

**CORY LAKES**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

**November 17, 2016**

**Cory Lakes Community Development District**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

November 10, 2016

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on **Thursday, November 17, 2016 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*agenda items*) [3 minutes per speaker]
4. Approval of Minutes
  - A. **October 20, 2016** Regular Meeting
  - B. **October 28, 2016** LAF Committee Meeting
  - C. **October 24, 2016 – November 15, 2016** Sunshine Board (*to be provided under separate cover*)
5. Acceptance of Unaudited Financial Statements as of September 30, 2016
6. Continued Discussion: Speed Table Proposals
7. Discussion/Consideration: Gym Upgrade Proposals
8. Discussion: Cost to Pursue Assuming Responsibility for Neighborhood Entry Reclinata Tree Maintenance and Replacement
9. Staff Reports
  - A. District Engineer
  - B. Office Administrator
  - C. Facilities Manager
  - D. District Manager

10. Committee Reports
  - A. Security
  - B. Finance
  - C. Landscape Aquascape Facilities
  - D. Other
11. Other Business
12. Public Comments (*non-agenda items*)
13. Supervisors' Requests
14. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

1 **MINUTES OF MEETING**  
2 **CORY LAKES**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the Cory Lakes Community Development District’s Board of  
6 Supervisors was held on **Thursday, October 20, 2016 at 6:00 p.m.**, at the **Cory Lake Beach**  
7 **Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**  
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9 **Present at the meeting were:**

10		
11	Dr. A. Cyril Spiro	Chair
12	Jorge Castillo	Vice Chair
13	Bob Woodards	Assistant Secretary
14	Sudhir (Sid) Shah	Assistant Secretary
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16 **Also present were:**

17		
18	Chuck Adams	District Manager
19	Phil Chang	District Engineer
20	John Hall	Facilities Manager
21	Wendy Darby	Office Administrator
22	David Langley	Glass-On Stone & Pavers
23	A.J. Forbes	Resident, Security Committee Member
24	Rich Carpenter	Resident, LAF Committee Member
25	Brad Cook	Resident
26	Steven Hancz	Resident
27	Residents	
28		
29		

30 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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32 Dr. Spiro called the meeting to order at 6:00 p.m., and noted, for the record, that  
33 Supervisors Spiro, Woodards and Shah were present, in person. Mr. Castillo was not present at  
34 roll call. One seat was vacant.  
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36 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

37  
38 Dr. Spiro stated that Mr. Richard Carpenter resigned as Chair of the LAF committee. Mr.  
39 Carpenter had various concerns about the CDD and complaints about how the CDD handled

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

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

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

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

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

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

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

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

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

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**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
78 Joyce Hepscher**

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

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**FIFTH ORDER OF BUSINESS**

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

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

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

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

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

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

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

DRAFT

122 **SIXTH ORDER OF BUSINESS** **Approval of Minutes**

123  
124 **A. September 15, 2016 Public Hearing and Regular Meeting**

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

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

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

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

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

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

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

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**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.**

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**SEVENTH ORDER OF BUSINESS**

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

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

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

153

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

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**EIGHTH ORDER OF BUSINESS**

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

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

170 references and the projects they completed. The contractor should know how to maintain the  
171 flows, whether by pumping or diversion of water. The initial cost was approximately \$400 per  
172 linear foot, which was \$40,000 for the smaller structure and \$60,000 for the larger one. The  
173 prior District Engineer estimated \$100,000 for the smaller structure and \$200,000 for the larger  
174 one. The Structural Engineer had not completed the design, so the numbers would change but  
175 estimated \$100,000 for the total project cost. A survey was requested so that the walls would be  
176 built to the same elevations as the height or depth of the current walls and there would be no  
177 permitting issues. Mr. Chang's firm had surveyors but the nearest ones were in Port Charlotte.  
178 Instead of providing a proposal, he spoke to two local surveyors in the Tampa Bay area. One  
179 surveyor quoted \$9,000, which was high; D.C. Johnson & Associates (D.C. Johnson) quoted  
180 \$1,900 for the same type of survey. Mr. Chang worked with D.C. Johnson, who mainly handled  
181 projects for Pasco County, as well as developers, and recommended that the Board approve the  
182 proposal for D.C. Johnson, in the amount of \$1,900.

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

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

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

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

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

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

**Consideration of Glass On Sealing  
Proposal**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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301 **TENTH ORDER OF BUSINESS**

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

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303 **DRAFT**  
304  
305 Mr. Adams recalled that, last month, a \$14,000 proposal was provided for Envera's  
306 portion of the camera integration program. The cost included two cameras with 5 megapixels,  
307 one mounted to the radar sign and another approximately 100' to 150' upstream of the camera,  
308 the idea being to take a photo once the radar was triggered above the speed limit. The actual  
309 speed would be recorded. As the vehicle drove by, a license plate camera would capture the  
310 license plate. The picture could be enlarged enough to determine who was driving the vehicle  
311 and the tag number. The new radar sign would be approximately \$3,000 and must be 110-volt  
312 capable.

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

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

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

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

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

**DRAFT**

**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.**

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**ELEVENTH ORDER OF BUSINESS**

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

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

348 Dr. Spiro recalled that the 33% increase in space was marginally rejected by residents, at  
349 \$100,000; subsequently, Cornerstone proposed to complete the expansion for \$39,000, with two  
350 bathrooms, on one side of the gym. A Cory Lakes resident, who is an interior designer, could  
351 complete the project for under \$50,000.

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

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

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

358 Staff was directed to obtain proposals from Cornerstone, for \$39,000 and the resident, for  
359 \$50,000, for the gym expansion.

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361 **ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Appraisal for Vacant Land**

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

366 This item would be discussed further under Other Business.

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368 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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370 **A. District Engineer**

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

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

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

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

380 **B. Office Administrator**

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

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

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

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

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

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

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

402 **C. Facilities Manager**

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

406 **On MOTION by Mr. Castillo and seconded by Dr. Spiro, with**  
407 **all in favor, the Creative Sign & Designs proposal, for a**  
408 **replacement Beach Club sign, in a not-to-exceed amount of**  
409 **\$4,058, was approved.**

410  
411 Mr. Hall reported that, on Saturday, a lightning strike knocked out power to most of the  
412 community. There was no power at the guardhouse so the gates malfunctioned and remained  
413 open and vehicles were speeding through. The gate company and the DSX company had to  
414 bypass the communications on the gate in order to recognize the barcodes and grant entrance. In  
415 the meantime, cars were routed through the visitor’s gate and IDs were checked. One resident  
416

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

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

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

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

433 The Board concurred.

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

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

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

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

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

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

464 Mr. Adams noted much improvement from last month.

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

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

473 Mr. Shah suggested opening the Sunshine Board on Thursday at 9:00 p.m., on the last  
474 day. Dr. Spiro stated that a computer was required and must be available to the public. Upon  
475 further discussion, the Sunshine Board would be open from October 24 through November 15,  
476 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.

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**D. District Manager**

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

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**ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

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**A. Security**

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

- 493 ➤ Envera and Alert transition

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

- 498 ➤ Speeding

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

- 502 ➤ Security Committee

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

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

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

512

513 **FOURTEENTH ORDER OF BUSINESS**

**Committee Reports**

514 **A. Finance**

515 There being no report, the next item followed.

516 **B. Landscape Aquascape Facilities**

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

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

526 **C. Other**

527 This item was not discussed.

528

529 **TWELFTH ORDER OF BUSINESS**

**Other Business**

530

531 Dr. Spiro addressed the following issues:

532 1. *Reclinata Tree Easements*

533 Dr. Spiro reiterated his idea to have an easement on private property and assume  
534 responsibility for the reclinata trees. The structure of the lot would be changed; therefore, City  
535 approval would be necessary. Mr. Adams stated that the CDD would have an easement and the  
536 homeowner would be the underlying property owner. He suggested a non-exclusive easement  
537 that could be reverted. Mr. Hall estimated 20 trees. Dr. Spiro estimated a cost of \$1,000 to  
538 \$2,000 per easement. Mr. Adams stated that, once the easement document was created, a survey  
539 must be performed to create a sketch and legal description of the easement itself. Then, letters

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

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

543 2. *LED Signs*

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

546 3. *Gym Water Fountain*

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

548 4. *Gym Survey*

549 Dr. Spiro stated that the gym survey was very complicated; there were so many options.

550 A new gym was to be built on the field across from the clubhouse but no estimates were  
551 obtained, which made it difficult to discuss. The field on the land across the creek, referred to as  
552 LAC, must be developed and the gym must be built but there were no specs. If the LAC were  
553 turned into green space, it would not be sold and the CDD would not have the funds to build the  
554 new gym. Mr. Castillo suggested building the gym on half of the land and selling the other half,  
555 for \$750,000. Dr. Spiro asked if \$750,000 would be one-half of the \$1.5 million appraisal  
556 amount or if the dynamics would change. Mr. Adams stated they would change, slightly but not  
557 significantly. Mr. Shah suggested selling half of the land, leaving the other half as green space  
558 and building the gym across the street. Dr. Spiro stated that capital outlay would be required to  
559 build the building. Mr. Adams stated that a loan could be obtained. Dr. Spiro stated that the  
560 LAC would become a park and 150 homes would be built. Mr. Shah stated that, at an average of  
561 \$155 per square foot, the cost for a 4,500 square foot gym would be \$700,000. Mr. Woodards  
562 pointed out the \$200,000 in revenue from the homes. Mr. Castillo stated that a parking lot must  
563 be built. Dr. Spiro felt that the "half LAC" idea was creative. Mr. Castillo stated that there  
564 would be homes and a clubhouse/gym, and cars would be going in and out; residents would be  
565 upset. Mr. Shah felt that the wording on the survey was very important. Mr. Woodards  
566 recommended only giving residents one option.

567 5. *Volleyball Court*

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

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

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**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.**

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

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

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595 **THIRTEENTH ORDER OF BUSINESS**                      **Public Comments (*non-agenda items*)**

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598 Mr. Steven Hancz, a resident, suggested a Halloween house decorating contest and  
 599 requesting a recycling bin from the County, for the pool area. He also suggested replacing the  
 600 existing basketball court with a facility that includes an indoor basketball court. Dr. Spiro stated  
 601 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

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

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

610

611 **FOURTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

612

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

617 **▪ Consideration of Officer Structure**

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

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

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

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

625

**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.**

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631 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

LAF minutes from meeting Friday, 10/28/16

Meeting called to order at 10:33am.

Trimmings left in roadways from trees worked on by LMP - Dennis will take photos.

Motion to recommend re-sodding grass directly in front of clubhouse. Motion Rich. Dennis 2<sup>nd</sup>. Unanimously approved.

Motion to recommend mowing and weed treatment along the CLI fence along Branchton Road. Motion Rich. 2<sup>nd</sup> Dennis. Approved unanimously.

Motion to recommend the lanterns that remain dirty be cleaned at both entrances. Motion Rich. 2<sup>nd</sup> Dennis. Unanimously approved.

Motion to recommend the replacement of palm trees (5 total) that are dying/declining at the Morris Bridge entrance intersection with Morris Bridge road. Motion Rich. 2<sup>nd</sup> Dennis. Unanimously approved.

Motion to recommend adding more street lighting by either or both increasing the brightness of the present light fixtures or adding more light fixtures to both entrances and all along Cory Lake Drive due to more residents walking in the streets. Motion Dennis. 2<sup>nd</sup> Stephanie. Motion passed by 2 in favor, one against.

Motion to recommend all island monument lighting be adjusted so that street names can be read easily over landscaping. Motion Stephanie. 2<sup>nd</sup> Dennis. Approved unanimously.

Motion to recommend that lighting be added to Capri Isle monument. Motion Rich. 2<sup>nd</sup> Dennis. Unanimously approved.

Motion to recommend cleaning pavers from Bermuda to Martinique due to some kind of oil or other leakage. Motion Stephanie. 2<sup>nd</sup> Rich. Unanimously approved.

Future of the LAF committee - Motion to move the discussion of this topic until the December meeting. Motion Stephanie. 2<sup>nd</sup> Dennis. Approved unanimously.

Motion to change LAF meeting date and time for November to Friday, Nov 18<sup>th</sup> at 12:30 pm. Motion Stephanie. 2<sup>nd</sup> Dennis. Approved unanimously.

Meeting adjourned at 11:37 am.

Dr. Cyril Spiro, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2016**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 1996	Debt Service Series 2013	Debt Service Series 2013A-1	Capital Projects	Capital Projects Series 2015	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 352,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,573
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	12,940	-	-	-	-	-	12,940
SunTrust - debit card	2,272	-	-	-	-	-	2,272
MMK account	1,023,886	-	-	-	-	-	1,023,886
Investments							
Revenue	-	270,847	95,391	88,179	-	-	454,417
Reserve	-	58,000	51,024	250,854	-	-	359,878
Redemption	-	2,489	-	-	-	-	2,489
Prepayment	-	16,145	-	10,539	-	-	26,684
Sinking	-	299	-	-	-	-	299
Construction	-	-	-	-	3,401	-	3,401
Due from other	3,435	-	-	-	-	-	3,435
Due from other funds							
Capital projects: 2015	56,812	-	-	-	-	-	56,812
Deposits	23,183	-	-	-	-	-	23,183
Prepaid expense	18,041	-	-	-	-	-	18,041
Assessments receivable	-	-	-	-	-	-	-
Total assets	\$ 1,495,998	\$ 347,780	\$ 146,415	\$ 349,572	\$ 3,401	\$ -	\$ 2,343,166
<b>LIABILITIES</b>							
Accounts payable	\$ 136,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,248
Due to other funds							
General	-	-	-	-	-	56,812	56,812
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	136,571	-	-	-	-	56,812	193,383
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Total deferred inflows of resources	-	-	-	-	-	-	-
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,365	-	-	-	-	-	23,365
Restricted for:							
Debt service	-	347,780	146,415	349,572	-	-	843,767
Capital projects	-	-	-	-	3,401	(56,812)	(53,411)
Assigned							
3 months working capital	457,896	-	-	-	-	-	457,896
Renewal & replacement	311,100	-	-	-	-	-	311,100
Unassigned	567,066	-	-	-	-	-	567,066
Total fund balances	1,359,427	347,780	146,415	349,572	3,401	(56,812)	2,149,783
Total liabilities and fund balances	\$ 1,495,998	\$ 347,780	\$ 146,415	\$ 349,572	\$ 3,401	\$ -	\$ 2,343,166

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Adopted Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 1,779,635	1,776,675	100%
Interest and miscellaneous	3,463	27,181	25,000	109%
<b>Total revenues</b>	<u>3,463</u>	<u>1,806,816</u>	<u>1,801,675</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	800	9,000	12,000	75%
Payroll services	85	724	600	121%
Payroll taxes - FICA	61	689	900	77%
Payroll taxes - unemployment	-	-	325	0%
District management	4,583	55,000	55,000	100%
Assessment roll preparation	417	5,000	5,000	100%
Bond amortization schedule fee	-	-	1,500	0%
Disclosure report	-	1,000	3,000	33%
Trustee	-	10,182	8,254	123%
Audit	-	6,400	4,200	152%
Arbitrage rebate calculation	-	-	2,500	0%
Legal - general counsel	2,080	8,629	10,000	86%
Engineering	3,840	13,773	10,000	138%
Insurance: general liability & public officials	-	25,721	26,700	96%
Insurance: worker's compensation	-	6,291	-	N/A
Legal advertising	871	1,488	3,000	50%
Bank fees	86	157	200	79%
Dues & licenses	-	175	175	100%
Postage	206	2,013	-	N/A
Office supplies	26	654	-	N/A
Tax collector	-	32,061	74,028	43%
Contingencies	-	577	500	115%
<b>Total Administrative</b>	<u>13,055</u>	<u>179,534</u>	<u>217,882</u>	82%
<b>Debt service</b>				
Notes payable - Soave Group - DS	-	21,733	21,733	100%
<b>Total Debt service</b>	<u>-</u>	<u>21,733</u>	<u>21,733</u>	100%
<b>Field operations</b>				
<b>Utilities</b>				
Communication	1,136	13,893	11,683	119%
Website	180	1,157	1,020	113%
Streetlights	26,000	145,848	131,821	111%
Electricity	11,123	61,778	73,000	85%
Propane	-	-	400	0%
Water, sewer & irrigation	2,047	13,627	15,000	91%
Solid waste removal	619	6,477	5,694	114%
Sewer lift stations	150	1,800	3,500	51%
<b>Total Utilities</b>	<u>41,255</u>	<u>244,580</u>	<u>242,118</u>	101%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
Security operations				
Security staffing contract services	39,156	274,712	230,500	119%
Security staffing contract services - other	210	210	8,000	3%
Contractual maintenance	5,755	17,095	9,180	186%
Total Security operations	<u>45,121</u>	<u>292,017</u>	<u>247,680</u>	118%
Field office administration				
Field manager	3,654	43,846	75,000	58%
Office administrator	5,570	72,076	46,852	154%
Payroll taxes	706	9,191	12,960	71%
Seasonal decorations	(2,552)	16,910	17,000	99%
Beach club office equipment	406	3,936	4,075	97%
Beach club office supplies	315	2,303	3,000	77%
Beach club gym supplies	245	2,948	1,500	197%
Guard office equipment	626	1,057	1,000	106%
Guard office supplies	190	1,332	2,000	67%
CMMS license & support	-	-	1,068	0%
Community events coordinator	5,000	27,450	49,992	55%
Community events supplies	22	20,496	30,000	68%
Special residential mailing	-	235	3,000	8%
Pool & beach club attendants	-	9,273	44,000	21%
Total Field office administration	<u>14,182</u>	<u>211,053</u>	<u>291,447</u>	72%
Landscape maintenance				
Landscaping	42,600	255,600	265,000	96%
Mulch	-	49,300	56,000	88%
Beach sand	-	2,336	4,500	52%
Annuals & seasonal plant installation	-	3,300	9,000	37%
Plant replacement	-	27,507	40,000	69%
Sod replacement	-	8,504	10,000	85%
Well maintenance - irrigation	474	1,478	6,000	25%
Irrigation - maintenance	346	11,470	12,500	92%
Tree removal	-	10,500	25,000	42%
Lake & pond maintenance	4,204	56,229	45,000	125%
Total Landscape maintenance	<u>47,624</u>	<u>426,224</u>	<u>473,000</u>	90%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Adopted Budget	% of Budget
Facilities maintenance				
Outside facilities maintenance	4,410	39,087	35,000	112%
Car and cart repairs and maintenance	122	2,493	4,500	55%
Cleaning	1,378	14,701	15,000	98%
Pest control	300	1,800	2,000	90%
Barcode database	-	694	2,500	28%
Security gate maintenance & repair	2,023	11,962	7,500	159%
Security technology repairs	-	-	2,500	0%
Security gate maintenance & repair - other	214	674	2,500	27%
Monuments & signs	1,664	7,354	5,000	147%
Fountains	-	-	7,000	0%
Storm water drainage	-	8,824	10,000	88%
Storage	-	1,412	1,500	94%
Street sweeping	-	-	1,500	0%
Recreation equipment maintenance & repair	1,467	10,408	20,000	52%
Building equipment maintenance & repair	4,821	24,190	20,000	121%
Pressure washing	1,750	22,400	15,000	149%
Paver repairs	-	39,556	45,000	88%
Clear & repair monument lanterns	158	207	2,500	8%
Commercial window cleaning	-	-	2,500	0%
Total Facilities maintenance	<u>18,307</u>	<u>185,762</u>	<u>201,500</u>	92%
Facilities maintenance (pool)				
Pool maintenance	4,000	22,397	22,900	98%
Pool repairs	-	12,537	10,000	125%
Pool heater utilities	100	10,131	18,540	55%
Pool permit	-	275	575	48%
Pool contingency	-	356	2,500	14%
Total Facilities maintenance (pool)	<u>4,100</u>	<u>45,696</u>	<u>54,515</u>	84%
<b>Total Field operations</b>	<u>170,589</u>	<u>1,405,332</u>	<u>1,510,260</u>	93%
<b>Infrastructure reinvestment</b>				
Capital improvement program	45,715	80,327	51,800	
Total Infrastructure reinvestment	<u>45,715</u>	<u>80,327</u>	<u>51,800</u>	155%
<b>Total Expenditures</b>	<u>229,359</u>	<u>1,686,926</u>	<u>1,801,675</u>	94%
Excess/(deficiency) of revenues over/(under) expenditures	(225,896)	119,890	-	
Fund balance - beginning (unaudited)	<u>1,585,323</u>	<u>1,239,537</u>	<u>1,216,009</u>	
Fund balance - ending (projected)				
Assigned				
3 months working capital	450,419	450,419	450,419	
Unassigned	909,008	909,008	765,590	
Fund balance - ending	<u>\$ 1,359,427</u>	<u>\$ 1,359,427</u>	<u>\$ 1,216,009</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 1996  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 154,303	155,909	99%
Prepaid assessments	-	46,811	-	N/A
Interest income	2	23	-	N/A
Total revenues	<u>2</u>	<u>201,137</u>	<u>155,909</u>	129%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal 1996A	-	100,000	100,000	100%
Principal prepayment	-	55,000	-	N/A
Interest 1996A & B	-	48,994	49,413	99%
Total debt service	<u>-</u>	<u>203,994</u>	<u>149,413</u>	137%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,767	6,496	43%
Total other fees & charges	<u>-</u>	<u>2,767</u>	<u>6,496</u>	43%
Total expenditures	<u>-</u>	<u>206,761</u>	<u>155,909</u>	133%
Excess/(deficiency) of revenues over/(under) expenditures	2	(5,624)	-	
Fund balances - beginning	347,778	353,404	346,304	
Fund balances - ending	<u>\$ 347,780</u>	<u>\$ 347,780</u>	<u>\$ 346,304</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 129,023	128,850	100%
Interest income	1	8	-	N/A
Total revenues	<u>1</u>	<u>129,031</u>	<u>128,850</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	20,000	20,000	100%
Interest	-	80,819	80,819	100%
Total debt service	<u>-</u>	<u>100,819</u>	<u>100,819</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,324	5,369	43%
Total other fees & charges	<u>-</u>	<u>2,324</u>	<u>5,369</u>	43%
Total expenditures	<u>-</u>	<u>103,143</u>	<u>106,188</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	1	25,888	22,662	
Fund balances - beginning	<u>146,414</u>	<u>120,527</u>	<u>118,030</u>	
Fund balances - ending	<u><u>\$ 146,415</u></u>	<u><u>\$ 146,415</u></u>	<u><u>\$ 140,692</u></u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 528,527	530,193	100%
Prepaid assessments - off roll	-	9,453	-	N/A
Interest income	2	27	-	N/A
Total revenues	<u>2</u>	<u>538,007</u>	<u>530,193</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	410,000	410,000	100%
Principal prepayment	-	10,000	-	N/A
Interest	-	97,696	98,102	100%
Total debt service	<u>-</u>	<u>517,696</u>	<u>508,102</u>	102%
<b>Other fees &amp; charges</b>				
Tax collector	-	9,521	22,091	43%
Total other fees & charges	<u>-</u>	<u>9,521</u>	<u>22,091</u>	43%
Total expenditures	<u>-</u>	<u>527,217</u>	<u>530,193</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	2	10,790	-	
Fund balances - beginning	349,570	338,782	281,303	
Fund balances - ending	<u>\$ 349,572</u>	<u>\$ 349,572</u>	<u>\$ 281,303</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	3,401	3,401
Fund balance - ending	\$ 3,401	\$ 3,401

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2015  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year to Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>665</u>	<u>167,660</u>
Total expenditures	<u>665</u>	<u>167,660</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (665)	 (167,660)
 Fund balance - beginning	 <u>(56,147)</u>	 <u>110,848</u>
Fund balance - ending	<u><u>\$ (56,812)</u></u>	<u><u>\$ (56,812)</u></u>

**CORY LAKES**

Community Development District  
Series 1996A (CUSIP: 221034AC5)

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	8,793.75	8,793.75
05/01/2016	100,000.00	8.375%	8,793.75	108,793.75
11/01/2016	-	-	4,606.25	4,606.25
05/01/2017	110,000.00	8.375%	4,606.25	114,606.25
<b>Total</b>	<b>\$210,000.00</b>	<b>-</b>	<b>\$26,800.00</b>	<b>\$236,800.00</b>

**CORY LAKES**

Community Development District  
Series 1996B (CUSIP: 221034AH4)

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	17,587.50	17,587.50
05/01/2016		8.375%	15,912.50	15,912.50
11/01/2016	-	-	15,912.50	15,912.50
05/01/2017	380,000.00	8.375%	15,912.50	395,912.50
<b>Total</b>	<b>\$380,000.00</b>	<b>-</b>	<b>\$65,325.00</b>	<b>\$445,325.00</b>

**CORY LAKES**  
Community Development District  
Series 2013 Bonds  
\$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	20,000.00	5.000%	40,659.38	60,659.38
05/01/2016	-		40,159.38	40,159.38
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38

**CORY LAKES**  
 Community Development District  
 Series 2013 Bonds  
 \$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
<b>Total</b>	<b>\$1,405,000.00</b>	<b>-</b>	<b>\$1,521,803.13</b>	<b>\$2,926,803.13</b>

Beach club gym supplies

## CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### Debt Service Schedule

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015			49,051.00	49,051.00
05/01/2016	410,000.00	2.710%	49,051.00	459,051.00
11/01/2016			43,495.50	43,495.50
05/01/2017	425,000.00	2.710%	43,495.50	468,495.50
11/01/2017			37,736.75	37,736.75
05/01/2018	435,000.00	2.710%	37,736.75	472,736.75
11/01/2018			31,842.50	31,842.50
05/01/2019	445,000.00	2.710%	31,842.50	476,842.50
11/01/2019			25,812.75	25,812.75
05/01/2020	460,000.00	2.710%	25,812.75	485,812.75
11/01/2020			19,579.75	19,579.75
05/01/2021	470,000.00	2.710%	19,579.75	489,579.75
11/01/2021			13,211.25	13,211.25
05/01/2022	485,000.00	2.710%	13,211.25	498,211.25
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,620,000.00	-	\$454,738.00	\$4,074,738.00

**From:** [Chuck Adams](#)  
**To:** [Daphne Gillyard](#)  
**Subject:** FW: Cory Lakes CDD items  
**Date:** Thursday, November 10, 2016 12:58:44 PM

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Please include this email under Engineer's report.

thanks

Best Regards

Chuck Adams  
Director of Operations  
Wrathell, Hunt and Associates, LLC  
(239) 464-7114 (cell)

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**From:** Phil Chang [mailto:pc@johnsoneng.com]  
**Sent:** Thursday, November 10, 2016 12:14 PM  
**To:** Chuck Adams <adamsc@whhassociates.com>  
**Subject:** Cory Lakes CDD items

Chuck,

I have 3 meetings in conflict next Thursday night, including Cory Lakes. If you need me there, I may be able to show up by about 7:30 or 8:00pm. Otherwise, here's some information that I can share with you to provide to the Board.

Our survey folks are working on the proposal for those landscape easements and I'll get that to you once I have it.

The structural engineer might have some preliminary drawings to me (for the drainage structures) by tomorrow and I can forward those to you when I get them.

I did meet with John Hall last week to go over the issue related to the paver stone landing at the steps in the pool area and did discuss some possible solutions which John can explain to the Board.

I don't think I have anything else new. The decorative concrete contractor that I contacted a few weeks back has not returned my calls/emails so I'm not sure how responsive he would have been considering my current experience with him ...

Let me know if you want me to still come to the meeting even if it's later in the evening.

Thanks.

**Phil Chang, P.E.**

Branch Manager

**JOHNSON ENGINEERING, INC.**

17900 Hunting Bow Circle, Suite 101

Lutz, FL 33558

(727) 534-4852 Cell

(813) 751-2656 Direct

(813) 909-8099 Office

(239) 334-3661 Fax

[pchang@johnsoneng.com](mailto:pchang@johnsoneng.com)

[www.johnsonengineering.com](http://www.johnsonengineering.com)

# Cory Lakes Community Development District

Facilities Manager

November 2016, Activity Report

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## BEACH CLUB

1. Cleaned bugs from around the windows.
2. Replaced curtain tieback hook
3. Tampa Bay Pressure washing pressure washed outside of Beach Club
4. Added sand and graded beach area
5. Verizon installed back up ISP
6. Replaced 2 bad bulbs in the dock lights. Reset tripped GFCI
7. Repaired two broken bar stools.

## Pool

1. Suncoast pools is working on the slide maintenance. Replaced one touch pad on a heater.
2. Poolworks finished delivering furniture.
3. Imageworks finished painting project.
4. Adjusted hinges on gates.
5. Repaired wire on gate latch.

## PLAYGROUND

- 1.

## GYM

1. Kept gym clean, stocked and weights put away.

## LANDSCAPING

1. LMP replaced bad roses in planters behind Beach Club.
2. Started trimming CDD palms.
3. Installed new mulch at pocket parks and pool.
4. Cleared area for Capri Isle sidewalk project.
5. Worked on cleaning Morris Bridge Rd islands. Cut backs of plants.

### LAKE MANAGEMENT

1. 10/18/16- Treated grassy areas out in pond and picked up trash.
2. 10/19/16- Treated plankton algae on the pond
3. 10/21/16- Treated shoreline grasses and cleaned lake outflow structure
4. 10/26/16- Treated shoreline grasses and algae.
5. 11/3/16- Treated shoreline grasses and algae.
6. 11/10/16- Treated grasses and algae.

### SECURITY

1. Working with Alert services to train new guards on CLI post orders and policies.
2. Working with Envera to install and incorporate security systems.
3. Pulled speed reports and changed batteries in radar units weekly.

### OTHER ACTIONS

1. Replaced 3 Speed limit signs around Cory Lakes and installed two on speed signs.
2. Replaced lights on Morris Bridge monument
3. Hung and removed event banners by gates
4. Programmed digital signs at Beach Club
5. Electric today repaired outlets along East and West Cory Lake Blvd for Christmas lighting install.
6. R&R started hanging Christmas lights
7. Family fence installed add on to fence in Capri Isle.
8. Set up for Fall Festival, helped out during and cleaned up after.
9. Changed times on fountains to turn off at 11pm and on @ 6am
10. Painted pvc sign posts brown.
11. Set up and cleaned up for community yard sale event.
12. Secured windscreens on old tennis courts.
13. Repaired pressure switch for well on East CLB
14. Replaced bad 240 breaker for well on West CLB
15. Repaired latch on MB pedestrian gate.
16. Site Masters is starting grading and leveling of Volleyball court.
17. R&B concrete is starting dumpster pad and Capri Isle sidewalk projects.
18. Replaced lights at Cross Creek monument/ tower
19. Reset timers for daylight savings throughout community
20. Brick paving systems still working on troubled areas on Cross Creek entrance.

### Cross-Creek Security Gatehouse

1. Replaced a/c filter and checked drain line

### Morris Bridge Security Gatehouse

1. Replaced router at Morris Bridge guardhouse. Had Access Central configure resident gate to operate over the weekend.
2. Adjusted resident gate arm.
3. Replaced a/c filter and checked drain line.

### Action Plan for Dec.

- \* Complete all approved projects that are in process.
- \* Finish cleaning and painting of sconce lights
- \* Find supplier and acquire quote to replace top and kick rails on hockey rink
- \* Come up with a mounting system to mount netting on hockey rinks.
- \* Train new assistant on job requirements



**Cory Lakes CDD**  
10441 Cory Lake Dr  
Tampa, FL 33647  
813-924-4673  
CLCDDFM@gmail.com  
**Attn: John Hall**

**Oct 25, 2016**

**Re: Isle of Cachet bridge and monuments**

John,

Thank you for the opportunity to submit this proposal concerning your upcoming project referenced above. Please find below our scope of work and proposal price to complete the paint work.

**Scope of Work:**

The areas/items to be repaired/painted include the following:

Isle of Cachet Monuments:

Will continue two-tone color scheme, basic repaint.

Bridge to neighborhood:

Bubbling from water intrusion will be removed, any cracks will be patched, will have a basic repaint after repairs to new color.

**Preparation Specifications:**

This proposal is for pressure wash, paint work, and minor wall repair. All cracks to be filled with a silicone or elastomeric caulk to prevent water intrusion.

**Material Specifications:**

All specified areas/items requiring spot priming (concrete repair) to receive 1 spot applied coat of Sherwin-Williams latex primer. All specified concrete areas to be painted will receive 1 coat Loxon Conditioner and 1 coat of SW Resilience Satin.

**Base Prices including all Labor and Materials as described above:**

**Isle of Cachet bridge & monuments** **\$2850**

ImageWorks Painting will carry and provide owner with all appropriate Liability and Workers Compensation Insurance. All prices set forth include all labor and materials.

**Payment Terms:** ImageWorks Painting, Inc. does not take any form of deposit or down payment for jobs under \$10,000. Jobs over \$10,000 require a 33% down payment. We ask for payment within 14 days of job completion.

We sincerely appreciate your consideration of ImageWorks Painting, Inc. and hope to work with you on this project. If you have any questions regarding this proposal, please feel free to call me at 813-695-6986.

Sincerely,  
Justin Nesselroad



RB Concrete Services, Inc

P.O. Box 630  
 Dover, FL 33527  
 Ph/Fax 813-759-1817

# Quote

Date	Quote No.
11/8/2016	1048

John Hall, (Facilities Manager)  
 Cory Lake Community Development District  
 10441 Cory Lake Drive  
 Tampa, FL 33647

Project Information
Cory Lake Community Tampa, FL 33647

Description	Qty	Rate	Total
DEMOLITION AND DISPOSAL; FORM, PLACE AND FINISH CONCRETE:			
Basketball Court (9' x 6')		466.00	466.00
17909 St. Croix St. (82' x 5')		3,433.00	3,433.00
17915 St. Croix St. (21' x 5')		945.00	945.00
17908 St. Croix St. (12' x 5' & 6' x 5')		950.00	950.00
17904 St. Croix St. (12' x 5')		690.00	690.00
17902 St. Croix St. (Grinder)		266.00	266.00
Island: Cachet & CLD (14' x 5'; 9' x 6'; 7' x 4')		1,350.00	1,350.00
17905 Cachet (Grinder)		266.00	266.00
17907 Cachet (Grinder)		266.00	266.00
17909 Cachet (Grinder)		266.00	266.00
Bridge to Island at Cachet Entrance (65' x 5' & 20' x 5')		3,866.00	3,866.00
Island (Grinder in 3 places & Demolition 38' x 5')		2,370.00	2,370.00
17914 Cachet (16' x 5')		720.00	720.00
17912 Cachet (Grinder in 2 places)		500.00	500.00
17908 Cachet (14' x 5' & 6' x 5')		900.00	900.00
17906 Cachet (Grinder)		266.00	266.00
Discount: Grinder Credit		-1,800.00	-1,800.00
		<b>Total</b>	<b>\$15,720.00</b>

We appreciate your business.

## CONSTRUCTION SERVICES PROPOSAL

**TO:** John Hall  
**(Client)** Cory Lake CDD  
10441 Cory Lakes Dr  
Tampa, FL 33647

**FROM:** Eric Meister  
**(Cornerstone)** Cornerstone Solutions Group

**DATE:** November 4, 2016

**SUBJECT:** **Clubhouse Fitness Room and  
Kitchen Renovations**

**Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:  
(Detailed Proposal by CSI division available upon request)**

Item #	Description	Cost
1	<p><b>Labor and Materials to construct new mail Kiosk</b></p> <p>Engineering/Design drawings and permit fees: Cost to provide structural &amp; MEP engineering, and estimated permit Fees</p> <p style="text-align: right;"><b>\$6,750</b></p> <p>Kitchen area: remove old flooring, install new quarry tile and base. Install FRP on all walls. Remove old grease trap, install new 1,000gal grease trap on exterior of building, and replace conditions to preconstruction state. ( in addition to prior proposal for rolling door and electrical Improvements.</p> <p style="text-align: right;"><b>\$19,750</b></p> <p>Fitness Room: Demolish existing restrooms. Terminate Ladies Room plumbing and cap. Construct 2 new unisex restrooms and utility closet. Install tile flooring in new restrooms, install rubber flooring in gym areas. Add new storefront window to exterior. Includes modifications to EXISTING HVAC and Electrical systems, but does not include new equipment, panels, etc</p> <p style="text-align: right;"><b>\$39,950</b></p>	
<b>Total Price for all Items :</b>		<b>\$66,450</b>

**Clarifications:**

- Price is based on regular working hours (no nights or weekends)
- Price is for work listed above only and does not include driveway, sidewalks, curb, asphalt or underground utilities. Additional work will be subject to change order.
- Permit fees are estimates only and will be reimbursed by Owner.
- Price does not include any Hazardous materials testing/removal if any is discovered.
- Price does not include permanent Utility Connection Fees, i.e.(Water, sewer, electric, gas, phone, cable).
- Pricing for Builder's Risk Insurance is excluded

## ACCEPTANCE AND AUTHORIZATION TO PROCEED

### 1. Pre-Payment

The Client will make an initial payment of \$0.00 30 days prior to service commencement in order to release materials. This pre-payment shall be held by Cornerstone Solutions Group, Inc. and applied to the final invoice for the project services.

### 2. Payment Schedule

2.1 When professional services relating to the design and permitting process are performed for a fixed fee, fees shall be billed monthly for the project portion completed to the billing date. Full payment of the fixed fee associated with that permit application or deliverable shall be due to Cornerstone Solutions Group, Inc. prior to the submission of each permit application and/or deliverable to the respective governmental agency(s) or Client/Owner.

2.2 Client/Owner shall be billed for any additional reproduction expenses beyond what is described in the Scope of Work.

2.3 Client/Owner agrees to carefully read all billing invoices/statements and promptly notify Cornerstone Solutions Group, Inc. in writing of any claimed errors or discrepancies within fifteen (15) days from the date of the invoice/statement. If Cornerstone Solutions Group, Inc. does not hear from Client in writing, it is presumed that Client/Owner agrees with correctness, accuracy, and fairness of the billing invoice/statement. Payment is then due within 30 days of receipt of invoices unless draw schedule above indicates other.

2.4 Should the scope of the work be increased, Client agrees to an increase in the fee based on the increased responsibility assumed, time to be expended, and liability to be incurred.

3. This Proposal/Agreement is open for acceptance by Client within 30 days of dated agreement on page one, after which it will be withdrawn by Cornerstone Solutions Group, Inc. and may be subject to re-negotiation.

4. If Engineering Services are to be provided, Cornerstone Solutions Group will provide, through an agreement with a licensed engineer, structural engineering for the project.

5. This Proposal/Agreement satisfactorily sets forth Client's entire understanding of the agreement. Please sign the enclosed copy of this agreement in the space provided and return it to Cornerstone Solutions Group, Inc. as authorization to proceed with the work.

### 6. CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE

ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

7. Owner/Client Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the attached Cornerstone Solutions Group, Inc. Business Terms and Conditions. I also acknowledge that I have read, understand, and agree to the Cornerstone Solutions Group, Inc. Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name & Title*

\_\_\_\_\_  
*Representing (Name of Firm)*