structure of the lot would be changed; therefore, City approval would be necessary. Mr. Adams stated that the CDD would have an easement and the homeowner would be the underlying property owner. He suggested a non-exclusive easement that could be reverted. Mr. Hall estimated 20 trees. Dr. Spiro estimated a cost of \$1,000 to \$2,000 per easement. Mr. Adams stated that, once the easement document was created, a survey must be performed to create a sketch and legal description of the easement itself. Then, letters

must be sent to the homeowners. Each easement must be recorded. Mr. Adams felt it would be easier for the POA to be more aggressive with enforcing standards.

The Board concurred with Staff obtaining an estimate for the easements.

2. *LED Signs*

Dr. Spiro would attend a City Council meeting, next week, to obtain permission for LED signs. No issues were anticipated with the request.

3. *Gym Water Fountain*

Mr. Hall had the water fountain to install in the gym.

4. *Gym Survey*

Dr. Spiro stated that the gym survey was very complicated; there were so many options. A new gym was to be built on the field across from the clubhouse but no estimates were obtained, which made it difficult to discuss. The field on the land across the creek, referred to as LAC, must be developed and the gym must be built but there were no specs. If the LAC were turned into green space, it would not be sold and the CDD would not have the funds to build the new gym. Mr. Castillo suggested building the gym on half of the land and selling the other half, for \$750,000. Dr. Spiro asked if \$750,000 would be one-half of the \$1.5 million appraisal amount or if the dynamics would change. Mr. Adams stated they would change, slightly but not significantly. Mr. Shah suggested selling half of the land, leaving the other half as green space and building the gym across the street. Dr. Spiro stated that capital outlay would be required to build the building. Mr. Adams stated that a loan could be obtained. Dr. Spiro stated that the LAC could become a park or 15 homes would be built. Mr. Shah stated that, at an average of \$155 per square foot, the cost for a 4,500 square foot gym would be \$700,000. Mr. Woodards pointed out the \$200,000 in revenue from the homes. Mr. Castillo stated that a parking lot must be built. Dr. Spiro felt that the "half LAC" idea was creative. Mr. Castillo stated that there would be homes and a clubhouse/gym, and cars would be going in and out; residents would be upset. Mr. Shah felt that the wording on the survey was very important. Mr. Woodards recommended only giving residents one option.

5. *Volleyball Court*

Mr. Shah inquired about the status of the Volleyball Court. Mr. Hall stated that, when it rained, the area in the back turned into a swamp. Although the court would have been level, it

would have been under water; therefore, moving the court to the front made sense. The 20" grade must be removed, leveled and reinforced, on one side. The other side, where the step off was located, must be "smoothed out" to prevent injuries. The cost for the extra site work would be \$5,000, which increased the price from \$16,000 to \$21,000. Mr. Shah suggested obtaining additional bids for the site work. Mr. Adams noted that there were contractors working in the neighborhood that might be interested, which would avoid the cost of mobilization.

**On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, authorization for the Facilities Manager to spend not-to-exceed \$2,000 to level the site of the sand volleyball court, was approved.**

Discussion returned to the survey. Mr. Woodards felt that providing more than one option would be confusing. The \$200,000 annual income could be used to build a building on the land, with a nice gym. Mr. Shah questioned the certainty of a 55 plus community. Dr. Spiro stated that the facility would not be built until the community was completed. Mr. Castillo stated that the landowner gave his son the "green light" to begin making money on the land.

Discussion ensued about retaining the green space, which some residents had a deep concern for. Mr. Shah stated that there would be green space across the creek. Dr. Spiro felt that residents should be made aware of the alternative so they would approve. Mr. Shah suggested increasing assessments to build the gym. Dr. Spiro suggested the option of a \$200 per home assessment, for five years. Mr. Shah stated that he would be a very active participant in the survey when it was placed on the Sunshine Board.

### **THIRTEENTH ORDER OF BUSINESS**

### **Public Comments (*non-agenda items*)**

Mr. Steven Hancz, a resident, suggested a Halloween house decorating contest and requesting a recycling bin from the County, for the pool area. He also suggested replacing the existing basketball court with a facility that includes an indoor basketball court. Dr. Spiro stated that extending the basketball court in the other direction would provide enough room for a gym and indoor basketball court; the back strip would have a hallway/cubby area. Mr. Hancz

recommended changing the hours for the fountain at the end of Cory Lake Boulevard to 6:00 a.m., to 11:00 p.m. The Board concurred. Mr. Hancz reported that guards were allowing residents who did not want to purchase barcodes to enter through the visitor lane. Also, on Sunday, there were signs at the clubhouse for a commercial entity and for flag football, which he removed because he did not think they were approved. Mr. Hancz asked if the CDD had a rule regarding signs. Dr. Spiro stated that permission was required for signs on CDD property.

Mr. Carpenter suggested notifying residents about LMP trimming the street trees. Dr. Spiro stated that an email would be sent to residents and a notice would be placed in the Islander.

**FOURTEENTH ORDER OF BUSINESS                      Supervisors' Requests**

Mr. Woodards requested that Mr. Hall speak to the security supervisor about guards not allowing residents without barcodes through the resident gate. Mr. Hall stated it would be reinforced that residents who do not have a barcode must show their driver's license and wait in line.

- **Consideration of Officer Structure**  
*\*\*\*This item was an addition to the agenda.\*\*\**

Mr. Woodards pointed out that Dr. Spiro's term was expiring next month and asked about nominating a Vice Chair.

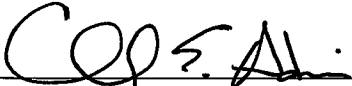
Mr. Adams presented Resolution 2017-1 for the Board's consideration. He stated that, currently, Dr. Spiro served as Chair, the Vice Chair position was vacant, the remainder of the Board served as Assistant Secretaries, Mr. Adams as Secretary and Mr. Wrathell as Treasurer.

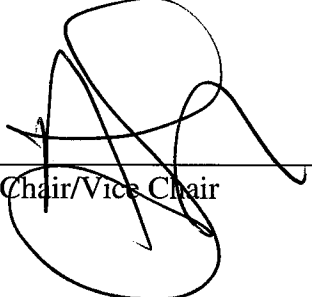
Mr. Woodards nominated Mr. Castillo as Vice Chair. There were no other nominations.

**On MOTION by Mr. Shah and seconded by Dr. Spiro, with all in favor, Resolution 2017-1, Electing Officers of the District, as nominated, was adopted.**

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair