

**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, November 17, 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
Sudhir (Sid) Shah	Assistant Secretary

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Wendy Darby	Office Administrator
A.J. Forbes	Resident, Security Committee Member
Rich Carpenter	Resident, LAF Committee Member
Steven Hancz	Resident
Jeanne Mairn	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:04 p.m., and noted, for the record, that Supervisors Spiro, Castillo and Shah were present, in person. Supervisor Woodards was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro did not win the election for City Council and asked for consideration to fill Seat 4, which was vacant.

Dr. Spiro attended the second hearing of the City Council for the legislative change of the City's rules and laws regarding electronic signs. The law was changed and would allow the CDD to install electronic signs at the entrance to the community, within the CDD gates, on a private roadway.

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

Ms. Jeanne Mairn, a resident, stated that the Cross Creek sign needed cleaning. It was black above "Cory Lake Isles". She asked if the monument would be decorated for the holidays. Dr. Spiro replied affirmatively.

Mr. Rich Carpenter, a resident and LAF Committee Member, clarified that, in the October minutes, on Lines 46 through 48, pictures were shown of the pool area where grass clippings were blown into the mulch and blown out with a blower. On Morris Bridge Road, grass clippings were blown into the street. The landscape contractor, Landscape Maintenance Professionals, Inc., (LMP), was supposed to mow with mulching mowers but was not. There was no mulch around the palm trees. Lines 551 to 565 referred to discussion about a proposed area of houses behind the fence and an area off of Morris Bridge Road where land would be sold. In Lines 559 to 560, Dr. Spiro stated, "LAC would become a park and 150 homes would be built." 150 homes would not fit into that area. Mr. Adams explained that two different subjects were discussed; 150 homes were proposed and the LAC property had two different appraisal amounts, \$750,000 and \$1.5 million. Dr. Spiro clarified that there were 15 homes, not 150 and it could either be a park or 15 homes.

Mr. Steven Hancz, a resident, requested that the office remain open during private functions.

Ms. Mairn asked if the security gate was operating. She was expecting a plumber but no one called in advance and the plumber showed up at her door. Ms. Mairn was told that the guards waved them through. Dr. Spiro stated that the guard from the new security company did not follow protocol and voiced concern because the prior company was terminated for not following protocol. Mr. Hall stated that this issue was addressed with the new security company. Mr. Hancz noticed that the Cross Creek gatehouse was dark and no one was there. The Supervisor from Alert Protective Services (Alert) did not know what happened. According to the attendant at Cross Creek, the guard knew that the drivers were residents and allowed them access because the camera system was not working.

Dr. Spiro recalled that the Cross Creek sign was recently painted. Mr. Hall stated that the sign was painted but not the lettering. Mr. Hall cleans the letters on all monuments, twice each year, during the pressure washing.

Regarding private functions, Ms. Darby would ensure that the office remained open but private party signs were posted to deter people from entering the office. The sign advised residents to call the office if there were fingerprint and other access problems. This matter would be discussed, further, under the Office Administrator report.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. October 20, 2016 Regular Meeting

Dr. Spiro presented the October 20, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following change was made:

Line 560: Change “would become a park and 150 homes” to “could become a park or 15 homes”

Regarding Mr. Carpenter’s question, Dr. Spiro recalled that, at a prior meeting, LMP stated that a man was taking pictures of a worker when he was mowing the grass and the worker asked his Supervisor what to do. The Supervisor advised the worker to continue working. The Board received the grass mowing pictures at a subsequent meeting. The picture provided by Mr. Carpenter, at this meeting, was different than prior pictures.

B. October 28, 2016 LAF Committee Meeting

Dr. Spiro presented the October 28, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. October 24, 2016 – November 15, 2016 Sunshine Board (to be provided under separate cover)

Dr. Spiro presented the October 24, 2016 – November 15, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the October 20, 2016 Regular Meeting Minutes, as amended, and the October 28, 2016 LAF Committee Meeting and October 24 – November 15, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2016

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2016. October accruals for September expenses were anticipated. A budget amendment was not necessary

SIXTH ORDER OF BUSINESS

Continued Discussion: Speed Table Proposals

Mr. Adams stated that the District Engineer was trying to locate a contractor who would submit a proposal, given the unique and small scope.

Dr. Spiro stated that Tampa Palms and Compton Park had pavers with cement speed tables. There were paved walkways with cement, throughout the University of South Florida (USF).

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Gym Upgrade Proposals

Mr. Hall presented a proposal from Cornerstone Construction (Cornerstone), for the gym expansion, in the amount of \$66,450.

Dr. Spiro asked why the proposal was dated November 4. Mr. Hall replied that Cornerstone provided a verbal price before providing a labor scope. Dr. Spiro requested that future proposals be placed on the Sunshine Board immediately, for discussion purposes.

In response to Mr. Hall's question, Dr. Spiro did not receive any quotes. Cornerstone constructed the steps that fell apart. Mr. Hall was hesitant to hire Cornerstone because of the conditions and shortcuts to save costs. J-Bolt Construction (J-Bolt), submitted a higher quote because the bathrooms were not ADA compliant.

Dr. Spiro stated that Cornerstone's quote included permitting and a kitchen proposal. If the bathrooms were made ADA compliant, Dr. Spiro wanted the entire kitchen to be re-done. Mr. Hall stated that no one purchased the oven. The kitchen must be remodeled to bring it to code; the cost would be \$10,000 to \$15,000. Dr. Spiro stated that the gym could not be expanded without making the bathrooms ADA compliant. Mr. Hall stated that Cornerstone did not address any ADA issues, even though they were informed, and voiced concern that

Cornerstone would request additional money, once they pulled the permit and realized that the bathrooms needed to be ADA compliant.

Dr. Spiro stated that the gym was \$40,000, plus \$15,000 for the bathrooms, which totaled \$55,000. In response to Dr. Spiro's question, Mr. Hall replied that the \$19,750 for the kitchen was for cooking purposes, with the proper tile and walls. Mr. Shah stated that there were no countertops. Mr. Hall stated that cabinets and countertops were not included and there must be stainless steel cabinets and non-porous countertops. Dr. Spiro stated that Cornerstone submitted an incomplete proposal. Mr. Hall noted that the kitchen had the correct appliances, such as the hood but not the appropriate tile, wall and cabinets, a quote was being obtained. In response to Mr. Shah's question, Mr. Hall replied that fire sprinklers were not necessary because the capacity was not over 300 people.

Mr. Shah asked who was the running the café. Dr. Spiro replied that Dash of Salt N Pepper (Dash) was under contract. In response to Mr. Shah's question, Mr. Adams replied that residents could bring food for birthday parties but not large events, and surmised that the Board wanted a fully functional kitchen, so that the vendor could operate. Dash must re-present to the Board, as their contract expired. Dr. Spiro asked if there were other contractors. Mr. Hall replied no, most contractors want new builds, not reconstruction. Mr. Adams would try to secure proposals. Dr. Spiro favored rebuilding, which did not require ADA compliant bathrooms. Mr. Shah suggested asking Kamir to provide an assessment and to recommend contractors.

Dr. Spiro recalled that, at the last meeting, Mr. Hancz suggested rebuilding the gym between the basketball court and the landscaping facility. Mr. Shah suggested obtaining a land survey. Mr. Hancz clarified that his suggestion was to replace the existing basketball court with a facility that included an indoor basketball court. Mr. Hall stated that there must be parking. Dr. Spiro suggested parking behind the tennis courts. Mr. Castillo liked the idea of a multi-function facility. Dr. Spiro suggested obtaining quotes for a gym, a gym plus a basketball court and a gym plus a full court gym and classes, to compare to the gym expansion proposal. Mr. Shah volunteered to work with Mr. Hall. Dr. Spiro requested that information be provided to the Sunshine Board.

EIGHTH ORDER OF BUSINESS

Discussion: Cost to Pursue Assuming Responsibility for Neighborhood Entry Reclinata Tree Maintenance and Replacement

Mr. Adams stated that the cost would be \$1,500 per location; \$1,200 for the District Engineer to prepare a survey, with a sketch and legal to sell the property to the District. For \$300, District Counsel would prepare a deed and record each location. There would be 25 locations, if all residents agreed. Dr. Spiro estimated a cost of \$37,500 for all locations. Mr. Hall stated that half of one property was owned by the District and the other half by the homeowner. Mr. Adams stated that the survey and deed must still be prepared. Mr. Hall stated that the owner complained about the trimming because the trees buffer the noise from the Beach Club. Dr. Spiro suggested surveying the residents for their opinions. Mr. Adams would send a letter to the residents, requesting a response. Mr. Hall stated that five joint property owners do not want the trees trimmed. Dr. Spiro asked about dead or missing trees. Mr. Hall replied that existing trees were included and, if a tree died, a determination would be made about why it died because, if a soil based disease killed the tree, the soil must be replaced before replanting. A St. Croix resident had a fountain, versus a tree. In response to Mr. Shah's question, Mr. Adams replied that, if a resident did not want their tree maintained, the District must try to balance the continuity of maintenance.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Adams stated that the District Engineer provided a written report and a \$3,240 proposal, from Universal Engineering Sciences (Universal), to study the soil underneath the drainage structures. This work was recommended as part of the drainage structure project. In response to Dr. Spiro's question, Mr. Adams replied that this expenditure would be paid out of Capital Outlay and explained that engineers who specialize in structural design do not specialize in geotechnical work. Dr. Spiro stated that the District Engineer should have informed the Board about the soil analysis at the inception of the project. Mr. Adams stated that, along with the signed and sealed design plans, the soil analysis would be included in the submittal to the County.

On MOTION by Dr. Spiro and seconded by Mr. Castillo, with all in favor, the Universal Engineering Sciences proposal to provide geotechnical services for the reconstructed stormwater structures, in a not-to-exceed amount of \$3,240, to be paid out of Capital Outlay, was approved.

B. Office Administrator

Ms. Darby stated that there was a large turnout for the Fall Festival and positive feedback was received. A rummage sale was also held.

Ms. Darby worked with Envera on the transfer of resident information into the new system. Two orientation meetings were held with Envera; 40 to 50 residents attended each meeting. Dr. Spiro recalled requesting a project management spreadsheet from Envera, at the last meeting. Mr. Adams emailed Envera's schedule to the Board. The system was live but Envera was tweaking the program.

Mr. Hall stated that Envera was finalizing the Post Orders, gate operations, training the guards and ensuring that all equipment was working, as installed, and running parallel with the existing system, for failsafe purposes. Until the system was 100%, the current vendors would not be terminated. The next phase was securing the Beach Club, pool house and gym with security cameras and fingerprint scanners, which would have an in-house database. Mr. Adams stated that the next phase was a retrofit and would be completed quickly, versus the gates, which was new installation. In response to Dr. Spiro's question, Mr. Adams anticipated that the system would be 100% operational by the next meeting. Mr. Shah asked about the rover. Mr. Hall replied that the rover should be around the community but for two days, the vehicle was not working. The fuel pump, which was under warranty, was replaced.

Dr. Spiro stated that Race for a Place was this Saturday. Mr. Hall stated that Mr. and Mrs. Nash handled everything. There would be additional security guards to assist with parking. Volunteers would park cars and shuttle people from overflow parking areas. Over 100 residents registered. Mr. Hall would be onsite at 5:00 a.m.

Dr. Spiro and Mr. Castillo complimented Ms. Darby on her quick response to telephone calls and emails.

Dr. Spiro favored holding events during office hours. Ms. Darby stated that the office was closed on Sunday, even though the Beach Club was open from 12:00 p.m., to 6:00 p.m. Dr.

Spiro proposed posting a sign saying, "*Private Event – Community Office Matters Only*". Mr. Hall stated that Mr. Hancz arrived at 12:30 p.m., and Ms. Darby was handling a matter at the pool.

Mr. Castillo asked if residents complained about security. Ms. Darby replied that the guards were expected to perform at a high standard and it would take time to perfect the system. Ms. Darby and Mr. Hall were working with Alert, on a daily basis. Mr. Castillo requested that Alert Supervisors be aware of any backups. Mr. Hall spoke with Alert, on Friday night, regarding backups at the Morris Bridge Road gate. People were impatient about the requirement to show identification. Dr. Spiro stated that residents should be able to drive through the resident gate without showing identification. Mr. Hall stated that many residents refused to place barcodes on their vehicles. Dr. Spiro recalled that barcodes would not be used. Mr. Adams stated that the license plate reader was not operating at 100%.

Dr. Spiro was frustrated with Envera because the same problems, as with the prior vendor, were occurring. Mr. Adams suggested waiting 60 days following the technology implementation and new guard service and, if there was no improvement, changes could be made; learning curves should be expected with changing companies. Dr. Spiro requested that Alert managers be onsite, so Mr. Hall would not have to be called. Mr. Hall stated that residents called him to complain and he called Alert management. Dr. Spiro stated that, if there was a backup out to Morris Bridge Road, gate management should provide assistance. Mr. Adams stated that Alert was operating under an archaic system, which delayed processing guests; a new system would expedite the process. Mr. Hall stated that residents were not providing updated information. Alert guards who were experienced with the Envera system were using the prior system, which had different software.

Mr. Castillo stated that the Security Committee heard complaints from residents about guests showing up at their door without a call from the guard. Mr. Castillo agreed with waiting 60 days, after the technology was in place. In response to Mr. Castillo's question, Ms. Darby replied that the Envera system went live yesterday. Mr. Adams anticipated two to three weeks before the system was functional. Mr. Hall advised Alert to register guests into the new system and call the resident, versus allowing access without checking identification. Alert should have changed the Post Orders to start on the Phase 2 protocol.

Mr. Shah requested that a representative from Alert attend the next meeting. Mr. Adams would contact Alert's President, Mr. Jason Hamilton. Mr. Hamilton was concerned about the problems and was surprised that the guards were not following protocol. Mr. Hamilton emailed the Branch Manager to require that the guards follow protocol by calling residents. Mr. Hall asked Mr. Jerry Cushing, of Alert, to remove the current Site Supervisor, due to the Site Supervisor waving people in. One guard was removed from the property but returned and turned off the guardhouse lights. Mr. Cushing apologized and offered to provide coverage, if no one was available, during shift change. Mr. Adams stated that Mr. Cushing was onsite. Dr. Spiro wanted the Managers to take more responsibility.

Dr. Spiro stated that Mr. David Langley, of Glass-On Stone & Pavers (Glass-On), tested the pavers at the intersection of Cory Lake Boulevard and Cory Lake Drive. Mr. Hall stated that the test was not complete. Dr. Spiro received pictures and inspected the area. Mr. Shah did not notice a difference. Mr. Hall stated that the sealer was not applied but the area was pressure washed. Mr. Shah noticed an oil slick. Dr. Spiro stated that Republic Services spilled oil, again, and the area with the Glass-On had small orange dots. Mr. Hall contacted Mr. Langley but he was busy. Dr. Spiro proposed using Glass-On, on half of the pressure washed area, for comparison purposes. Mr. Hall was disappointed that Glass-On did not seal immediately after the application because cars driving over the area left tire marks. Dr. Spiro negotiated with Mr. Langley because they wanted to charge for the test. In response to Mr. Shah's question, Dr. Spiro replied that the test would take six months and, in the meantime, the pool area and tennis court parking lot would be completed.

Mr. Hall stated that the parking spaces were not ADA compliant. The spaces were not wide enough, there was no unloading zone, no Statute sign and no handicapped decal. In order to obtain a decal, the space must be ADA compliant. There must be 29' per space. A minimum number of parking spaces were necessary. To widen the spaces, one parking space must be removed and another parking space added to meet the minimum requirements. Mr. Hall proposed that the District Engineer prepare a design to extend the parking lot and sidewalk and add a parking space. Mr. Hall was concerned that Tampa Police Department (TPD) could cite the District for having handicapped signs without being ADA compliant. Dr. Spiro stated that, if parking spaces were added across the street, the District would meet the minimum guidelines. Mr. Hall stated that a minimum number of parking spaces were necessary for each facility. Mr.

Adams recommended adding a parking space on the other side of the facility. Dr. Spiro suggested addressing this matter during the larger construction.

Dr. Spiro asked why Glass-On would be applied to the parking lot, before results of the test were known, and felt that the pool should be completed first. Dr. Spiro estimated \$25,000 to apply Glass-On at the pool and parking lots. Applying Glass-On to the entire community would be included in the Fiscal Year 2018 budget and could be funded through special assessments. According to the survey, residents were in favor of spending \$300,000, over three years, on the streets.

Dr. Spiro stated that the sidewalks were pressure washed and looked good. Mr. Hall stated that the loop, Bermuda, Canary, Martinique and part of St. Lucia were pressure washed. One side of St. Lucia could not be pressure washed because cars were parked on the sidewalk. Mr. Shah stated that Cachet was pressure washed today.

C. Facilities Manager

Mr. Shah asked about the volleyball court. Mr. Hall replied that the area was graded and Welch Tennis Courts, Inc., (Welch) was installing the courts for \$2,500. Mr. Shah asked if the courts would be completed in 30 days. Mr. Hall stated that Welch's Construction Supervisor was supposed to be onsite, tomorrow, to inspect the area and construction would begin after the holiday. It should take a few days to install the court, and then Welch would complete the final grading.

In response to Mr. Castillo's question, Mr. Hall indicated that the District was on a waiting list for the sea wall. Mr. Hall was waiting for it to stop raining and for water levels to drop.

Mr. Castillo asked if palm tree trimming commenced. Mr. Hall replied that the CDD trees were trimmed but resident tree pruning would not start until January. Pruning was scheduled for January and August. Dr. Spiro wanted to send an e-blast to residents before the pruning started. Mr. Hall would send the e-blast to clarify that pruning was not at the expense of homeowners. The only cost that residents would incur was if the tree was replaced. Mr. Castillo recalled that the pre-approved trees were queen, date and sabal palms.

Dr. Spiro spoke to Mr. Hall about the gate closing behind cars at the visitor's entrance when there was no guard at night. There was no signage saying "*Do not pass this point*" to deter tailgating. Mr. Hall stated that a stop sign was placed in front of the gate but a warning sign was

in process. Envera would like to move the gate to the front and place an articulating arm, at no charge to the District. The barrier arm would function similar to the resident lane; the metal gate opens, the articulating arm rises, the car goes through the articulating arm, the arm lowers and the metal gates close. Mr. Shah stated that the resident side gate was always open. Mr. Hall stated that the gates were supposed to be closed at night but they were not closed. This was addressed with Alert. The button to lock the gates open could be programmed to function from 10:00 p.m., to 6:00 a.m.

Mr. A.J. Forbes, Security Committee Chair, stated that moving the gate from back to front would not stop cars from tailgating, as two or three cars could proceed at the same time, and recommended posting "*No More Than One Car At This Point*" signs. Mr. Hall stated that no one reads the signs or stops at the stop sign. Mr. Shah recalled that the Board requested "*No Tailgating*" signs. Mr. Hall stated that "*No Tailgating*" signs were purchased for all three lanes but the posts had not arrived. The gate could not close behind cars with trailers at the kiosk. Dr. Spiro suggested that Envera install an override button that, when pushed, would allow the first car to enter, so that the second car could not tailgate. Mr. Hall stated that tailgating would always be an issue because, if a car gets close to the gate, the articulating arm would rise because the sensor would activate. Dr. Spiro stated that, if tailgating occurred, Envera could capture the license plate. Mr. Hall would speak to Envera about installing an override button, versus moving the entire gate.

Mr. Hall presented a proposal from RB Concrete Services (RB) to repair the sidewalk, from St. Croix to Cachet.

Dr. Spiro asked why the St. Croix to Cachet sidewalks were being grinded. Mr. Hall stated that the most complaints and threats of lawsuits were received from St. Croix and Cachet residents. Dr. Spiro asked about the amount of time to grind the concrete. Mr. Adams replied that it depends on the thickness of the concrete. Dr. Spiro felt that \$266, per grind, was excessive and asked if there was a Concrete and Sidewalk Repair List. Mr. Hall stated that a three-page list of sidewalks and curbs was created. Dr. Spiro asked if sidewalk repairs should be budgeted. Mr. Adams doubted it, as the District's street tree program was primarily palm trees, which have a tight root ball. Mr. Hall stated that oak trees caused the root damage to the sidewalks on Cachet and St. Lucia. RB said that, if they could lift the slab, remove the root and reset the slab, without breaking it, they would only charge for the concrete. Dr. Spiro suggested

an action plan, as there was \$150,000 in concrete sidewalk repairs. Mr. Castillo noted fluctuations in the cost per grind. Mr. Hall stated that some areas needed more preparation than others.

According to the budget, Dr. Spiro stated that \$300,000 was allocated for street cleaning and repairs; \$100,000 in each budget year and \$25,000 for sidewalks. Dr. Spiro suggested that the Board determine if spending \$25,000 for the next three years, to repair all sidewalks was a sufficient amount. Mr. Adams stated that the majority of the cost was for pressure washing roadways, sidewalks, gutters and parking lots and a small portion was for repairs and maintenance. Dr. Spiro recalled \$100,000 was budgeted for cleaning, \$25,000 for repairs and a reserve was for paver repairs. Mr. Adams recommended mapping all locations with a change in elevation of .5", which was considered a trip hazard, and marking the seam at the closest address with orange paint. The paint not only marks the location but identifies an issue for a walker. Prices could be based on the unit numbers in RB's proposal. Mr. Hall would negotiate the St. Croix to Cachet sidewalk price of with RB.

******The meeting recessed at 8:34 p.m.******

******The meeting reconvened at 8:46 p.m.******

Mr. Hall presented a \$10,000 tree proposal from LMP. In response to Dr. Spiro's question, trees were dying from diseases. Mr. Adams stated that \$25,000 was budgeted. Mr. Castillo recalled that the dying tree, by the monument exiting Morris Bridge Road, was planted several years ago. Mr. Hall stated that the soil had a disease but a tree could be replanted further back from the monument. Dr. Spiro wanted to know when the trees were planted, how long they survived and to see a picture of the dying trees. Mr. Hall stated that the trees were in the center islands, at the Morris Bridge Road entrance, and were a focal point, versus hidden trees. Mr. Castillo liked the appearance of the palms when they were healthy but recalled that dozens of trees were replaced by the Morris Bridge Road exit that were not warranted by LMP. Mr. Shah stated that this matter should have been addressed at the Sunshine Board and not at a Board meeting. Mr. Hall stated that the plants were already replanted.

Dr. Spiro asked if LMP or staff pointed out the dead trees. Mr. Hall addressed the dying palms with LMP but, when LMP was trimming, they pointed out two palms, at the Cross Creek entrance, which were infected with weevils. LMP was treating the trees with a pesticide, as well as the surrounding trees; however, a 35' tree must be planted to match the existing 35' trees.

Mr. Castillo stated that each 35' Washingtonian tree costs \$3,500. Mr. Shah asked why a tree was replanted where two trees died from disease. Mr. Hall replied that it depends on what killed the trees. Dr. Spiro requested pictures and asked if any other vendor would provide a warranty. Mr. Adams stated that a one-year warranty was standard, regardless of whether the tree died from Ganoderma, and recommended using nursery suppliers, versus paying a landscape company to use their supplier. Mr. Castillo preferred using a nursery supplier. Mr. Adams would provide a map of areas that need tree replacements and provide it to a nursery supplier or wholesaler.

Mr. Hall provided a \$2,850 proposal from Image Works to paint the Cachet bridge and monument. A cap on the monument was damaged by a branch and would cost \$2,000 to replace. Dr. Spiro asked about the Capri Isle monument. Mr. Hall replied that the final design was approved. Mr. Adams would send a deposit next week. Mr. Hall stated that the first design was not what was requested and had to be redone. In response to Mr. Shah's question, the Capri Isle monument would be painted the same color. When Image Works places the cap on the monument, Mr. Hall would negotiate the price for the monument. The majority of the \$2,850 was for the bridge. Mr. Shah stated that the paint on the new monument was fading and the bridge did not need to be painted. Mr. Hall recalled that the Board wanted the bridges the same color as the monuments. Mr. Adams stated that, in some areas, there was water intrusion.

Mr. Castillo noticed bubbles on columns at the Cross Creek exit. Mr. Hall stated that the crew that patched and painted, around the community, was fired because he was not happy with their work. The columns would be repainted. Mr. Castillo stated that the lights look good at the entrances and asked when the remaining lights would be installed. Mr. Hall stated that the lights were on the schedule; the cost would be \$2,000 to remove, clean, paint and reinstall 30 lights. There was the possibility of the contractor breaking the lights as they were cleaned. Some globes were starting to crack and would cost \$100 to replace.

Dr. Spiro requested that Ms. Darby send an e-blast regarding the Christmas holiday lighting contest before Thanksgiving. Mr. Hall recalled that Ms. Darby was waiting for the prize information. Dr. Spiro stated that the prizes were in the newsletter and suggested that Ms. Darby email the back page to residents.

D. District Manager

Mr. Adams stated the auditor was starting the field work for the audit and it should be completed by February or March.

Dr. Spiro requested that the Summary of Motions and Staff Directives be included in the agenda packages.

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

Dr. Spiro asked about incidents that occurred. Mr. Hall stated that burglaries were reported but, according to TPD, nothing was stolen and no case report was generated. Mr. Castillo read an email from a Police Lieutenant confirming that there were no burglaries in Cory Lakes. Two calls were coded as burglaries but, in both cases, they were not burglaries.

Dr. Spiro stated that Mr. Hall received a call about a Porta-Potty in the middle of the road and, when he responded and dragged the Porta-Potty to the side of the road, a homeowner was belligerent to him. The neighbor across the street called the police and the homeowner was unwilling to talk to the police. The Porta-Potty was ordered by the builder, who sent it to the wrong house. The homeowner previously tore down all of the District signs. Dr. Spiro stated that the homeowner should not be cursing at the Facilities Manager for trying to remove a Porta-Potty from the middle of the road and wanted to take action against the homeowner. Mr. Adams recommended that the Board not take action, as the police responded and there was documentation about the altercation; if the homeowner was involved in further altercations, the Board could take action. Mr. Hall contacted the owner of the Porta-Potty, United Site Services, and the Porta-Potty re-delivered to the construction site, down the street. Dr. Spiro advised Mr. Hall to contact security when approaching this homeowner in the future.

Dr. Spiro appreciated Mr. Forbes' assistance at the Fall Festival.

Mr. Forbes recalled that the homeowner had an altercation with a security guard and paperwork was filed. Dr. Spiro stated that the homeowner had a criminal past. Mr. Adams would speak with District Counsel about this matter to determine what legal action could be taken.

Dr. Spiro suggested that the Security Committee's October minutes be discussed at the Sunshine Board. He requested that Ms. Darby allow for the ability for individuals to create topics on the Sunshine Board.

B. Finance

Dr. Spiro did not receive the current P&L. He would continue serving on the Finance Committee, even if he was not appointed to the open seat.

Dr. Spiro stated that the open seat was advertised in the December *Islander* and candidates had until December 12 to submit resumes. The Board would receive the resumes, prior to the December 17 meeting. Candidates would present, at the December meeting, and the Board would make nominations.

C. Landscape Aquascape Facilities

Mr. Carpenter provided minutes from the October 28 LAF Committee meeting. Mr. Adams stated that the recommendations were routine in nature.

Dr. Spiro referred to the recommendation to add street lights by either increasing the brightness of the present light fixtures or adding more light fixtures to both entrances and along Cory Lake Drive. A vendor discussed changing the current lights to LEDs. Mr. Hall stated that the vendor disappeared. Mr. Greg Nielson recommended a vendor who counted the lights; however, boring was necessary under streets and driveways, which was a liability issue. Dr. Spiro suggested solar lights. Under the recently approved law, solar power would be collected throughout the day, the District could get paid for it and use the credit to power the lights at night. Mr. Hall stated that TECO could upgrade existing lights but the District must sign a ten-year agreement. Mr. Hall suggested a whiter bulb, which was brighter. The cost was \$400 per bulb and an installation charge to re-lamp the community, as opposed to replacing lamps.

Mr. Adams advised that the current orange glow system was high pressure sodium and not meant to be bright. An incandescent light would give a brighter white but it required changing out the ballast. With LEDs, the District would pay a monthly tariff and there was a set charge, per pole, per month, that was not based on usage. An LED light draws one-tenth of the current amperage and allows for a return on the investment. If there was not a return on the investment, LEDs were an expensive retrofit, at \$500 to \$600 per pole. If TECO could provide a street light schedule that parallels the usage with an LED light, versus a high pressure sodium incandescent, there would be a return on the investment. Electric bills would decrease and the capital could be used to pay down the investment. Mr. Adams would research solar lights.

Dr. Spiro stated that the LAF Committee recommended adding lighting to the Capri Isle monument. Mr. Carpenter recalled that Kolter paid for the lighting. Mr. Hall estimated \$500 to

\$600 to run power, which Kolter or Ryan Homes could pay for. Mr. Castillo stated that, if Kolter or Ryan Homes paid for the monument, they should pay for the lighting. Mr. Hall was obtaining a price to install the lights. If Kolter or Ryan Homes would not pay, Mr. Hall would proceed, as it was not expensive to install the lights and it would change the look of the community. If it saved residents money, Mr. Hall believed that residents would want it.

Mr. Forbes voiced concern about the security guards allowing vendors into the community, unannounced, as the vendor could go to other houses. Mr. Adams stated that this could not be controlled.

Mr. Hall surmised that residents were complaining about the guards because they were upset that Captain James (Jaime) Enemark Jr., of U.S. Security Associates, did not stay. The guards must follow a standard protocol. Most complaints were legitimate but one resident emailed four to five times per day about not receiving calls; however, there was “approval all” on the resident’s list; it was removed and the resident was no longer complaining.

D. Other

Dr. Spiro was working with Ms. Darby on establishing a Communications Committee.

ELEVENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

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

There being no public comments, the next item followed.

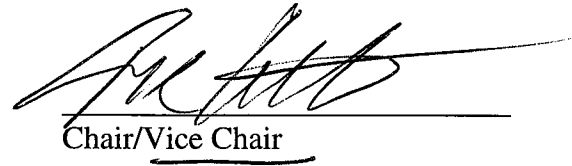
THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests

Mr. Castillo asked about Christmas bonuses for Mr. Hall and Ms. Darby. Mr. Adams would arrange for the same amount as Ms. Bercan received, last year.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 9:41 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair