

CORY LAKES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

January 19, 2017

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

January 12, 2017

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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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, January 19, 2017 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. Consideration of Candidates for Vacant Seat 4: *Term Expires November 2018*
 - A. Mylitta Butler
 - B. Steven Hancz
 - C. Sheila Haque
 - D. Kevin R. Hickling
 - E. Derek G. Ledbetter
 - F. Angela Reimer
 - G. A. Cyril Spiro
3. Administration of Oath of Office to Newly Appointed Supervisor [Seat 4] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of **Resolution 2017-3**, Electing Officers of the District

5. Chairman's Opening Comments
6. Public Comments (*agenda items*) [3 minutes per speaker]
7. Approval of Minutes
 - A. **December 15, 2016**
 - i. Summary of Motions
 - ii. Board of Supervisors Staff Directives
 - iii. Board of Supervisors Meeting
 - B. **January 3, 2017 – January 13, 2017** Sunshine Board (*to be provided under separate cover*)
8. Acceptance of Unaudited Financial Statements as of November 30, 2016
9. Continued Discussion: Street Tree Maintenance and Replacement Clarifications
10. Acceptance of Prager & Co., LLC, Termination of Dissemination Agreement
 - Authorization of District Manager to Serve as Dissemination Agent
11. Continued Discussion: Policies
 - A. Recreational Amenities Suspension Policy
 - B. Penalties Policy
 - C. Current Rules
12. Continued Discussion/Update: Speed Table Proposals
13. Discussion: Beach Club Boat Dock ADA Compliance
14. Discussion: Events Report from Evergreen (Current and Potential Additions)
15. Staff Reports
 - A. District Engineer
 - B. Office Administrator
 - C. Facilities Manager
 - D. District Manager

16. Committee Reports
 - A. Security
 - B. Finance
 - C. Landscape Aquascape Facilities
 - D. Other
17. Other Business
18. Public Comments (*non-agenda items*)
19. Supervisors' Requests
20. 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

Mylitta Butler
813-527-1946
Bluewatersdecor@aol.com

Profile:

Innovative, results-driven individual with solid experience, superior interpersonal skills with demonstrated expertise in Interior Decorating, Recruiting, Hiring as well as Training Development.

- Commercial and residential renovations and remodels
- Management of all projects from inception to completion
- Turn-key, full service renovations and designing services
- Space planning and staging services for real estate agents
- Conducts recruitment efforts by pre-screening candidates and scheduling interviews
- Assist with preparation of annual affirmative action plan to include reporting and tracking throughout the year
- Insure that all staff follow the guidelines as they pertain to employment law

Work History

Blue Waters Décor Tampa, FL

3/2010-Present **Owner/Interior Decorator Specialist**

Bright House Networks Riverview, FL

7/2006-12/2008 **Recruiting Specialist/Trainer**

Advanced Career Training Jonesboro, GA

5/2005-6/2006 **Recruiter/Employee Development**

Beta Center Orlando, FL

3/2002-4/2005 **Recruiter/Employee Relations**

Education:

University of South Florida B.A. Communications 2001

Penn Foster University C. I. D. Interior Decorating 2012

Columbia Southern University M.B.A. Human Resource Management 2014

Steven Hancz
17907 St. Croix Isle Dr.
Tampa, FL 33647
813-434-1899
shancz@gmail.com

December 8, 2016

To the Cory Lake Isles CDD Board:

I am writing this letter to express my interest in joining the CDD Board. I have been attending the CDD Board meetings since becoming a resident, because I care about the upkeep of this beautiful community. This participation has lead me to believe that I could contribute to the long-term benefit of the community.

I am an IT professional with Citi Bank, possessing both financial and technical knowledge. Furthermore, I have a solid understanding of building and construction, and I hold a valid Florida Real Estate license. I closely follow local real estate trends and I am well aware of what the surrounding communities offer in comparison to Cory, which is useful in keeping Cory competitive among the communities of New Tampa.

In addition, part of my job with Citi is to evaluate new vendor products and review ongoing maintenance contracts. This combination engineering and negotiating skills gives me a unique skills set to offer to the Board. I am no stranger to team work and common goals. On a daily basis, I work with a diverse group of team members from Singapore to San Diego, and I strive for consensus and common-sense results.

I am the father of two small children (first graders), and together with my wife, we have planted long-term roots in this community. Therefore, we have vested interest in the future appreciation of Cory.

I want to help Cory Lakes be a well-positioned community in New Tampa and attract highly desirable long term residents. I want to assist with planning for investments and improvements that will result in increasing property values and maintain the quality of life for the current residents.

My diverse background and passion for this community make me a good candidate for the Board.

Thank you for your time.

Sincerely,

Steven Hancz

Sheila Haque, MBA
813-394-3802 sheila.haque@gmail.com
18021 Malakai Isle Drive

My family and I have lived in Cory Lake since our home was built in 2003 (though we did temporarily relocate to Chicago for one year). We have watched Cory Lake evolve into a wonderful, close-knit community that we are proud to call home. I currently serve on the Code Enforcement Committee and would like to be more involved in helping make decisions that will continue to shape our community in a way that we can all be proud of.

About 2 years ago my husband and I debated selling our home and move out of Cory Lake so that we could have a home with a bit more space around it- but I couldn't do it. We have been here long enough now to see our community evolve a great deal. When we were first here there were hardly any events and the neighbors may have occasionally waved at one another and no one knew each other. Many years later that has all changed.

We are fortunate to live on a street that is nothing less than amazing. About a year ago we organized a monthly block party. On the first Friday of each month we all come out and spend a few hours together sharing stories and watching kids play.

About 8 months ago we started a moms group. This group meets every Thursday and we sip coffee and compare stories about parenthood, family, and life in general. We come from various countries, religions, and speak several languages- a true melting pot of cultures. This coffee group has given all of us an opportunity to take a break from everyday life, learn about new cultures, and meet women who have shared a common journey- it's been an amazing experience.

Then there is the book club. Our book club is filled with women who come from various backgrounds and all share a common love of reading. It's fantastic to sit down with these lovely ladies and discuss a great (sometimes not so great) book. We all learn from each other and have come to realize that we all read the same book but everyone interprets it in their own unique way.

The same holds true for our community. We all live here, yet we all see things that could be improved differently. I'd like to be involved and offer my advice and suggestions in keeping Cory Lake Isles an amazing- family friendly place that my family and I already love.

Thank you for your consideration,

Sheila Haque

Sheila Haque, MBA
813-394-3802 sheila.haque@gmail.com
18021 Malakai Isle Drive

Employment History

President

June 2009- Present Tampa Bay Rental Services

- Manage numerous residential single family properties throughout the Bay area
- Negotiate and create contracts for both owners and tenants
- Market new listings as well as interview and screen prospective tenants
- Coordinate and manage any repairs or renovations to properties
- Collect and ensure timely payments of rent
- Attempt to minimize turnover and vacancy to increase profitability for owners

Business Development Manager

February 2008- June 2009 Dreyfus Medical Services Oakbrook, IL

- Managed a team 5 of internal employees and 300 per diem medical care providers
- Managed numerous projects including the implementation of JHACO standards
- Developed business plans and successfully launched 2 new sales divisions
- Added value to the organization by benchmarking competitors for best practices
- Directly assisted the organization by increasing revenue by 27%
- Implemented new technology to reduce overall operational expenses by 12%
- Reorganized 3 business units to increase productivity by 17%

Technical Recruiter

September 2007- February 2008 SD3 Corporation Chicago, IL

- Developed a recruiting strategy that continually replenishes the candidate pipeline based on market conditions, the existing team, and current and projected engagements
- Conduct in-depth behavioral interviews in order to assess skill sets and competencies of candidates
- Document candidate profiles, check candidate references to determine candidate "matches" for open client engagements
- Manage the full-cycle technology recruitment process
- Filled permanent, contract to hire and contract positions for programmers, developers, project managers, business analysts, help desk and QA

National Healthcare Consultant

July 2006- August 2007 Sunbelt Staffing subsidiary of MPS Group, Tampa, FL

- Manage full cycle sales process including sourcing and identifying qualified candidates and coordinating the hiring process
- Develop an extensive pool of quality candidates by utilizing a variety of marketing methods including Internet recruiting, direct sourcing, referrals and cold calling
- Build relationships and network with various technical schools and professional associations
- Maintain partnerships with key marketing personnel
- Continually establish, develop and maintain relationships with highly qualified candidates in order to generate an effective portfolio of qualified candidates
- Trained and assisted new recruiters within the team

Sheila Haque, MBA
813-394-3802 sheila.haque@gmail.com
18021 Malakai Isle Drive

Claims Manager

2002-2006 Cumberland Casualty, Tampa, FL

- Managed a cross-functional team of claims professionals
- Oriented and trained new employees within the claims department
- Coordinated various projects under the direction of the Department of Financial Services
- Conducted investigations of complex payment/performance and various license/permit claims to determine liability
- Specialized in negotiating and settling claims with various litigating parties
- Ensured compliance with varying statutes and governing acts (i.e. Miller Act and Fair Debt Collections)
- Directly corresponded with the Department of Financial Services to ensure compliance with Rehabilitation protocols and the expeditious and accurate closing of all pending claims
- Designed, enhanced and produced scheduled and ad hoc reports for management and DFS using Excel and other reporting software
- Initiated subrogation efforts in attempt to reduce deficit and aid in the rehabilitation process
- Assisted programmers in the design, creation and implementation of proprietary surety claims processing software
- Demonstrated the benefits and usability of proprietary claims software to potential customers

- Monitored progress and updated project schedules and status reports as objectives were met
- Managed vendor relationships, resolved unforeseen complications and ensured a seamless transition to new system

Volunteer Experience and Causes

- Riverhills Elementary PTA Board member- Director of Membership
 - Participate in various school activities which helped Riverhills to be recognized as one of the top schools in the national IB magnet program in 2016
- Riverhills Elementary Co Chairman of the Business Partnership program
 - Created a program to foster local business partnerships that fund school projects
- Member of the Cory Lake Isle Book Club since its inception in 2012
- Volunteer for CLI Code Enforcement Committee
- Kare Kitchen- Manager of donations for not for profit food bank

Project Management

- Certified Associate in Project Management (Project Management Institute) (2008)
- Fundamentals of Project Management (2006)
- Strategic Implementation and Alignment (2008)

From: [Chuck Adams](#)
To: [Daphne Gillyard](#)
Subject: FW: Cory Lake Isles CDD Position
Date: Friday, December 16, 2016 9:29:54 AM
Attachments: [Kevin R. Hickling Board.pdf](#)

Good morning

The Board did not make a decision last evening on the vacant position and we will want all the resumes and letters of interest include in the January 19 agenda. Additionally it was brought to my attention the attached did not make it in the group. Please include the attached as well as this transmittal email showing it was timely transmitted.

So in short we will have 7 resumes on the agenda.

Thanks

Best Regards

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

From: Kevin Hickling [mailto:kevinrhickling@gmail.com]
Sent: Monday, November 14, 2016 10:47 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Cory Lake Isles CDD Position

Chuck,

I am attaching my resume for consideration of the board for the vacated position (Joyce Hepscher) which I would like an opportunity to occupy for the remainder of her term. I have lived in Cory Lakes for nearly 3 years and would like a chance to serve on the board and help the community to continue to improve.

I look forward to hearing from the board regarding this opportunity. My cell number is 407-492-7015.

Thank you,

Kevin Hickling

Kevin R. Hickling

15206 Anguilla Isle Ave.
Tampa, FL 33647

KevinRHickling@gmail.com
407-492-7015

An accomplished administrator with over 25 years of management experience. Outstanding knowledge and experience of engaging learning audiences while working with subject area experts to design effective training programs. Ability to motivate, communicate, and maximize productivity and effectiveness while building strong relationships. Expertise in identifying performance trends while articulating the need for changes to programs through data mining and analytics. Demonstrated experience creating strategies, formulas, timelines, and procedures that enhance oversight, implementation, and the success of projects. Possesses diverse experience in private sector, multi-unit management, military, and smaller start-up companies. Experience managing hundreds of staff and managers in multi-unit businesses including conducting hostile take-overs and overseeing budgets in excess of \$14 million.

Professional Experience

Florida Virtual School, Orlando, FL Manager, Predictive Analytics and Data Science	Department of Evaluation and Measurement 2016 – Present
Responsible for creating predictive analytic dashboards and reports. Oversee the implementation of Data Governance program. Assist in the re-structuring of the data architecture used in the district.	
Building Our Community Inc. President and Chairman of the Board	Non-Profit 501 c 3 organization 2014 – Present
Champions Soccer League USA (CSLUSA) Commissioner and Chairman of the Board	Nation-wide semi-professional adult soccer league 2014 - Present
Tampa Marauders F.C., Tampa, FL President and Chairman of the Board	Semi-professional adult soccer team 2011 – Present
Hillsborough County Public Schools, Seminole County Public Schools, and Lake County Schools District Coordinator	Department of Assessment and Accountability 2003 – 2016

Performed data mining/analytics to determine necessary changes to assessments, curriculum and to provide feedback to teachers/administrators on results of their students. Utilized backward design methods to assist struggling teachers meet required levels of improvement. Created a data warehouse to capture data needed for Response To Intervention needs and built dashboards for the visual presentation and dissemination of performance reports various programs. Provided statistics, reports, and oversaw progress monitoring for Differentiated Accountability. Created and computed all algorithm calculations for the STAR/MAP (Merit pay program) including obtaining the only endorsement from the Florida Education Association in the state of Florida. Conducted data mining on large data extracts through SQL queries of the mainframe data tables. Used data to predict outcomes for the district on state testing and school grades. Built a data warehouse for teachers to receive custom reports on historical state testing and progress monitoring.

Kevin R. Hicklin

15206 Anguilla Isle Ave.
Tampa, FL 33647

KevinRHickling@gmail.com
407-492-7015

Previous Work Highlights (13 years restaurant management)

Regional Manager, Plantation Restaurants
Restaurant Manager, Keg Steakhouse and Bar
Mortgage and Investment Manager, Royal Bank of Canada
Reservist, Department of National Defense

Qualification Highlights

Contract Negotiations	Program/Grant Evaluation	Multi-unit management
SACS/CASI Team Member	Operations Management	Project Management
Board Member	Organizational Development	Budget Management
Algorithm Developer	Team Leadership	Employee Relations
Instructional Design Modeler	Data Analytics	Data Mining

Education

Capella University	PhD Educational Leadership – Candidate Specialization – Superintendency Dissertation – Performance Pay for Teachers
National Louis University	Master of Education Specialization – Educational Leadership
University of Phoenix	Bachelor of Science in Business Management
St. Clair College	Associate Degree – Business Management

Professional affiliations

FOIL – Florida Organization of Instructional Leaders	2013 - current
FERA – Florida Educational Research Association	2003 – current
FASA – Florida Association of School Administrators	2003 – current
SACS CASI– Southern Association of Colleges and Schools	2006 – current
FATA – Florida Association of Test Administrators	2003 – 2012
FELE – Certification in Florida Education Leadership Exam	
FAIR - Florida Assessments for Instruction in Reading – Master Trainer	

Kevin R. Hicklin

15206 Anguilla Isle Ave.
Tampa, FL 33647

KevinRHickling@gmail.com
407-492-7015

References

Dr. Kathleen Gingras

Former Director of Planning, Evaluation and Accountability
Lake County Public Schools

Dr. Susan Moxley

Superintendent of Schools
(352)253-6700
Lake County Public Schools

Dr. Melissa DeJarlais

Supervisor, Strategic Initiatives & Grants
(352) 253-6652
Lake County Public Schools

Barry Farley

Director of Planning, Evaluation and Accountability
(352) 483-9200
Lake County Public Schools

Dr. William Vogel

Former Superintendent of Schools
Seminole County Public Schools

Samuel Whitten

Former Director of Assessment and Accountability
Hillsborough County Public Schools

Derek G. Ledbetter

10517 Canary Isle Drive, Tampa, FL 33647 Home: 813-412-2364 ▪ Cell: 443-802-1100 ▪ derekled@aol.com

Summary

Result-oriented **Law Enforcement Officer**; with 15+ years' of experience as a Hazardous Device Technician/Explosive Ordinance Disposal Technician, Bomb Squad Commander, and a Quick Response Team Member / Leader / Marksman/Counter Sniper. Recognized for self-motivated leadership; able to coordinate with a variety of departments, teams and customers to achieve goals and objectives.

Professional History

Subject Matter Expert/ Response Support Trainer–Explosive Ordinance Disposal, 2008 to 2013

Science Applications International Corporation - Aberdeen, MD

- Critical team member responsible for establishing the Pentagon Reservation “Civilian Bomb Squad” which is operated by civilians under the direction of the Department of Defense (DOD)
- Provided technical advice and procedural instruction to DOD personnel regarding Bomb Squad Standard Operating Procedures
- Assisted in securing personnel and procurement of equipment for Type I Bomb Squad certification
- Established and implemented Critical Task List standards and conditions
- Created Instructor lesson plans for all Critical Task List requirements and equipment
- Joint Service General Purpose Mask Training Instructor
- Facilitator and Consultant for the System Assessment and Validation for First Responders (SAVER) and the First Responder Technologies Program (RTech)
- Subject Matter Expert for the National Institute of Standards and Technology - Law Enforcement Standards Office (NIST)

Hazardous Device Technician – Chemical, Biological, Radiological, Nuclear Devices (CBRN) & Explosives, 2005 to 2007

Office of the Maryland State Police, State Fire Marshal Bomb Squad - Thurgood Marshall Airport- Baltimore, MD

- Provided technical advice and procedural instruction to Command Staff and civilian/private entities regarding vulnerabilities and threats of potential use of CBRN materials and explosives
- Provided explosives technical assistance to local government agencies, hospitals, professional organizations, private industry, and community organizations
- Assisted/conducted incident investigations where explosives were used or suspected to have been used as well as various criminal investigations
- Conducted explosive sweeps in preparation of executive visits and high profile events

- Certified “ Breacher” authorized to implement techniques for forced entry with explosive materials
- Provided instruction to ensure proper agency and departmental procedures were followed
- Enforce the law of the State Of Maryland
- Maintain a level of proficiency in Arrest Techniques and Patrol Procedures.
- Provide professional testimony in the Court of Law
- Maintain a level of proficiency in Firearm Skills

**Hazardous Device Technician/Bomb Squad Commander and Quick Response Team Leader – Chemical, Biological, Radiological, Nuclear Devices & Explosives, 1996 to 2005
Baltimore City Police Department, Bomb Squad - Baltimore, MD**

- Provided technical advice and procedural guidance to Police Department Command Staff and civilian/private entities regarding vulnerabilities and threats of potential use of CBRN materials and explosives
- Provided explosives technical assistance to local government agencies, hospitals, professional organizations, private industry, and communities
- Assisted/conducted incident investigations where explosives were used or suspected to have been used as well as various criminal investigations
- Researched, planned, and coordinated training for the Baltimore City Hazardous Device Technicians
- Ensured that up-to-date procedures were presented and utilized properly during the investigation and disposal of Hazardous Materials
- Coordinated and conducted explosive sweeps for executive visits and high profile events
- Certified “ Breacher” authorized to implement techniques for forced entry with explosive materials
- First-Responder to hostage and barricade situations
- Provided Emergency Rescue to trapped auto-accident victims
- Provided leadership and coordinated team placement for hostage/barricade situations to ensure the safe recovery of victims and suspects
- Served as a marksman/counter-sniper in hostage/barricade situations
- Scheduled work shifts for personnel
- Provided instruction and ensured operating procedures were followed
- Patrolled high-crime areas, implemented crime suppression strategies, and arrested felony offenders
- Worked in the undercover Drug Enforcement Unit and recovered narcotics and handguns from high crime areas
- Worked in the undercover Vice Unit and made arrests for solicitation of sex acts and Liquor Board violations
- Enforce the law of the State Of Maryland
- Maintain a level of proficiency in Arrest Techniques and Patrol Procedures.
- Provide professional testimony in the Court of Law
- Provide Traffic Control as directed.
- Maintain a level of proficiency in Firearm Skills

- Maintain a level of proficiency in Special Weapons and Tactics
- Provide Executive Protection to public officials as directed.

Education

Criminology Major, Community College of Baltimore, Baltimore, MD
Baltimore City Police Academy, Baltimore, MD

Certifications, Honors, and Awards

Available upon request

Computer Proficiency

Microsoft Office, Microsoft Office Publisher, Microsoft Office Excel, Microsoft PowerPoint

Contract Customers

Department of Defense – Washington, D.C.
Pentagon Force Protection Agency – Arlington, VA
Space and Naval Warfare Systems Command – Indianhead, MD
Law Enforcement Standards Office – Gaithersburg, MD
Department of Homeland Security – Washington, D.C.
Department of Justice – Washington, D.C.
Applied Research Associates – Charlotte, NC

Security Clearance

Secret

References

John P. O'Neil, Project Manager, Science Applications International Corporation, 443-528-2865
Barnett Lloyd, Branch Manager, Wells Fargo Bank, 410-446-0050
Darnell Brock, Subject Matter Expert/Training Specialist AT Solutions, 443-310-1390
Angela Mason-Reimer, Esq. AMR Law Firm, P.A. 813-294-6124
Keith Hamilton, ATF&E Lieutenant (RET) 813-956-1789



AMR LAW FIRM, P.A.
ANGELA M. REIMER, ESQUIRE

December 12, 2016

Via Email only:

adamsc@whhassociates.com

Chuck Adams
District Manager

RE: Vacant CDD Seat

Dear Mr. Adams:

Please accept this as my notice of interest in the vacant seat on the current CDD board.

I have been a resident of Cory Lake Isles for over eight years and own two properties in the community. I previously served on the CDD board, having been chosen to take over the seat vacated by Scott Shaw in 2012. Since that time, I have worked with several CDD committees and have been active in the Property Owners Association.

I am a long-time resident of the New Tampa area and a local practicing attorney. My experience in the legal field, my professional contacts, and my reputation in the community will make me an asset to the Board.

My goal for Cory Lake Isles is to make this a community we are all proud to call home. I want to see Cory Lake Isles improve for the greater good of our residents and not just promote the interests of a single board member, as has been done in the past. I also believe that a female board member would be a great choice for the open seat and would allow for a different perspective on board agenda items.

I personally know and have worked with several current board members, who can vouch for not only my professionalism, but my desire to make Cory Lake Isles the best community for our residents.

Unfortunately, I am unable to attend the December 15th meeting as this is my daughter's birthday. Please share this letter with the board. Your consideration of my interest is greatly appreciated.

Sincerely Truly Yours,

Angela M. Reimer

A. Cyril Spiro, MD, MBA

10712 Cory Lake Drive, Tampa, FL 33647 | 813-712-0560 | acspiro@verizon.net

Goal

To represent the citizens of Cory Lake Isles through enhanced public outreach including the use of information technology to give a voice to the people.

Government Experience

PAST CHAIR OF THE CORY LAKES CDD & SUPERVISOR FOR 6 YEARS (\$1.8M BUDGET)

ACCOMPLISHMENTS

- Established a system of surveys used to help the CDD Supervisors ascertain the needs of residents. Some of the CDD decisions that came out of the survey process resulted in:
 1. Doubling the size of the community gym.
 2. Increasing the contribution of CDD fees from a new developer by \$175,000.
 3. Setting minimum standards on the quality and size of new homes for a new sub-development.
 4. Reducing CDD fees to their lowest level in five years while enhancing community amenities.
- Fostered an atmosphere of open dialogue with residents during and between board meetings.
- Spearhead changes in District Management resulting in more efficient and effective fiscal and operational management of the district.
- Prior to being a Supervisor, led citizen grass roots effort which systematically improved the quality of gym equipment and policies.

Professional Healthcare Experience

CURRENTLY CHIEF MEDICAL INFORMATION OFFICER AT HEALTHAXIS GROUP LLC

EDUCATION & EARLY CAREER

- Received an MBA (2000) and MD (2002) from the University of Maryland.
- Having had first-hand experience of the lack of use of Information Technology in Healthcare in the 90s, I left the clinical setting to implement large-scale Electronic Medical Record (EMR) systems as a Clinical Information Systems Consultant for General Electric.
- In 2003, I moved to Tampa to work in the Administration at the Pepin Heart Hospital implementing GE systems.

FOUNDED M.D. WEB SOLUTIONS

- In 2004, launched M.D. Web Solutions, an EMR company serving doctor's offices, and built it over 9 years.
- M.D. Web Solutions was sold to Tampa-based HealthAxis Group in April 2003.
- Currently, a consultant and CMIO at HealthAxis Group managing Healthcare Data Analytics product and business development.

Non-Healthcare Entrepreneurial Experience

FOUNDED TWO SOFTWARE COMPANIES.

LOTTEREASE.COM

- Provides charter schools with a lottery management and parent communication online system.
- It is used by local schools TCMS, Lutz Prep and LLT Academy, as well as other schools in FL, GA & NC.
- This system has significantly benefited the charter school's staff and parents alike.

SUNSHINEBOARD.ORG (NON-PROFIT)

- This cloud-based software enables legislators bound by the Sunshine Laws to communicate with each other and their constituents online between physical meetings.
- By increasing communication and coordination between legislators this software can improve the speed and quality of decisions being made at physical meetings.
- This system has been used with great success at Cory Lake Isles (provided at no cost). Online board discussions can be seen at <http://corylakescdd.sunshineboard.org>.

Recreation and Family

RECREATION

- Coach for Travelball and Little League fastpitch softball since 2013.
- Avid fitness advocate practicing weight training, cardiovascular exercise, running or yoga on a daily basis.
- Strong proponent of a healthy and balanced diet. Pescaterian (vegetarian who eats fish and seafood) and teetotaler for over 7 years.

FAMILY

- Married since 1997 to Laura Spiro. Two children, Alenna (April 2001) and Arden (January 2004).
- Lived in New Tampa 13 years and both children go to school in Temple Terrace (TCMS and King IB).
- Arden is an elite gymnast and Alenna is a fastpitch softball pitcher.

FAMILY HISTORY

- Father was a U.S. Diplomat and my mother is French.
- Born in Paris, France (July 1970) as a U.S. Citizen.
- Fluent in French.

Education

MEDICAL DOCTOR | MAY 2002 | UMD MEDICAL SCHOOL

MASTERS IN BUSINESS ADMINISTRATION | DECEMBER 2002 | UMD R.H. SMITH SCHOOL OF BUSINESS

Major: Entrepreneurship

BACHELORS OF SCIENCE | DECEMBER 1994 | UNIVERSITY OF MARYLAND (UMD)

Major: Biophysics

RESOLUTION 2017-3

**A RESOLUTION ELECTING THE OFFICERS OF THE
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT,
HILLSBOROUGH COUNTY, FLORIDA**

WHEREAS, the Cory Lakes Community Development District was notified of the results of the General Election held on November 8, 2016 for Seats 1, 2 and 3; and

WHEREAS, the Board of Supervisors of the Cory Lakes Community Development District desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	<u>Chuck Adams</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Craig Wrathell</u>

PASSED AND ADOPTED this ____ day of _____, 2017.

Secretary/Assistant Secretary

Chair/Vice Chair

1 **SUMMARY OF MOTIONS 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, December 15, 2016 at 6:00 p.m.**, at the **Cory Lake Beach**
7 **Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

8
9 **Present at the meeting were:**

10	Jorge Castillo	Vice Chair
11	Sudhir (Sid) Shah	Assistant Secretary
12	Bob Woodards	Assistant Secretary
13	David Burman	Supervisor-Elect

14
15
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	Jason Hamilton	Alert Protective Services
23	Jerry Cushing	Alert Protective Services
24	Rory Harding	POA Manager
25	Rich Carpenter	Resident, LAF Committee Member
26	A.J. Forbes	Resident, Security Committee Member
27	Bob Babinjong	Resident
28	A. Cyril Spiro	Resident
29	Khamir Patel	Resident
30	Mylitta Butler	Resident
31	Remo Butler	Resident
32	Sheila Haque	Resident
33	Don Reich	Resident
34	Louise Burman	Resident
35	Angela Reimer	Resident
36	Sam Badawi	Guest

37
38
39 **On MOTION by Mr. Woodards and seconded by Mr.**
40 **Burman, with Mr. Woodards and Mr. Burman in favor and**
41 **Mr. Castillo and Mr. Shah dissenting, appointing Ms. Mylitta**
42 **Butler to fill the unexpired term of Seat 4, was not approved.**
43 **(Motion failed 2-2)**
44

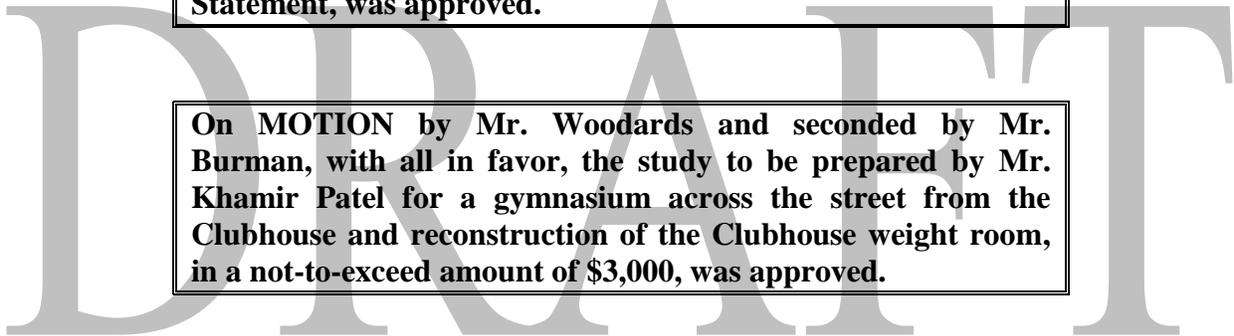
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On MOTION by Mr. Castillo and seconded by Mr. Shah, with Mr. Castillo and Mr. Shah in favor and Mr. Woodards and Mr. Burman dissenting, appointing Dr. Cyril Spiro to fill the unexpired term of Seat 4, was not approved. (Motion failed 2-2)

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the November 17, 2016 Summary of Motions, Board of Supervisors Staff Directives and Board of Supervisors Meeting, December 5, 2016 Security Committee Meeting and November 28, 2016 - December 9, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the revised Security Committee’s Mission Statement, was approved.

On MOTION by Mr. Woodards and seconded by Mr. Burman, with all in favor, the study to be prepared by Mr. Khamir Patel for a gymnasium across the street from the Clubhouse and reconstruction of the Clubhouse weight room, in a not-to-exceed amount of \$3,000, was approved.



CORY LAKES CDD
December 15, 2016
Board of Supervisors Staff Directives

Facilities Manager

- Review recommendations from the LAF Committee and determine which are temporary versus permanent issues. Bring any concerns about LMP to the Board. Notify LMP of areas that need mulch. **ONGOING**
- Obtain proposals from Glass-On for the pool deck, parking lots and all stained areas and provide at Sunshine Board. Invite Khamir Patel's paver to discuss Dow Industries product and Brick Paving Systems to demonstrate the product used for residential properties.
- Ask Republic Services to pay for Glass-On application on the south side of Cory Lake Drive from Bermuda to Martinique (approximately 1,400 feet or ¼ mile) to cover oil stains caused by truck hydraulic oil leaks.
- Tighten volleyball nets.
- Contact FP&L and Verizon regarding the radar sign.
- Ask the guards to close the new gates on Morris Bridge Road, from 6:00 a.m. to 6:00 p.m. and install an LED gate arm, on a trial basis.

Office Manager

- Allow individuals the ability to create topics on the Sunshine Board. **ONGOING**
- Verify that Capri Isles residents received pass codes.
- Work with Mr. Harding and Mr. Don Reich on the posting of CDD meetings.

District Engineer

- Obtain proposals for three portable rubber 12' speed tables and provide at the January meeting. **AGENDA ITEM**
- Verify if the pier is ADA compliant.

District Attorney

- Incorporate the recreational amenities suspension policy in the current District rules and policies, prepare policies for suspending resident privileges for not abiding by District rules and policies and provide updated rules and policies to the Board at the January or February meeting. **AGENDA ITEM**
- Research policies for parking and traffic violations.

District Manager

- Include Summary of Motions and Staff Directives in all agenda packages, under Minutes. **ONGOING**
- Do not put appraisal for vacant land in future agenda packages. **ONGOING**
- Work with Mr. Hall and Mr. A.J. Forbes on lines of communication with the Security Committee. **ONGOING**
- Provide preliminary financials to Dr. Spiro. **ONGOING**
- Include "*Consideration of Candidates for Vacant Seat 4: Term Expires November 2018*" on January agenda. Send special invite to all candidates. **AGENDA ITEM**
- Include "*Consideration of Candidates Resolution 2017-2, Electing Officers of the District*" on January agenda. **AGENDA ITEM**
- Email drainage drawings and soil report to the Board.
- Provide tree proposals at the January meeting. **AGENDA ITEM**
- Ask Lisa Kagan to compile a list of all events and prices and provide at the Sunshine Board.

44 **SECOND ORDER OF BUSINESS**

45 **Administration of Oath of Office to Newly**
 46 **Elected Supervisors, David J. Burman**
 47 **[Seat 1], Robert Woodards [Seat 2] and**
 48 **Jorge Castillo [Seat 3] (*the following to be***
 49 ***provided in a separate package*)**

50 Mr. Sam Badawi, a Notary of the State of Florida and duly authorized, administered the
 51 Oath of Office to Mr. Burman. Mr. Adams, a Notary of the State of Florida and duly authorized,
 52 administered the Oath of Office to Mr. Woodards and Mr. Castillo.

53 Since Mr. Woodards and Mr. Castillo were incumbents, Mr. Adams would forego an
 54 explanation of the following documents:

- 55 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
 56 **Employees**
- 57 **B. Membership, Obligations and Responsibilities**
- 58 **C. Financial Disclosure Forms**
- 59 **i. Form 1: Statement of Financial Interests**
- 60 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- 61 **iii. Form 1F: Final Statement of Financial Interests**
- 62 **D. Form 8B - Memorandum of Voting Conflict**

63 Mr. Adams reminded Mr. Burman, as he had previously served on the Board, that he was
 64 subject to the Sunshine Law and to please govern himself accordingly. He also advised Mr.
 65 Burman that, if he wished to receive the \$200 per meeting stipend pay, he must complete and
 66 return the provided W-4. All Supervisors completed Form 1 for the current year, when they
 67 qualified, in June. Mr. Adams welcomed Mr. Burman to the Board.

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

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

70 Mr. Bob Babinjong, a resident, asked that the Board consider appointing a woman. He
 71 was pleased about the palm trees but concerned about the cross contamination, recommending
 72 that every tree cut be sanitized. Mr. Babinjong wanted to restore activities at the Clubhouse.

73 Mr. Castillo stated that the Board would discuss these items later in the meeting, under
 74 “Other Business”.

75 Dr. Cyril Spiro, a resident, suggested leaving the black swing gates open during the day
 76 and using the gate arm at the Morris Bridge Road exit gate.

77 Mr. Khamir Patel, a resident, stated that he was a General Contractor (GC) in the state
78 and the sealing of the pavers should be completed by a reputable company and Staff should call
79 the manufacturer and representatives for the product. Whoever applied the product should not be
80 the only company providing the guarantee or warranty, in case the company goes out of
81 business.

82 Mr. Patel met with Mr. Shah and Mr. Hall to discuss the gym and offered to provide three
83 options, including one for an indoor basketball court and another for an activities room. Mr.
84 Patel felt that it was wise to invest a portion of the money on the indoor basketball court.

85 Mr. Castillo asked if Mr. Patel noticed the Glass-On test by the Morris Bridge Road
86 entrance. Mr. Patel replied affirmatively. Mr. Castillo liked the result; however, applying the
87 product around the entire community would cost \$1 million. Since this was a capital expense,
88 the Board would not decide without surveying the community.

89 Mr. Castillo recalled that the Board surveyed the residents about the gym and there were
90 mixed opinions about expanding the gym or constructing a new gym across the street from the
91 Clubhouse. Constructing a new gym was not in the Fiscal Year 2017 budget but there may be
92 funds to expand the gym. Mr. Castillo thanked Mr. Patel for his assistance.

93 Mr. Castillo asked Mr. Patel if he had experience with sealing pavers. Mr. Patel
94 recommended Techniseal and Oldcastle Coastal.

95 Mr. Patel obtained a map of Cory Lake Isles (CLI) from the City Planner, which he
96 would forward to his engineer to prepare the gym designs. Mr. Shah requested three options.
97 Mr. Patel suggested utilizing 4,000 square feet (sq. ft) between the basketball court and storage
98 shed or a larger space near the roller skating rink for a building with windows facing the woods.
99 In response to Mr. Shah’s question, Mr. Patel stated that the study was \$5,000 but he would only
100 charge the District \$2,500 to \$3,000.

101
102 **THIRD ORDER OF BUSINESS** **Consideration of Candidates for Vacant**
103 **Seat 4: Term Expires November 2018**
104

105 Mr. Adams stated that three letters of interest and resumes were received for vacant Seat
106 4, prior to the agenda deadline, which was last Friday; however, subsequent to mailing the
107 agenda packages, three additional letters of interest and resumes were received, prior to the
108 submittal deadline of this past Monday, at 5pm. The six candidates were Ms. Mylitta Butler, Mr.

109 Derek Ledbetter, Dr. Cyril Spiro, Ms. Angela Reimer, Ms. Sheila Haque and Mr. Steven Hancz.
110 Ms. Butler and Dr. Spiro were present. In response to a question, Mr. Adams stated that it was
111 recommended that the candidates attend but not required.

112 **A. Mylitta Butler**

113 Ms. Mylitta Butler, a resident, stated that she would bring fresh ideas to the Board, as her
114 mentality was “get it done”. She would use interpersonal communication skills to reach out to
115 residents and have a special meeting, to learn what residents could add to the community through
116 their expertise. Ms. Butler pledged to spend the District’s money wisely by getting the biggest
117 “bang for the buck”, to retain the prestigious community that all residents moved to CLI for.
118 Being cheap did not help if more money must be spent, later. She suggested purchasing the
119 holiday lights and decorations and having Staff install and remove them. Ms. Butler favored
120 evaluating the brick pavers before spending money to refurbish or replace them. She would not
121 abuse her power or authority and would try to build a relationship with the POA to show a united
122 front. Ms. Butler wanted to simplify issues with meetings and clarification, refrain from
123 engaging in anything that may appear to be a conflict of interest and disclose anything that could
124 be perceived as a conflict of interest. She would look for long-term solutions, instead of a “quick
125 fix” to protect investments. Ms. Butler wanted resident friendly Board Meetings and preferred to
126 meet in person, versus email. She suggested stressing to candidates that apply for the open seat
127 that they must attend the meeting to be considered by the Board. A phone call acknowledging
128 receipt of the resume and a date and time to attend to discuss their resume would have been
129 appropriate.

130 Mr. Burman thanked Ms. Butler for her thorough presentation.

131 Mr. Shah asked Ms. Butler if she was a GC, as her profile showed expertise in
132 commercial and residential renovations and remodels. Ms. Butler confirmed that she was not a
133 GC but worked with one. Mr. Shah asked if she performed any work in CLI. Ms. Butler replied
134 affirmatively, which would be a conflict of interest if she served on the Board. She renovated
135 the Beach Club and homes in the community and worked with the team that completed the pool.

136 Mr. Remo Butler, a resident, stated that he was the GC that Ms. Butler was referring to
137 but he did not have a GC license; however, he was fully qualified. Mr. Butler was disappointed
138 in the lack of transparency because no one called to say that there was a meeting to discuss the
139 candidates.

140 **B. Derek G. Ledbetter**

141 Not present.

142 **C. A. Cyril Spiro**

143 Dr. Cyril Spiro, a resident, served on the Board for the past six years, being nominated
144 mid-term. After two years, he was appointed to a four-year term, which recently ended. He
145 stood for civil liberties and fiscal responsibility, being personally involved in negotiating
146 massive deals, for example, the Kolter deal, saving the community over \$250,000 in CDD fees,
147 plus \$250,000 in savings, for total savings of \$500,000, or \$500 per home. Dr. Spiro urged the
148 City Council to allow CLI to install signage in the community and, this year, he improved the
149 relationship between the POA and the CDD, which was acrimonious over the past five years,
150 resulting in mutual programs, such as street tree maintenance, which would be maintained by the
151 CDD and not by residents. Dr. Spiro felt that he contributed greatly to the community, over the
152 last year, and was proud of what he was able to accomplish and appreciative of the positive
153 feedback from residents. Whether he was elected to the Board, Dr. Spiro appreciated the
154 opportunity to serve on the Board.

155 **▪ Sheila Haque**156 ******This item was an addition to the agenda.******

157 Ms. Sheila Haque, a resident, stated that she lived in CLI since 2003 and would like to be
158 involved in the community.

159 Mr. Castillo asked if she served on any other committee besides the Code Enforcement
160 Committee (CEC). Ms. Haque replied no but she was active in the community, joining a book
161 club and a Mom's group. Last year, she organized a block party. Mr. Burman clarified that the
162 CEC that Ms. Haque served on was a POA subcommittee.

163 Mr. Castillo stated that Mr. Derek Ledbetter and Mr. Steven Hancz submitted resumes
164 and asked if the Board wanted to make an immediate decision or defer until next month.

165 Mr. Woodards nominated Ms. Mylitta Butler.

166 Mr. Shah stated that he was impressed with Ms. Reimer's resume. Mr. Castillo recalled
167 that Ms. Reimer served on the CDD Board in the past. Mr. Shah favored Mr. Hancz, who
168 always attended CDD meetings.

169 Mr. Burman stated that, this afternoon, Board Members were inundated with emails and
170 the general consensus was to have someone different on the Board, preferably a female, to
171 balance the Board; therefore, Mr. Burman seconded the nomination for Ms. Mylitta Butler.

172

173 **On MOTION by Mr. Woodards and seconded by Mr.**
174 **Burman, with Mr. Woodards and Mr. Burman in favor and**
175 **Mr. Castillo and Mr. Shah dissenting, appointing Ms. Mylitta**
176 **Butler to fill the unexpired term of Seat 4, was not approved.**
177 **(Motion failed 2-2)**

178

179

180 Mr. Castillo stated that it was a challenge to elect a new Board Member and this was a
181 difficult situation. He nominated Dr. Spiro, as he felt that Dr. Spiro made the largest difference
182 in the community.

183 Mr. Shah seconded the nomination.

184

185 **On MOTION by Mr. Castillo and seconded by Mr. Shah, with**
186 **Mr. Castillo and Mr. Shah in favor and Mr. Woodards and**
187 **Mr. Burman dissenting, appointing Dr. Cyril Spiro to fill the**
188 **unexpired term of Seat 4, was not approved. (Motion failed 2-**
189 **2)**

190

191

192 Mr. Adams asked if the Board wanted to have further discussion or leave the position
193 vacant and revisit the resumes and letters of interest at the next meeting .

194 Mr. Burman preferred to have a female on the Board, based on emails and phone calls
195 that the Board received and urged the Board to reconsider appointing Ms. Butler. Mr. Shah
196 stated that he only received two emails from residents wanting a change and not having the same
197 people serve on the Board. If the emails included the reason, Mr. Shah would have considered it.

198 If this matter was tabled to the January meeting, Mr. Butler requested that the individuals
199 who applied be contacted and asked to attend the January meeting.

200 Mr. Don Reich, a resident, did not know that sending emails was part of the process and
201 would consider doing so, if it was formally part of the process. Mr. Burman stated that emails
202 were sent to Board Members, personally.

203 Mr. Castillo recommended that this item be tabled to the January meeting. Mr. Burman
204 wanted the Board to make a decision tonight. Mr. Castillo did not foresee the Board coming to a
205 conclusion, as he was not going to change his vote and believed that Mr. Shah would not change
206 his vote. Mr. Rich Carpenter, a resident, pointed out that there were six candidates to consider
207 and the Board should agree on one. Mr. Burman asked if Mr. Shah would reconsider Ms.
208 Reimer, if he seconded the nomination. Mr. Shah requested time to consider this matter further.

209 Mr. Castillo believed that all candidates were qualified to serve on the Board and
210 recommended voting for the candidate that served on the Board but had to resign to run for a
211 City Council seat, which was Dr. Spiro. If Mr. Shah wanted to reconsider a candidate, Mr.
212 Castillo was willing to listen, noting that Mr. Hancz attended every meeting and Ms. Reimer
213 served on a Board that was acrimonious. Mr. Shah stated that, in the three months that he served
214 on the Board, he looked forward to attending every meeting because there was harmony. This
215 was because of Dr. Spiro. If people did not get along with Dr. Spiro, it should not be an issue
216 tonight.

217 Mr. Burman could not, in good faith, support Dr. Spiro serving on the Board because Dr.
218 Spiro was undercutting the community and using committees to create a financial disaster.
219 During the Phase 7, Capri Isle negotiations, a committee was formed by the Board with former
220 Board Member, Ms. Vicki Castro, serving as Chair. The committee negotiated with Mr. Jim
221 Harvey, President of Kolter Land Partners but, unbeknownst to the Board, Dr. Spiro met
222 individually with Mr. Harvey to make a deal, which severely impacted the community. Mr.
223 Burman read the following statement from Ms. Castro:

224 *“Cyril went behind the back of the committee, several times, to have*
225 *conversations with Kolter. One that stands out had to do with the assessment. In*
226 *my recollection, his negotiation was the worst in the community. His actions*
227 *definitely undermined the Board and its ability to negotiate with Kolter.”*

228 Mr. Burman stated that, due to the arrangement that Dr. Spiro made with Kolter, the
229 assessment for Phase 7 remained at a base amount for years, giving the Board a fixed income to
230 work against rising costs; however, over the past several years, the Board continually cut costs to
231 balance the budget, including amenities and functions. In 2012, there was \$750,000 in reserves
232 and, based on the Reserve Study completed in 2007, by 2012, the District should have a
233 minimum of \$1 million in reserves, in the event of hurricanes or major construction; however,

234 the reserve was almost depleted. Under Dr. Spiro's leadership, the Clubhouse and pool were
235 refurbished; however, it was supposed to be completed in two or three years but it was
236 completed in one year, using capital.

237 Mr. Burman distributed an article about Dr. Spiro from the Ripoff.com website, dated
238 November 16, 2016, regarding items that Dr. Spiro did and did not complete. The statement that
239 Dr. Spiro was never elected to the Board was untrue. Mr. Burman appointed Dr. Spiro to the
240 Board in 2011. Mr. Burman pointed out that Dr. Spiro utilized CDD facilities and Staff to
241 promote his campaign for City Council, micromanaged the community and disregarded advice
242 from residents and committee members. During Dr. Spiro's term, at least three Board Members
243 resigned, as well as members of the Strategic Planning Committee and LAF Committee. Dr.
244 Spiro violated POA covenants by placing political signs in his front yard and, when asked by the
245 POA to remove the signs, Dr. Spiro removed them but then replaced the signs and asked
246 supporters to place signs in their yards. Mr. Burman distributed an article that appeared in a St.
247 Pete blog about Dr. Spiro not making peace with the new councilman. Mr. Burman did not want
248 someone serving on the Board that broke the laws, rules and regulations of the Board and wanted
249 someone new to serve. If Board Members were not in favor of appointing Ms. Butler, Mr.
250 Burman was in favor of appointing Ms. Reimer this evening.

251 Mr. Shah and Mr. Castillo did not wish to elaborate on the opinions expressed by Mr.
252 Burman. Mr. Castillo stated that he would resign, if these were the type of meetings that were
253 going to be held on a monthly basis. Mr. Shah hoped that Mr. Castillo did not resign. Mr.
254 Adams suggested that the Board spend time reflecting on this matter and revisit it in January. A
255 special invite would be sent to all candidates to attend the January meeting.

256 Dr. Spiro asked Mr. Adams to discuss the current financial status of the District. Mr.
257 Adams referred to the "Balance Sheet" for the Operating Fund, in the Financial Statements.
258 Under "Fund Balance", there was \$477,424 in the "Assigned: 3 months working capital" and
259 \$739,910 in "Unassigned". This was considered the surplus fund balance and the reserve.

260 Mr. Shah asked Dr. Spiro to comment on Mr. Burman's statements about the Kolter deal.
261 Dr. Spiro acknowledged that it was true that Ms. Castro was assigned by the committee to
262 negotiate with Kolter but, during that time, the Board was tumultuous. When the Board decided
263 to look for a GC for the Kolter deal, Ms. Castro walked out of the meeting, in anger, because the
264 Board did not agree with what she wanted, which was for Kolter to be the sole source contract

265 with the Board. Because of the way that the Board Members were favoring or not favoring the
266 deal, Mr. Harvey felt that Dr. Spiro could be persuaded in one direction or another and when Dr.
267 Spiro surveyed the community to ask their opinion on the Kolter deal, the majority of residents
268 were not in interested because:

- 269 1. *Residents did not want small homes*
- 270 2. *Residents did not want Kolter owners to pay less than other residents*
- 271 3. *Residents wanted Kolter homes to match the rest of the community*

272 Dr. Spiro followed up with a survey asking if any of these reasons could be resolved,
273 whether the residents would approve the Kolter deal; the majority said yes. When Dr. Spiro was
274 driving to Atlanta with his family, Mr. Harvey called him to ask what he had to do to make the
275 deal happen. Dr. Spiro told Mr. Harvey that homes could not be small, everyone had to pay the
276 same assessment and there could not be more than three single-story homes in a row. Dr. Spiro
277 wanted each home to pay \$500 but Mr. Harvey only wanted each home to pay \$250. Dr. Spiro
278 felt confident that if the District received less money per home but had more homes, there would
279 be enough money but he wanted to make sure that residents were protected, so he negotiated
280 with Mr. Harvey to raise his assessment by \$250, while the District would lower the budget by
281 \$250, for seven years but everyone would pay the same special assessment. This meant that the
282 assessment for the General Fund budget was \$1,925 instead of the \$2,163 assessment that
283 residents used to pay but special assessments could be increased, at any time, during the
284 budgeting cycle, which was how the tennis courts were paid for. Dr. Spiro stated that the District
285 saved \$250,000 by increasing the amount of money that Kolter paid and saved \$250,000 by
286 decreasing the amount of money that District residents paid, and there would be a reserve in
287 place for the duration of the deal, in case money was wasted, for any reason.

288 Ms. Burman asked why Dr. Spiro approved the deal with Mr. Harvey when he was not
289 authorized to. Dr. Spiro stated that he made a decision as an individual Board Member because
290 the committee was at a standstill and the Board was split; however, he had the freedom, as a
291 Board Member, to decide for or against the Kolter deal, at a subsequent Board meeting.

292 Mr. Castillo agreed with the deal, as capital assessments should be used to make
293 improvements within the community. If there was disagreement, this item could be placed on a
294 future agenda.

295 This matter was tabled to the next meeting.

296 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2017-2,**
297 **Electing Officers of the District**
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299 Mr. Adams recommended deferring this item until the vacant seat was filled. The Board
300 functioned with Mr. Castillo serving as Vice Chair and the remaining Board Members as
301 Assistant Secretaries.

302 There was Board consensus to defer this item.

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304 **FIFTH ORDER OF BUSINESS** **Chairman’s Opening Comments**

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306 This item was deferred.

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

310

311 This item was discussed following the Third Order of Business.

312

313 **SEVENTH ORDER OF BUSINESS** **Approval of Minutes**

314

315 **A. November 17, 2016**

316 **i. Summary of Motions**

317 Mr. Adams presented the November 17, 2016 Summary of Motions and asked for any
318 additions, deletions or corrections.

319 **ii. Board of Supervisors Staff Directives**

320 Mr. Adams presented the November 17, 2016 Staff Directives and asked for any
321 additions, deletions or corrections.

322 **iii. Board of Supervisors Meeting**

323 Mr. Adams presented the November 17, 2016 Regular Meeting Minutes and asked for
324 any additions, deletions or corrections.

325 **B. December 5, 2016 Security Committee Meeting**

326 Mr. Adams presented the December 5, 2016 Security Committee Meeting Minutes and
327 asked for any additions, deletions or corrections.

328 **C. November 28, 2016 – December 9, 2016 Sunshine Board (to be provided under**
329 **separate cover)**

330 Mr. Adams presented the November 28, 2016 – December 9, 2016 Sunshine Board
331 Minutes and asked for any additions, deletions or corrections.

332

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the November 17, 2016 Summary of Motions, Board of Supervisors Staff Directives and Board of Supervisors Meeting, the December 5, 2016 Security Committee Meeting and November 28, 2016 - December 9, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

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EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2016

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Mr. Adams presented the Unaudited Financial Statements as of October 31, 2016. Since this was the first month of the new fiscal year, Mr. Adams noted limited activity. A deposit was paid for “Seasonal Holiday Decorations” and the remaining 50% was invoiced.

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NINTH ORDER OF BUSINESS

Discussion: Guard Service Transition – Jason Hamilton; President Alert Protective Services

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Mr. Jason Hamilton, Chief Executive Officer (CEO) of Alert Protective Services, (Alert), introduced himself and Mr. Jerry Cushing, Regional Director.

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Mr. Hamilton stated that one of the hardest things to do, as a service provider, was to walk into a situation where there was a state of flux, not just the staff. The right staff should be utilized to execute the community’s Post Orders. The guards wanted to do things that were convenient for residents, while trying to maintain a certain level of access control. The Envera system was implemented and guards were using it, on a regular basis, to provide access control; however, additional measures were taken, based on feedback from Mr. Hall, Ms. Darby, the Board and Mr. Adams.

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Mr. Cushing stated that remedial training and shuffling of staff were implemented. The Envera system helped the access control process to run smoothly, as the initial database was difficult to use and time consuming. The new system was automated and decreased the number of issues.

366 Mr. Woodards asked why the lights were out inside of the guardhouse, at night. Mr.
367 Hamilton replied that it was easier for the guards to see outside the guardhouse when the lights
368 were out and the lights were not blinding to drivers when approaching the guardhouse. There
369 will now be enough lighting for the officer to see out and for people pulling up to the gate to see
370 an officer on duty. Mr. Woodards asked when this was implemented. Mr. Hamilton replied
371 within the last two to three weeks.

372 Mr. Burman stated that the guard on duty at the Morris Bridge Road gate does not
373 acknowledge anyone going through the gate. According to the Post Orders, the guards are
374 supposed to provide recognition by nodding or waving. At times, residents could not tell if
375 someone was in the guardhouse. Mr. Hamilton would inform the guards to stand up, greet the
376 person and process the transaction through the access control procedures put into place by the
377 community. Mr. Cushing asked for the date and time this occurred, so he could address the
378 matter.

379 Mr. Castillo asked if the guard at Morris Bridge Road gate interacted with the truck lane,
380 as he witnessed a truck in the truck lane for 15 minutes. Mr. Hamilton hoped that the guards
381 would assist the truck; however, according to the Post Orders, there was a certain time in the
382 evening that the truck lane could not be used. The guard's main priority was handling vehicles
383 in the visitor lane. Mr. Hamilton would speak to the guards about treating someone in the truck
384 lane like any other visitor.

385 Mr. Hall noted difficulty getting residents to input their information on myEnvera.com.
386 Some residents removed telephone numbers, so they would not receive calls from Envera, which
387 defeated the purpose. Mr. Hamilton suggested reinforcing the need for residents to utilize
388 myEnvera.com, in January, because many residents were "snowbirds"; however, the process
389 only worked as well as what was set up by the resident.

390 Mr. Shah recalled asking that the representative from Alert attend this meeting, due to the
391 issues but, since the last meeting, services improved. Mr. Hamilton was pleased with the
392 feedback, as he worked hard to address Mr. Adams', Mr. Hall's and Ms. Darby's concerns. Mr.
393 Hamilton would speak to staff to discuss the concerns addressed tonight.

394 Mr. Castillo stated that several Capri Isle residents did not receive a letter with their user
395 name and password. Mr. Cushing would speak with Envera's central station operator.

396 Mr. Hamilton distributed a synopsis, from October 3 to today, and reports for October,
397 November and the first half of December. Mr. Hamilton and Mr. Cushing offered to discuss the
398 different services that the officers provide, including patrols. The most current report showed the
399 number of parking violations from the patrol officer, which provided useful feedback on what
400 the guards were doing and the data collected.

401

402 **TENTH ORDER OF BUSINESS**

**Continued Discussion/Update: Speed
403 Table Proposals**

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405 Mr. Chang obtained information from the City of Tampa for the speed tables constructed
406 on Compton Drive, in Tampa Palms. They were not pavers but stamped concrete. Mr. Chang
407 and Mr. Hall met with a contractor, on Tuesday, who was familiar with stamped concrete and
408 provided the speed table detail. The contractor would provide a quote, in one to two weeks, for a
409 paver speed table and an alternate for a stamped concrete speed table, as well as photos of their
410 past work. Mr. Chang expected to receive the quote by the next meeting.

411 In response to Mr. Castillo's question, Mr. Chang did not investigate the paved walkways
412 at the University of South Florida (USF). Mr. Castillo stated that USF had pavers that rise with
413 concrete. Mr. Chang stated that the proposal was for concrete built up to pavers. Mr. Castillo
414 noted that USF did not have pavers in the streets but it looked nice and suggested rubber pavers.
415 Mr. Hall stated that rubber pavers were available in different colors, were less expensive and
416 could be anchored into the asphalt. Mr. Chang would work with a contractor that provided
417 rubber pavers.

418 In response to Mr. Castillo's question, Mr. Adams stated that he worked with portable
419 speed humps but not speed tables. The portable speed humps were 3' wide and rise to
420 approximately 3". They are not bone jarring and provide flexibility in location. In response to
421 Mr. Woodards' question, Mr. Adams stated that portable speed humps were available in 10', 12'
422 and 14'. Mr. Castillo asked Mr. Adams to obtain prices for three portable speed humps. Mr.
423 Chang suggested using them as a pilot project. Mr. Adams estimated \$1,500 for 12' humps,
424 which should have the required color and markings; red or brown would match CLI roads.

425 **▪ District Engineer**

426 ******This item, previously Item 14.A., was presented out of order.******

427 Mr. Chang stated that the revised drainage structure drawings were completed and was
428 waiting for a signed and sealed set. It would take one month to receive the construction
429 specifications that would be attached to the boilerplate contract documents for bidding, along
430 with the soil study by Universal Engineering Sciences (Universal) and the specifications from
431 the Structural Engineer. Mr. Chang anticipated bidding the project in January and receiving
432 proposals at either the February or March meeting. Mr. Adams stated that construction would
433 commence in May or early-June, which was ideal, as water levels would be at the lowest point.
434 In response to a question, Mr. Adams explained that the urgency was due to the dire condition of
435 the drainage structures. According to the engineers, a collapse would be catastrophic; therefore,
436 this was a public safety issue. Mr. Castillo asked if this expenditure would be paid out of
437 reserves. Mr. Adams stated that there was a fund surplus of \$740,000. The cost estimate for this
438 project was between \$150,000 and \$300,000.

439 Mr. Adams would send PDFs of the line drawings of the width and depth of the footings
440 and structures and the soil report to the Board.

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

442

443 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Recreational Amenities
Suspension Policy and Incident Report**

444

445

446 Mr. Adams stated that, as a result of an incident that Mr. Hall had with a resident over a
447 Porta-Potty that was erroneously dropped in their front yard, the Board requested an abuse
448 policy. District Counsel provided an outline of a recommended Amenities Suspension Policy.
449 Mr. Woodards suggested that the Board review the policy and provide comments. Mr. Adams
450 stated that there was a noticing requirement, in terms of the number of days to advertise for a
451 policy change/adoption.

452 Mr. Burman asked what the policy would be used for. Mr. Adams replied that the policy
453 addresses the abuse of an employee, which could be expanded towards Board Members, as well.
454 Mr. Burman asked if the policy could be expanded, to include residents that disregarded rules
455 and regulations, such as parking illegally. Mr. Adams recommended a separate policy. Mr. Hall
456 indicated that Mr. A.J. Forbes, Chair of the Security Committee, mentioned parking policies on
457 the Sunshine Board. Mr. Burman recalled that, under the old policy, the POA would have
458 enforcement powers to enforce parking; however, the POA attorney decided that the POA

459 bylaws were not specific enough to enforce what was on CDD property, so the POA stopped
460 enforcing parking. Mr. Adams stated that the District did not have a specific incident with
461 overnight parking but, under the rules and policies of the District, once it was brought to the
462 attention of the offender and they continued to disregard, some enforcement steps could be taken,
463 in terms of removing or retracting privileges for certain CDD facilities.

464 Mr. Shah suggested that the Security Committee review the policy. Mr. Adams
465 recommended that District Counsel prepare a policy and review the current rules to see if
466 updates were necessary, as laws may have changed over the years.

467 There was Board consensus to approve the abuse policy prepared by District Counsel and
468 incorporate into the current rules and policies and for District Counsel to prepare a penalties
469 policy, update the current rules and policies and provide at the January meeting.

470 ****The meeting recessed at 8:13 p.m.****

471 ****The meeting reconvened at 8:22 p.m.****

472

473 **TWELFTH ORDER OF BUSINESS**

**Discussion: Results of Researching solar
Powered Streetlights**

474

475

476 Mr. Adams and Mr. Hall researched the Lumens and discovered that the technology was
477 not in place to properly illuminate a street light system like CLI, even though the lights were
478 LED versus high pressure sodium. Mr. Adams recommended continuing to monitor
479 development of solar powered streetlights. There were buyout opportunities of the existing
480 equipment, from TECO, such as the District buying out the poles and retrofitting them with a
481 decorative head; however, this would remove the District from the tariff program with TECO.
482 Since the existing TECO poles were tied in directly to the closest transformer, once removed
483 from the existing program with TECO, segments of poles must be tied together with conduit and
484 run through a meter. This would be expensive and disruptive to complete. Solar lights were up
485 and coming. Babcock Ranch, in southwest Florida, used solar power in their town center and
486 plans were to have solar power throughout the entire community. Mr. Adams suggested
487 revisiting solar power in three to four years, buying out the system with TECO so that solar
488 lights could be mounted on the existing poles. Mr. Adams would continue to monitor the
489 situation and come back to the Board if something changed.

490

491 **THIRTEENTH ORDER OF BUSINESS** **Discussion: Results of Researching Local**
492 **Tree Wholesaler for Future Tree**
493 **Replacements**
494

495 Mr. Adams was obtaining pricing from three local nurseries for replacement trees,
496 including Sunscape Tree Farm and Treemart. One vendor would not remove the trees but all
497 three would supply and install the trees and provide a six-month warranty. None had an issue
498 replacing a tree that had Ganoderma with a new tree and providing a warranty. Once Mr. Adams
499 received the prices, they would be compared with the prices from Landscape Maintenance
500 Professionals, Inc., (LMP). Mr. Adams anticipated that the prices from the nurseries would be
501 less and would provide at the January meeting.

502 Mr. Castillo preferred a one-year warranty. Mr. Hall spoke to a tree farm that offered a
503 one-year warranty on the trees; however, they did not have 35' Washingtonians, like along the
504 entryway. Mr. Adams noted that there would be mixing and matching, as the District would
505 purchase the tree from the nursery that offered the lowest price and the longest warranty.

506 A resident asked if residents could choose the tree or if there was a standard tree. Mr.
507 Adams recalled that the intent was to replace with the same tree, except for the Sabal Palm tree.
508 Mr. Castillo stated that it was the homeowner's responsibility to replace their tree and the
509 purpose of this discussion was for the District to replace dead trees. Mr. Adams stated that, even
510 though there was pricing for trees for the street tree program, residents could purchase their tree
511 at the same price. Mr. Castillo asked staff to send out an email to homeowners, once the nursery
512 and the trees were chosen.

513 Mr. Woodards voiced concern about the warranty on a tree that was cross contaminated.
514 Mr. Hall stated that, as part of LMP's contract, LMP was supposed to clean after each tree
515 trimming. Mr. Woodards clarified his concern that, if one tree had a disease and it was trimmed,
516 the trimming devise would be contaminated. Mr. Hall stated that there was a possibility of cross
517 contamination, if the blade was not treated with alcohol.

518

519 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**
520

521 **A. District Engineer**

522 This item was discussed after the Tenth Order of Business.

523 **B. Office Administrator**

524 Ms. Darby stated that, after the Envera system went live, on December 16, many
525 residents came into the facility with issues; however, at this time, the number of complaints
526 decreased, dramatically. She was issuing 60 to 65 barcodes per month, due to the turnover of
527 vehicles. There were five new residents in the last 30 days from new home sales.

528 Ms. Darby was reorganizing all resident files and prior CDD meetings and agendas.
529 Hard copies and digital copies were discussed, as well as condensing resident files, since the
530 current file storage was too thick.

531 Ms. Darby reported that KDM publishing, the publisher for *The Islander*, was reducing
532 the District's allotted page content. They will allow as many pages of advertising at no charge
533 but, starting in January, the District was only allotted four pages. She was working with the
534 graphic designer and editor to determine how the four pages could be condensed. Ms. Darby
535 was working with Ms. Lisa Kagan, who was scaling down the events; however, events were not
536 held each month.

537 Ms. Darby stated that Race for a Place was held on Saturday and there were no
538 complaints from residents. Upcoming events were the Christmas party. Although there were 60
539 RSVPs for the boat parade, over 300 people attended. Food was in short supply but there were
540 no complaints. The food and wine pairing, scheduled for January, was rescheduled to February,
541 due to a scheduling conflict.

542 Regarding security, Ms. Darby stated that there was a dual system for barcode access, so
543 that residents could access the gate without any problems. People that were not supposed to be
544 in the community were provided access but a stop gate was being installed to resolve the matter.
545 Due to the dual system, Staff was able to see, in real time, which barcodes were being denied by
546 the e-merge system within the Envera system. Mr. Castillo asked if residents could check in
547 with their barcode, manually. Ms. Darby replied affirmatively. Mr. Castillo asked if it was
548 improving, at some point, and the inactive barcodes would be removed. Ms. Darby replied
549 affirmatively, noting that there were incidents where a barcode was "Denied by the Envera
550 system" because the owner had a barcode from another community. Mr. Castillo recalled
551 discussion at the security meeting about providing new barcodes. Ms. Darby stated that it was
552 unnecessary, once the stop gap was put into place. Suggestions were made to have a banner or
553 sign at the front gate informing the owner what to do if their barcode was not working.

554 Mr. Woodards asked if there was a policy for residents to turn in their barcodes before
555 moving out of CLI. Ms. Darby replied no, which was an issue because barcodes did not have an
556 expiration date. In response to Mr. Woodards' question, Ms. Darby stated that renters were
557 unique but they were able to capture, through one database program, an end date that would
558 filtrate through their fingerprints and barcodes. Mr. Burman asked if the barcodes of a prior
559 owner could be voided. Mr. Hall replied affirmatively, if the barcode was entered into the
560 system correctly. In many cases, the barcode was not affixed to the right vehicle or there were
561 clerical errors. Mr. Adams stated that was part of the problem with this process but the database
562 would be perfect. Mr. Castillo recommended that a barcode be deleted if it was not used for six
563 months. Ms. Darby stated that, when the barcode range was provided to Envera, each address
564 was manually reviewed. If a barcode was not used in a year, it was deleted; however, some
565 residents have barcodes for specialty cars, which they only drive in the community and some
566 barcodes had the wrong address. The fingerprint scanners would have a dual system for a
567 seamless transition but there must be a stop date.

568 Mr. Castillo questioned the purpose of the fingerprint scanner in the resident lane. Ms.
569 Darby explained that a resident could use the fingerprint scanner if they were in a friend's car or
570 a rental car. Fingerprinting would occur in January and the scanner should be operational on
571 February 1.

572 Mr. Castillo heard, at the Security Committee meeting, that Capri Isle residents did not
573 receive passcode letters. Mr. Hall stated that mailing addresses were obtained from the Property
574 Appraiser website and, for many lots, Kolter or Ryan Homes were listed as the property owner.

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

576 **C. Facilities Manager**

577 Mr. Hall distributed warranty and insurance information from Glass-On.

578 Mr. Castillo recalled discussing using Glass-On on the pool deck and the parking lot but
579 did not know if the Board made a decision. Mr. Hall stated that the Board approved a test spot of
580 Glass-On to test the appearance and durability. The Board did not decide on the pool deck and
581 parking lot. Dr. Spiro stated that a comment was made about the area by the tennis courts
582 looking spotty. Mr. Adams stated that Glass-On used different colors on purpose. Dr. Spiro
583 recalled that the Board wanted to see the results of the test area, consider the pool this year but

584 the streets would not be considered until next year. The owner was supposed to provide a quote
585 for the pool. Mr. Hall did not receive it and would contact the owner.

586 Mr. Hall wanted Mr. Patel's paver to demonstrate the product they use from Dow
587 Industries and for Brick Paving Systems to demonstrate the product they use at their residential
588 properties, which was Wetlock. The oil stains could not be removed because the oil was
589 absorbed into the concrete but Glass-On could mask the stain. Mr. Castillo stated that what
590 Glass-On did looked good. Dr. Spiro suggested having Republic Services (Republic) pay for an
591 application of Glass-On on Cory Lake Drive, from Bermuda to Martinique. Mr. Shah asked if
592 Glass-On could be applied on Cachet Isle Drive, before the gate, which had oil stains. Mr. Hall
593 stated that using Glass-On on small areas throughout the community would look uneven. Mr.
594 Adams stated that the suggested area had a high volume of traffic and would show how Glass-On
595 was affected by wear and tear. Mr. Hall stated that, if Glass-On did not cover the oil in the test
596 area, the pavers could be removed and replaced.

597 Mr. Castillo recommended that Mr. Hall obtain proposals from Glass-On, for the pool
598 deck, parking lots and all stained areas and provide at Sunshine Board. Mr. Hall would negotiate
599 with Republic to pay \$4 per sq. ft. to replace oil stained pavers or \$.99 per sq. ft. to apply Glass-
600 On on Cory Lake Drive, approximately 1,400', or ¼ mile, from Bermuda to Martinique. Mr.
601 Hall recalled that Republic reserved money for the CLI oil spills. There was Board consensus.

602 Mr. Shah stated that Republic paying \$.99 per sq. ft. to apply Glass-On was a good deal
603 but wondered what happens if the oil returned in six months. Mr. Castillo suggested discussing
604 this matter further at the Sunshine Board when they had the Glass-On proposals. Mr. Adams
605 recommended settling with Republic to pay \$2 per sq. ft.; paying \$1 per sq. ft. to Glass-On and
606 placing the remaining \$1 per sq. ft. into reserves.

607 A resident asked if Staff investigated the effect of the seepage of oil on land. Mr. Shah
608 replied that an oil spill was like a sponge; oil spots on hard surfaces return. Chemicals help but
609 destroy the pigment of the pavers. Mr. Hall stated that the pavers were concrete and color was
610 added to the cement mix to get the pigment of the bricks. The speckled, checkered look
611 appeared as the top layer of the paver wears off. Like the sidewalks, once the aggregate
612 appeared, the sidewalk rapidly declines, creating holes and pitting. In many areas, pavers had
613 holes because the top layer wore off. If Glass-On worked as advertised, it would provide a layer
614 of protection to the pavers.

615 Mr. Woodards noted that there were many fallen trees, which he wanted to show Mr.
616 Hall. Mr. Hall stated that water levels were low enough that LakeMasters could remove the
617 trees.

618 Mr. Hall stated that the volleyball courts were installed. A yellow marker was drawn
619 along the outside, so that the area could be graded and sodded. There were wooden pegs, which
620 would be removed. Mr. Shah asked about the tubing. Mr. Hall stated that the top edge of the
621 tubing would remain. Mr. Shah stated that area outside of the line was rough. Mr. Adams stated
622 that backfill would be added, so there would be a smooth transition from turf to sand. Mr. Hall
623 had two pins for the end of the nets to show where a ball was hit out of bounds. The pins must
624 be affixed with Velcro. Mr. Shah stated that the net was sagging. Mr. Hall would tighten the net
625 and ask Mr. Patel about the pins and pegs.

626 Mr. Hall reported that the sidewalk was complete but mulch must be re-spread.

627 Mr. Hall was spending most of his time on the Christmas lights, ensuring that every place
628 that was supposed to have power had power. Mr. Shah noticed that the contractor used a large
629 truck. Mr. Hall stated that they were fixing a string of lights. When a section of lights were out,
630 Mr. Hall called the contractor; within one day, they were onsite.

631 Mr. Castillo asked if the Board approved lighting for the sidewalk. Mr. Hall replied that
632 the lighting would come from existing light poles; however, there was power for pathway
633 lighting in darker areas. Mr. Castillo suggested having a few pathway lights. Mr. Hall would
634 add the lights after the area was graded and landscaped. In response to Mr. Shah's question, Mr.
635 Hall stated that there were too many trees for solar lights but there could be low voltage lighting
636 for under \$100.

637 Mr. Castillo asked about the radar signs. Mr. Hall replied that Envera installed their
638 boxes and conduits today and would contact TECO and Verizon to perform their work. The new
639 radar arrived and runs off of the 110 power supply. Mr. Hall suggested monitoring speeding at
640 both entrances because, when he was working on the gates, cars were squealing around curves.
641 A resident questioned the next step, once speeders were identified. Mr. Castillo stated that, as a
642 first offense, the individual would receive a letter, as a warning. The Tampa Police Department
643 (TPD) offered to knock on the door of second offenders. Mr. Adams stated that the Board did
644 not have policing powers. Mr. Castillo stated that speeders must be caught in the act in order to

645 receive a ticket. Mr. Hall stated there must be a certified camera, which the District was not
646 certified to have but the radar signs were a deterrent.

647 **D. District Manager**

648 Mr. Adams engaged International Sign Company for the informational signs at the
649 entrances, since the Land Development Code (LDC) was changed to allow the signs within the
650 CDD. The cost for the signs did not change but there would be a slight change in the wording of
651 the sign to conform to the new language in the LDC. The initial deposit was in process and the
652 signs should be installed in early 2017. Mr. Hall must energize the sign, as it was currently on a
653 photocell.

654

655 **FIFTEENTH ORDER OF BUSINESS**

Committee Reports

656

657 **A. Security**

658 Mr. Adams stated that the Security Committee provided their revised Mission Statement.
659 Discussion ensued regarding Dr. Spiro's suggestion to close the new swing gates on
660 Morris Bridge Road, during the day and using the black gate arms. Mr. Hall voiced concern
661 about someone driving underneath the arm, causing the arm to get stuck. Mr. Castillo suggested
662 a long LED gate arm to prevent drivers from hitting the arm. Mr. Hall stated that, last week, two
663 drivers hit the arm and a lighted arm cost \$750. Mr. Burman proposed using the lighted arm on a
664 trial basis. Mr. Hall asked the guards to lock the exit arm, during the peak traffic time, from 6:00
665 a.m. to 9:00 a.m.

666 There was Board consensus to install a long LED gate arm, on a trial basis, at Morris
667 Bridge Road and keep the metal gates open, from 6:00 a.m. to 6:00 p.m.

668 **B. Finance**

669 Dr. Spiro would continue serving on the Finance Committee and asked Mr. Adams to
670 provide the preliminary financials.

671 **C. Landscape Aquascape Facilities**

672 There being no report, the next item followed.

673 Discussion ensued regarding the Security Committee's revised Mission Statement.

674

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the revised Security Committee’s Mission Statement, was approved.

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D. Other

This item was not discussed.

SIXTEENTH ORDER OF BUSINESS Other Business

Mr. Castillo addressed the following issues:

1. *Restoring Activities at the Clubhouse*

Mr. Castillo recalled that money was budgeted for events. Mr. Adams stated that six to eight large events were approved. Mr. Woodards suggested looking at restoring smaller events. Mr. Adams would ask Ms. Kagan to compile a list of all events, with prices and attendance, and provide at the Sunshine Board. In response to a question, Mr. Adams stated that funds could be re-appropriated within the budget and fund balance to cover additional events.

Dr. Spiro recalled that \$60,000 was budgeted for events but residents were against it. Residents wanted to budget \$30,000 for eight events.

2. *Gym/Activities Room*

Mr. Shah felt that \$2,500 to \$3,000 for options and designs from Mr. Patel was reasonable. Mr. Woodards wanted residents to review the designs.

Mr. Burman suggested separating the large room into small cubicles for meetings and card games. Mr. Hall estimated 4,000 sq. ft. to build a gym next to the basketball court and, behind the old tennis courts and hockey rink, there could be an L-shaped building, with a larger area behind the hockey rink and a smaller area behind the tennis courts, which could be used for yoga or storage. Mr. Burman asked if there was room to expand in the future. Mr. Hall replied that the area beside the hockey rink was large enough to expand. Mr. Shah favored an indoor basketball court. Mr. Hall pointed out that it was a large capital expense. Mr. Adams noted that indoor basketball courts could be used for volleyball, zumba and events.

On MOTION by Mr. Woodards and seconded by Mr. Burman, with all in favor, the study to be prepared by Mr. Khamir Patel for a gymnasium across the street from the Clubhouse and reconstruction of the Clubhouse weight room, in a not-to-exceed amount of \$3,000, was approved.

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3. *Resident Friendly Meetings*

Mr. Castillo suggested serving snacks at the meetings. There was Board consensus to serve water.

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

Dr. Spiro recalled that the newsletter once had unlimited space, then there was as much space as advertising and, now, the publisher was offering less space, due to less advertising. Dr. Spiro suggested looking at other publishers. Mr. Shah stated that there was a high demand for digital newsletters. Mr. Castillo asked Dr. Spiro to provide alternatives to the Sunshine Board.

Mr. Shah recalled that a CDD candidate complained that CDD meetings were not being advertised; however, meetings were advertised in *The Islander* and on the CDD website but no one attended. Mr. Reich stated that residents attend when items affect their pocketbook. Mr. Harding would work with Ms. Darby and Mr. Reich on the posting of CDD meetings.

Mr. Reich stated that a wheelchair bound resident wanted to fish off of the pier but it was not ADA compliant. Mr. Adams would ask Mr. Chang to evaluate the pier.

EIGHTEENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Castillo asked about the land across from Capri Isle, which was appraised at \$1.2 million. Mr. Adams stated that the amount depended on the use. Mr. Hall confirmed that the small strip next to it was owned by the CDD. Mr. Adams stated that the property was a required flowway to provide drainage from one wetland to another. Mr. Castillo recalled that the Board wanted to use the land for a gym or sell half of the land and use the other half for green space. Mr. Adams stated that the Board tabled the discussion until the location for the gym was finalized, as the Board wanted to use it as a funding source. Mr. Castillo suggested waiting until

740 the Board received the gym study. Mr. Adams stated that the Board should commence with the
741 permitting, before selling the land.

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743 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

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745 There being no further business to discuss, the meeting adjourned at 10:07 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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DRAFT

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

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

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

	Major Funds							Total Governmental Funds
	General	Debt Service Series 1996	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2016 Note	Capital Projects	Capital Projects Series 2015	
ASSETS								
Operating account								
Iberia - operating acct	\$ 183,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,145
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	277,999	-	-	-	-	-	-	277,999
SunTrust - debit card	2,275	-	-	-	-	-	-	2,275
MMK account	1,191,646	-	-	-	-	-	-	1,191,646
Investments								
Revenue	-	250,769	35,233	44,955	-	-	-	330,957
Reserve	-	43,500	51,024	250,854	-	-	-	345,378
Prepayment	-	15,286	-	10,542	-	-	-	25,828
Sinking	-	299	-	-	-	-	-	299
Construction	-	-	-	-	-	3,401	-	3,401
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	920	28,294	142,401	15,521	-	-	187,136
Capital projects: 2015	69,979	-	-	-	-	-	-	69,979
Deposits	23,183	-	-	-	-	-	-	23,183
Total assets	<u>\$ 1,753,074</u>	<u>\$ 310,774</u>	<u>\$ 114,551</u>	<u>\$ 448,752</u>	<u>\$ 15,521</u>	<u>\$ 3,401</u>	<u>\$ -</u>	<u>\$ 2,646,073</u>
LIABILITIES								
Accounts payable	\$ 22,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900	\$ 24,198
Due to other funds								
General	-	-	-	-	-	-	69,979	69,979
Debt service fund - series 1996	920	-	-	-	-	-	-	920
Debt service fund - series 2013	28,294	-	-	-	-	-	-	28,294
Debt service fund - series 2013A-1	142,401	-	-	-	-	-	-	142,401
Debt service fund - 2016 note	15,521	-	-	-	-	-	-	15,521
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	<u>209,757</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>71,879</u>	<u>281,636</u>
FUND BALANCES								
Nonspendable								
Deposits	23,365	-	-	-	-	-	-	23,365
Restricted for:								
Debt service	-	310,774	114,551	448,752	15,521	-	-	889,598
Capital projects	-	-	-	-	-	3,401	(71,879)	(68,478)
Assigned								
3 months working capital	477,424	-	-	-	-	-	-	477,424
Unassigned	1,042,528	-	-	-	-	-	-	1,042,528
Total fund balances	<u>1,543,317</u>	<u>310,774</u>	<u>114,551</u>	<u>448,752</u>	<u>15,521</u>	<u>3,401</u>	<u>(71,879)</u>	<u>2,364,437</u>
Total liabilities and fund balances	<u>\$ 1,753,074</u>	<u>\$ 310,774</u>	<u>\$ 114,551</u>	<u>\$ 448,752</u>	<u>\$ 15,521</u>	<u>\$ 3,401</u>	<u>\$ -</u>	<u>\$ 2,646,073</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 479,467	\$ 479,467	1,776,675	27%
Interest and miscellaneous	4,702	5,730	25,000	23%
Total revenues	484,169	485,197	1,801,675	27%
EXPENDITURES				
Administrative				
Supervisors	600	1,400	12,000	12%
Payroll services	42	42	600	7%
Payroll taxes - FICA	46	107	900	12%
Payroll taxes - unemployment	-	-	325	0%
District management	4,583	9,167	55,000	17%
Assessment roll preparation	417	833	5,000	17%
Bond amortization schedule fee	-	-	1,500	0%
Disclosure report	-	-	3,000	0%
Trustee	6,411	6,411	10,182	63%
Audit	-	-	6,400	0%
Arbitrage rebate calculation	-	-	2,500	0%
Legal - general counsel	386	677	5,000	14%
Engineering	-	-	10,000	0%
Insurance: general liability & public officials	-	27,047	26,700	101%
Insurance: worker's compensation	-	6,041	6,291	96%
Legal advertising	-	-	3,000	0%
Bank fees	157	249	200	125%
Dues & licenses	-	175	175	100%
Postage	226	244	1,690	14%
Office supplies	26	26	-	N/A
Tax collector	9,589	9,589	74,028	13%
Contingencies	-	-	500	0%
Total Administrative	22,483	62,008	224,991	28%
Debt service				
Notes payable - Soave Group - DS	-	-	21,733	0%
Total Debt service	-	-	21,733	0%
Field operations				
Utilities				
Communication	1,279	2,356	13,000	18%
Website	-	-	1,020	0%
Streetlights	3,171	3,171	120,000	3%
Electricity	1,873	1,873	63,000	3%
Propane	-	-	400	0%
Water, sewer & irrigation	1,017	1,017	12,500	8%
Solid waste removal	539	997	6,200	16%
Sewer lift stations	150	150	2,500	6%
Total Utilities	8,029	9,564	218,620	4%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 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	21,281	30,986	256,500	12%
Contractual virtual guard	2,738	5,014	77,000	7%
Total Security operations	<u>24,019</u>	<u>36,000</u>	<u>333,500</u>	11%
Field office administration				
Field manager	3,654	7,308	47,500	15%
Office administrator	5,444	10,666	42,500	25%
Payroll taxes	696	1,375	9,000	15%
Seasonal decorations	-	12,000	26,000	46%
Beach club office equipment	130	130	4,075	3%
Beach club office supplies	74	161	2,000	8%
Beach club gym supplies	1,029	2,287	12,300	19%
Guard office equipment	937	937	1,000	94%
Guard office supplies	137	137	2,000	7%
Community events coordinator	2,500	2,500	15,000	17%
Community events supplies	-	277	15,000	2%
Special residential mailing	-	-	3,000	0%
Pool & beach club attendants	-	-	44,000	0%
Total Field office administration	<u>14,601</u>	<u>37,778</u>	<u>223,375</u>	17%
Landscape maintenance				
Landscaping	42,600	42,600	265,000	16%
Street tree maintenance	-	-	67,000	0%
Mulch	824	824	56,000	1%
Beach sand	605	1,177	4,500	26%
Annuals & seasonal plant installation	1,500	1,500	9,000	17%
Plant replacement	1,188	4,934	40,000	12%
Sod replacement	-	-	10,000	0%
Well maintenance - irrigation	456	456	6,000	8%
Irrigation - maintenance	120	846	12,500	7%
Tree removal	4,438	4,438	25,000	18%
Lake & pond maintenance	3,625	8,855	45,000	20%
Total Landscape maintenance	<u>55,356</u>	<u>65,630</u>	<u>540,000</u>	12%

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

	Current Month	Year To Date	Adopted Budget	% of Budget
Facilities maintenance				
Outside facilities maintenance	5,427	9,584	35,000	27%
Car and cart repairs and maintenance	125	1,410	4,500	31%
Cleaning	1,118	2,196	14,000	16%
Pest control	300	300	2,000	15%
Security gate maintenance & repair	323	1,348	5,000	27%
Security gate maintenance & repair - other	-	-	2,500	0%
Monuments & signs	776	824	5,000	16%
Fountains	-	-	7,000	0%
Storm water drainage	-	-	10,000	0%
Storage	-	-	1,500	0%
Recreation equipment maintenance & repair	1,169	3,113	15,000	21%
Building equipment maintenance & repair	-	1,842	20,000	9%
Pressure washing	375	375	15,000	3%
Paver, streets and sidewalk repairs, cleaning	18,692	18,692	125,000	15%
Clear & repair monument lanterns	43	606	2,500	24%
Commercial window cleaning	-	-	2,500	0%
Total Facilities maintenance	<u>28,348</u>	<u>40,290</u>	<u>266,500</u>	15%
Facilities maintenance (pool)				
Pool maintenance	1,495	1,495	22,900	7%
Pool repairs	-	-	15,000	0%
Pool heater utilities	1,445	1,741	15,000	12%
Pool janitorial services	-	-	2,500	0%
Pool permit	-	-	575	0%
Total Facilities maintenance (pool)	<u>2,940</u>	<u>3,236</u>	<u>55,975</u>	6%
Total Field operations	<u>133,293</u>	<u>192,498</u>	<u>1,637,970</u>	12%
Infrastructure reinvestment				
Capital improvement program	25,442	37,230	25,000	
Total Infrastructure reinvestment	<u>25,442</u>	<u>37,230</u>	<u>25,000</u>	149%
Total Expenditures	<u>181,218</u>	<u>291,736</u>	<u>1,909,694</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	302,951	193,461	(108,019)	
Fund balance - beginning (unaudited)	<u>1,240,366</u>	<u>1,349,856</u>	<u>1,323,241</u>	
Fund balance - ending (projected)				
Assigned				
3 months working capital	477,424	477,424	477,424	
Unassigned	1,065,893	1,065,893	737,798	
Fund balance - ending	<u>\$ 1,543,317</u>	<u>\$ 1,543,317</u>	<u>\$ 1,215,222</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Prepaid assessments	\$ 15,286	\$ 15,286	-	N/A
Interest	1	3	-	N/A
Total revenues	<u>15,287</u>	<u>15,289</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Principal prepayment	35,000	35,000	-	N/A
Principal 1996A	-	-	110,000	0%
Principal 1996B	-	-	335,000	0%
Interest 1996A	4,187	4,187	4,606	91%
Interest 1996B	14,028	14,028	14,028	100%
Total debt service	<u>53,215</u>	<u>53,215</u>	<u>463,634</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	(37,928)	(37,926)	(463,634)	
Transfer in	<u>-</u>	<u>-</u>	<u>240,000</u>	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>240,000</u>	0%
Net change in fund balances	<u>(37,928)</u>	<u>(37,926)</u>	<u>(223,634)</u>	
Fund balances - beginning	348,702	348,700	329,641	
Fund balances - ending	<u>\$ 310,774</u>	<u>\$ 310,774</u>	<u>\$ 106,007</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 28,083	\$ 28,083	104,159	27%
Interest	-	1	-	N/A
Total revenues	<u>28,083</u>	<u>28,084</u>	<u>104,159</u>	27%
EXPENDITURES				
Debt service				
Principal	20,000	20,000	20,000	100%
Interest	40,159	40,159	79,819	50%
Total debt service	<u>60,159</u>	<u>60,159</u>	<u>99,819</u>	60%
Other fees & charges				
Tax collector	562	562	4,340	13%
Total other fees & charges	<u>562</u>	<u>562</u>	<u>4,340</u>	13%
Total expenditures	<u>60,721</u>	<u>60,721</u>	<u>104,159</u>	58%
Excess/(deficiency) of revenues over/(under) expenditures	(32,638)	(32,637)	-	
Fund balances - beginning	147,189	147,188	143,196	
Fund balances - ending	<u>\$ 114,551</u>	<u>\$ 114,551</u>	<u>\$ 143,196</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 NOVEMBER 30, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 142,077	\$ 142,077	528,469	27%
Interest	<u>2</u>	<u>3</u>	-	N/A
Total revenues	<u>142,079</u>	<u>142,080</u>	<u>528,469</u>	27%
EXPENDITURES				
Debt service				
Principal	-	-	420,000	0%
Interest	<u>43,224</u>	<u>43,224</u>	<u>86,449</u>	50%
Total debt service	<u>43,224</u>	<u>43,224</u>	<u>506,449</u>	9%
Other fees & charges				
Tax collector	<u>2,842</u>	<u>2,842</u>	<u>22,020</u>	13%
Total other fees & charges	<u>2,842</u>	<u>2,842</u>	<u>22,020</u>	13%
Total expenditures	<u>46,066</u>	<u>46,066</u>	<u>528,469</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	96,013	96,014	-	
Fund balances - beginning	<u>352,739</u>	<u>352,738</u>	<u>329,077</u>	
Fund balances - ending	<u>\$ 448,752</u>	<u>\$ 448,752</u>	<u>\$ 329,077</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 15,838	\$ 15,838	58,852	27%
Total revenues	<u>15,838</u>	<u>15,838</u>	<u>58,852</u>	27%
EXPENDITURES				
Debt service				
Note principal	-	-	45,470	0%
Note interest	-	-	5,938	0%
Total debt service	<u>-</u>	<u>-</u>	<u>51,408</u>	0%
Other fees & charges				
Tax collector	317	317	2,452	13%
Total other fees & charges	<u>317</u>	<u>317</u>	<u>2,452</u>	13%
Total expenditures	<u>317</u>	<u>317</u>	<u>53,860</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	15,521	15,521	4,992	
OTHER FINANCING SOURCES/(USES)				
Note proceeds	-	-	250,000	
Transfer out	-	-	(240,000)	
Total other financing sources	<u>-</u>	<u>-</u>	<u>10,000</u>	
Net change in fund balances	15,521	15,521	14,992	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ 15,521</u>	<u>\$ 15,521</u>	<u>\$ 14,992</u>	

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

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
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 NOVEMBER 30, 2016**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	15,067	15,067
Total expenditures	15,067	15,067
Excess/(deficiency) of revenues over/(under) expenditures	(15,067)	(15,067)
Fund balance - beginning	(56,811)	(56,812)
Fund balance - ending	\$ (71,878)	\$ (71,879)

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	-	-	4,606.25	4,606.25
05/01/2017	110,000.00	8.375%	4,606.25	114,606.25
Total	\$110,000.00	-	\$9,212.50	\$119,212.50

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	-	-	15,912.50	15,912.50
05/01/2017	380,000.00	8.375%	15,912.50	395,912.50
Total	\$380,000.00	-	\$31,825.00	\$411,825.00

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

Beach club gym supplies

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$3,210,000.00	-	\$356,636.00	\$3,566,636.00

From: [Chuck Adams](#)
To: [Daphne Gillyard](#)
Subject: FW: Street Palm Tree Maintenance
Date: Monday, January 09, 2017 8:46:49 AM

Good morning

Please include this email string in the January Cory Lakes agenda "Continued Discussion: Street Tree Maintenance by CDD"

Best Regards

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

From: D J Burman [mailto:cdddjb@gmail.com]
Sent: Saturday, January 7, 2017 1:10 PM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Fwd: Street Palm Tree Maintenance

Chuck
I received this from a resident.
Please put it on the Agenda for January.
Thanks
David

I've read the newsletter about the CDD taking over the maintenance of the street palms. While the idea of that could be good to keep them all maintained (as someone who walks regularly in the community dodging the low hanging leaves, the maintenance would be welcome), I do have one big concern. And I would like this concern to be in the public record as residents should be aware of it.

>
> I spent 4 years in the past on the Landscape committee and learned a bit about the canaries specifically and also other palms and the diseases they are susceptible to (fusarium wilt and Texas Phoenix palm decline to name just 2). Fusarium wilt ran rampant through here several years ago causing the removal of over 100 of these palms in the common areas and residential trees. These diseases can be transmitted by using dirty implements to trim leaves. If one diseased tree is trimmed and that same blade is used to trim others without being cleaned, the diseases can be transmitted. And sometimes a tree can be in the beginning stages of disease to where you can't tell that the tree is infected. Once these trees are infected, there is no cure. I've noticed a few dead and dying canaries during my walks, so I know there is disease in this community.
>

> Is LMP going to use a clean blade on each tree that it trims? That is the best practice to use for trimming the palms. Are they doing that when they trim palms in the common areas? If not, then I would want to opt out of the trimming, especially since all residents are still on the hook for the cost to replace their tree if it dies. We have never let anyone touch our 10 year old canary, we have maintained it ourselves regularly with our own implement to protect against disease from dirty blade being used by any landscaper from spreading disease to it. I am aware that there are other ways diseases can be transmitted (for example by insects), but using a clean blade is just a little extra insurance in an effort to prevent the spread of disease. All residents should be made aware of this, they have a right to know that this is a possibility that could cost them money.

>

> One other practice to help mitigate the spread of disease is to remove diseased trees as soon as they are discovered. Is LMP going to do that? Are they doing that in the common areas? Is the resident on the hook for the removal cost as well if their street tree becomes diseased? I've seen dead trees left standing for weeks and months without being removed.

>

> I would like to know and have it in writing that LMP is going to be using a clean blade on each palm that it touches. That would be a bit reassuring.

>

> Sincerely,

>

>

3. The color of the roof is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and should be allowed to weather.

4. All color selections shall be subject to the written approval of the DRC. Subsequent changes in color shall be subject to the written approval of the DRC.

SECTION THREE: LANDSCAPE DESIGN STANDARDS

A. GENERAL:

The plant and tree materials chosen for the avenues, entrances, and lakes indicate the Developer's commitment to landscaping excellence and complement the natural character of the landscape and shoreline of the lakes that are Florida's great natural resource.

The plantings on each Lot must work within the overall community framework to achieve a landscaping continuity, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of the Central Florida climate, with its colder than tropical winters, tropical summers and hot sun, while creating fragrant, colorful and fruitful exterior living space for privacy and recreation. In order to enhance these characteristics, seventy-five percent (75%) of all plants must be flowering.

The Cory Lake Isles interior boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge. Most of the Lots border the lake and many border the reserve, and this transition also must be smooth and reflect the community avenue plantings.

B. LANDSCAPING MATERIALS:

1. The Design Review Committee encourages the use of plant material on the Cory Lake Isles approved list. It prohibits the use of plant material not included on the list without the specific approval of the Design Review Committee. See Subsection E.

2. Unacceptable Plant Palette: The following trees and shrubs are not acceptable for landscaping within Cory Lake Isles:

Brazilian Pepper	(Schinus spp.)
Punk Trees	(Melaleuca spp.)
Australian Pine	(Casuarina spp.)
Chinaberry	(Melia azedarach)
Paper Mulberry	(Broussonetic Papyrifera)
French Mulberry	(Morus alba)
Chinese Elm	(Ulmus parvifolia)
Earpod Tree	(Enterolobium contorisiliauum)
Ear Tree	(Enterolobium cyclocarpum)
Eucalyptis	(Eucalyptus species)
Jacaranda	(Jacaranda mimosifolia)
Arbor Vitae	(Thuja orientalis)
Peltophorum	(Peltophorum pterocarpum)
Silk Oak	(Grevillea robusta)
Indian Rosewood	(Dalbergia sissoo)
Pindo Palm	(Butia Capitata)
Cabbage Palm	(Sabal Palmetto)

Cactus	(All Varieties)
Carrotwood	(Caupaniaiopsis anacardiopsis)
Royal Ponciana	(Delonix regia)

C. GRADING AND DRAINAGE:

1. Manipulation of the ground surface within the individual Lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically.
2. The intent of carefully continued drainage of private Lots is to keep the Lots and streets as dry as possible, but still put as much water back into the ground water system as possible.
3. Cory Lake Isles has incorporated a major drainage system throughout the entire development which is designed to accept drain water "run-off" from individual Lots at designated points.
4. Any berming concept being developed within the individual Lot must consider its connection to mounding and swale patterns already established on the adjacent Lots and easements. The edges of the linear Lots and easements are defined by smooth-flowing low-ground forms. Since the intent of the Master Plan is to integrate the single-family homes as one compatible community, it is imperative that continuity of the same berm and swale patterns be continuous.
5. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
6. No water generated on any Lot shall flow onto adjacent Lots or unapproved locations on the easement.
7. All berms and/or swales shall be designed as gently rolling, free-form ground sculpture and in accordance with the plans for the Cory Lake Isles Surface Water Management System.
8. All topographic changes must occur within the Lot property boundaries and meet adjacent land at grade.
9. No fill exceeding six inches (6") can be placed on any Lot outside of the approved foundation or retaining walls.
10. Final grading, including berms and swales for all Lots, shall be approved by the DRC. Refer to Declaration of Restrictions, 10.21 and 12.16.

D. PLANTING:

1. A plant palette has been established for the Lots within Cory Lake Isles. These lists are to be used as guidelines in the plant material selection and were derived from the plants' capacity to survive in the environment and compatibility with other plants at Cory Lake Isles.
2. Each Owner will be required to invest a minimum of five percent (5%) of the total cost of the construction of the home and other improvements in landscape plantings. However, when appropriate, a lower budget may be approved by the DRC. Sod and irrigation are not to be included in the landscape budget for purposes of this requirement.
3. Planting of one of the following categories of trees is required on each lot:
 - a. 3 queen palms (*Ane castrum romanzof fanium*) with minimum overall height of twenty feet (20')
 - b. 1 live oak; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
 - c. 1 magnolia; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
 - d. 1 east palatka holly; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
 - e. 2 long leaf pines; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread;

f. 1 Canary Island Date Palm (*Phoenix Canariensis*) with 6 feet (6') of clear trunk with a minimum 6-1/2' circumference.

Additionally, the Developer will contract for the planting of one (*Phoenix Canariensis*) Canary Island Date Palm to be located in the right-of-way or landscape easement for which \$1700.00 shall be payable at closing from each Lot purchaser to Developer, which amount will be credited to the required landscape budget.

4. Lots with existing trees of naturally occurring species can be used as credit from the required additional trees to be planted on each Lot. All requests for credit shall be submitted to the DRC and be subject to its written approval.

5. Each Lot with lakefront frontage will be restricted in plant material selection within the first twenty feet (20') landward of the normal high water line. Ground cover will be allowed, but no trees or shrubs are to be planted in this area. Existing trees shall remain.

6. The intent of landscape development on each Lot is to provide a sense of community identity and to re-establish the natural character of the landscape. The planting scheme should attempt to appear as mature as possible at the time of installation.

7. Plant composition should employ a variety of plant types in order to build a transition.

8. No shrubs shall be planted in the right-of-way or easement without prior written consent of the DRC.

9. No artificial plants or artificial ground cover shall be allowed on the exterior of any house.

10. Edgers: All planting beds shall have hand cut edges and no prefabricated edges will be allowed.

11. Mulch: No gravel or rock will be allowed as mulch in lawn areas or plant beds. Shredded cypress bark, pine bark, or straw will be allowed.

12. Grass Specifications: In order that visual continuity among the Lots is maintained, the grass shall be of the St. Augustine FX-10 variety. Refer to Declaration of Restrictions 10.16G.

E. ACCEPTED PLANT PALETTE:

Acceptable Shade Trees:

Laurel Oak	(<i>Quercus laurifolia</i>)
Live Oak	(<i>Quercus Virginiana</i>)
Southern Magnolia	(<i>Magnolia grandiflora</i>)
Sweetgum	(<i>Liquidambar styraciflua</i>)
Red Maple	(<i>Acer rubrum</i>)
Slash Pine	(<i>Pinus elliotti</i>)
Longleaf Pine	(<i>Pinus taeda</i>)
Sycamore	(<i>Plantanus occidentalis</i>)
Bald Cypress	(<i>Taxodium distichum</i>)
Evergreen Elm	(<i>Ulmus parvifolio semp.</i>)
Weeping Willow	(<i>Salix Babylonica</i>)

Acceptable Accent Flowering Trees:

Dogwood	(<i>Cornus florida</i>)
Ligustrum	(<i>Ligustrum japonicum</i>)

PRAGER & CO., LLC

INVESTMENT BANKERS

TERMINATION OF DISSEMINATION AGREEMENT

August 30, 2016

Cory Lakes Community Development District

c/o Craig Wrathell
Wrathell, Hunt & Associates, LLC

Dear Mr. Wrathell:

Pursuant to the Dissemination Agreement Section (3) Termination, PRAGER & CO., LLC hereby is providing notice to terminate the agreement as the District's Dissemination Agent effective September 30, 2016.

Based upon the District Manager's prior involvement in providing information and assistance in complying with the terms and conditions of the Continuing Disclosure Agreement, we feel that the District will be well served with the District Manager serving as the Dissemination Agent.

It has been a privilege to serve as your Dissemination Agent. Please let us know how we can assist with the transition. Thank you for all of your cooperation and support.

Very truly yours,

PRAGER & CO., LLC

DocuSigned by:



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Lloyd Leanse
Managing Director

Cory Lake Isles Events - FY 2017

YTD Net Activity Expense

\$14,997.14

EVENT NAME	DATE	NUMBER OF PARTICIPANTS	TOTAL EXPENSES	TOTAL REVENUE	COST PER PARTICIPANT	NOTES
Dive-In Movie	10/8/16	60	\$2.99	\$0.00	\$0.05	
Fall Festival	10/22/16	300	\$3,831.54	\$0.00	\$12.77	
Boat Parade & Holiday Party	12/3/16	300	\$1,875.09	\$1,000.00	\$2.92	
Cookies & Storytime with Santa	12/18/16	83	\$547.52	\$0.00	\$6.60	
Wine & Food Pairing	2/25/17	30	\$750.00	\$450.00	\$10.00	
Dive-In Movie	3/25/17	80	\$35.00	\$0.00	\$0.44	
Spring Eggstravaganza	4/8/17	400	\$3,600.00	\$0.00	\$9.00	
Dive-In Movie	4/22/17	80	\$35.00	\$0.00	\$0.44	
Dive-In Movie	5/20/17	100	\$35.00	\$0.00	\$0.35	
End of School Year Pool Party	5/26/17	200	\$450.00	\$0.00	\$2.25	
Dive-In Movie	6/9/17	100	\$35.00	\$0.00	\$0.35	
Dive-In Movie	6/24/17	100	\$30.00	\$0.00	\$0.30	
Dive-In Movie	7/7/17	100	\$30.00	\$0.00	\$0.30	
Dive-In Movie	7/24/17	100	\$30.00	\$0.00	\$0.30	
Dive-In Movie	8/4/17	100	\$30.00	\$0.00	\$0.30	
Back to School Bash	8/6/17	150	\$450.00	\$0.00	\$3.00	
Dive-In Movie	8/26/17	80	\$30.00	\$0.00	\$0.38	
Luau	9/9/17	150	\$5,400.00	\$750.00	\$31.00	
YTD TOTAL			\$17,197.14	\$2,200.00		

TOTAL NET ACTIVITY EXPENSE			\$14,997.14			

Cory Lake Isles Events - FY 2016

YTD Net Activity Expense	\$18,821.62
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EVENT NAME	DATE	NUMBER OF PARTICIPANTS	TOTAL EXPENSES	TOTAL REVENUE	COST PER PARTICIPANT	NOTES
Cookies With Critters	10/11/15	115	\$340.94	\$0.00	\$2.96	
Dive-In Movie	10/23/15	80	\$86.88	\$0.00	\$1.09	
Children's Halloween Party	10/25/15	73	\$476.83	\$0.00	\$6.53	92 RSVPs/28 no shows/11 walk ins
Fall Festival	11/7/15	300	\$2,730.95	\$0.00	\$9.10	
Boat Parade & Holiday Party	12/5/15	300	\$5,073.76	\$1,000.00	\$13.58	
Cookies & Storytime with Santa	12/20/15	100	\$512.90	\$0.00	\$5.13	
Wine & Food Pairing	1/16/16	40	\$1,002.99	\$600.00	\$10.07	
Dive-In Movie	3/5/16	100	\$82.42	\$0.00	\$0.82	
Spring Eggstravaganza	3/26/16	400	\$3,827.37	\$0.00	\$9.57	
Dive-In Movie	4/8/16	60	\$59.58	\$0.00	\$0.99	
Dive-In Movie	5/21/16	100	\$57.49	\$0.00	\$0.57	
Dive-In Movie	6/4/16	100	\$72.49	\$0.00	\$0.72	
End of School Year Pool Party	6/10/16	200	\$453.27	\$0.00	\$2.27	
Dive-In Movie	6/25/16	100	\$59.58	\$0.00	\$0.60	
Dive-In Movie	7/26/16	50	\$58.57	\$0.00	\$1.17	Movie was originally scheduled on 7/16/16, but was rescheduled because of thunderstorms
Dive-In Movie	7/29/16	100	\$56.96	\$0.00	\$0.57	
Back to School Bash	8/7/16	152	\$609.27	\$0.00	\$4.01	53 RSVPs, 27 no shows, 126 walk-ins
Dive-In Movie	8/13/16	100	\$4.60	\$0.00	\$0.05	
Dive-In Movie	8/26/16	120	\$4.60	\$0.00	\$0.04	
Luau	9/24/16	163	\$5,482.17	\$632.00	\$29.76	
YTD TOTAL			\$21,053.62	\$2,232.00		

TOTAL NET ACTIVITY EXPENSE			\$18,821.62			
Note: Number of participants for kids' activities such as crafts includes children only, but parents and caregivers attended with their children						

Cory Lake Isles Events - FY 2015

YTD Net Activity Expense	\$29,827.25
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EVENT NAME	DATE	NUMBER OF PARTICIPANTS	TOTAL EXPENSES	TOTAL REVENUE	COST PER PARTICIPANT	NOTES
Pumpkin Party	10/29/14	31	\$328.63	\$62.00	\$8.60	31 children + their parents
Fall Festival	11/8/14	300	\$3,408.00	\$0.00	\$11.36	
Ladies' Night Out	11/12/14	7	\$34.95	\$0.00	\$4.99	
Holiday Shopping Extravaganza	11/22/14	75	\$184.72	\$360.00	-\$2.34	
Holiday Boat Parade & Party	12/6/14	350	\$4,670.00	\$1,750.00	\$8.34	
Ladies' Night Out	12/10/14	9	\$225.00	\$200.00	\$2.78	
Cookie Decorating & Story Time with Santa	12/21/14	52	\$549.58	\$0.00	\$10.57	52 children + their parents
Puppet Show	1/7/15	42	\$272.96	\$0.00	\$6.50	
Valentine's Crafts	2/1/15	55	\$198.35	\$0.00	\$3.61	55 children + their parents
Big Game Party	2/1/15	30	\$243.58	\$0.00	\$8.12	
Ladies' Night Out	2/12/15	8	\$39.96	\$0.00	\$5.00	
Family Movie Night	2/27/15	250	\$1,513.73	\$0.00	\$6.05	
Cooking Class	3/14/15	4	\$80.00	\$80.00	\$0.00	
Sports Festival	3/15/15	8	\$0.00	\$0.00	\$0.00	Potential Sports coordinated and ran this event
Ladies' Night Out	3/19/15	9	\$30.67	\$0.00	\$3.41	
Spring Egg Hunt	3/28/15	400	\$4,167.66	\$4.00	\$10.41	400+ residents attended
Family Movie Night	4/10/15	100	\$842.99	\$170.00	\$6.73	
Casino Night	4/25/15	49	\$3,386.25	\$290.00	\$63.19	40 tickets were pre-sold; an additional 9 were sold at the door
Mother's Day Crafts	5/7/15	27	\$117.19	\$0.00	\$4.34	27 children + their caregivers
Food & Wine Pairing	5/23/15	20	\$540.00	\$300.00	\$12.00	
End of School Year Pool Party	6/5/15	200	\$520.00	\$0.00	\$2.60	

Puppet Show - Hansel & Gretel	6/7/15	23	\$266.77	\$0.00	\$11.60	23 children + parents & caregivers
Teen Book Club Interest Meeting	6/16/15	4	\$0.00	\$0.00	\$0.00	4 teens + their parents
Father's Day Crafts	6/17/15	32	\$185.75	\$0.00	\$5.80	32 children + parents & caregivers
Poolside Crafts	6/22/15	20	\$34.91	\$0.00	\$1.75	20 children + parents & caregivers
Red, White & Blue Party	6/28/15	10	\$141.17	\$0.00	\$14.12	10 children + parents/caregivers; there were many no shows
Poolside Crafts	7/1/15	10	\$20.34	\$0.00	\$2.03	
Ladies' Night Out	7/9/15	3	\$43.83	\$0.00	\$14.61	
Poolside Crafts	7/10/15	16	\$15.75	\$0.00	\$0.98	16 children + parents/caregivers
Poolside Crafts	7/14/15	15	\$20.50	\$0.00	\$1.37	15 children + parents/caregivers
Puppet Show - Robin Hood	7/18/15	40	\$273.96	\$0.00	\$6.85	
Poolside Crafts	7/20/15	13	\$16.20	\$0.00	\$1.25	13 children + parents/caregivers
Trivia Night - Adults Only	7/25/15	13	\$363.33	\$0.00	\$27.95	
Poolside Crafts	7/29/15	21	\$12.84	\$0.00	\$0.61	21 children + parents/caregivers
Poolside Crafts	8/6/15	10	\$25.03	\$0.00	\$2.50	10 children + parents/caregivers
Poolside Crafts	8/11/15	9	\$26.09	\$0.00	\$2.90	9 children + parents/caregivers
Poolside Crafts	8/17/15	13	\$31.99	\$0.00	\$2.46	13 children + parents/caregivers
Back to School Bash	8/22/15	200	\$841.20	\$0.00	\$4.21	
Wine & Food Pairing	8/29/15	32	\$800.00	\$480.00	\$10.00	
Dive-In Movie	9/11/15	100	\$109.83	\$0.00	\$1.10	
Luau	9/26/15	175	\$5,167.30	\$976.00	\$23.95	
YTD TOTAL			\$29,751.01	\$3,216.00		
TOTAL NET ACTIVITY EXPENSE			\$26,535.01			
Note: Number of participants for kids' activities such as crafts includes children only, but parents and caregivers attended with their children						

ADDITIONAL EXPENSES/REVENUE - not related to a specific event or activity	REVENUE	EXPENSES
Potential Sports - October	\$114.00	
Potential Sports - November	\$74.60	
Potential Sports - December	\$86.20	
Potential Sports - January	\$92.80	
Line Dance Connection - January	\$23.00	
Potential Sports - February	\$125.00	
Potential Sports - April	\$104.40	
Potential Sports - May/June	\$161.50	
Potential Sports - July	\$180.50	
Potential Sports - August	\$142.50	
Potential Sports - September	\$102.80	
Amazon.com (projector and sound system for Dive-In Movies)		\$1,468.99
Target.com (inflatable outdoor movie screen)		\$209.99
Motion Picture Licensing Organization		\$2,801.31
Best Buy (cable to connect projector & sound system)		\$19.25
<i>Note: The movie license and equipment will be used on an ongoing basis. The license is effective through 7/31/16 and the equipment is located onsite and is owned by the CDD.</i>		
TOTAL ADDITIONAL REVENUE	\$1,207.30	
TOTAL ADDITIONAL EXPENSES		\$4,499.54
NET ACTIVITY EXPENSE	\$29,827.25	

Cory Lake Isles Events - FY 2014

YTD Net Activity Expense	\$29,858.02
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EVENT NAME	DATE	NUMBER OF PARTICIPANTS	TOTAL EXPENSES	TOTAL REVENUE	COST PER PARTICIPANT	NOTES
Running Club	10/2/13	2	\$0.00	\$0.00	\$0.00	
Toddler Thursday	10/3/13	10	\$11.98	\$0.00	\$1.20	10 toddlers attended along with parents and caregivers
Running Club	10/9/13	3	\$0.00	\$0.00	\$0.00	
Chcocolate Factory Tour & Wine Tasting	10/12/13	0	\$0.00	\$0.00	\$0.00	Canceled; did not have minimum # of participants
Ladies' Lunch Club	10/16/13	29	\$482.32	\$168.00	\$10.84	
Running Club	10/16/13	1	\$0.00	\$0.00	\$0.00	
Toddler Thursday	10/17/13	6	\$25.19	\$0.00	\$4.20	6 toddlers attended along with parents and caregivers
Running Club	10/23/13	0	\$0.00	\$0.00	\$0.00	No one signed in
Halloween House Decorating Contest	10/24/13	4	\$80.00	\$0.00	\$20.00	
Family Halloween Party	10/26/13	200	\$1,112.22	\$0.00	\$5.56	
Parade of Pets	10/26/13	15	\$2.50	\$0.00	\$0.17	
Teen Zombie Invasion	10/26/13	0	\$0.00	\$0.00	\$0.00	Canceled; did not have minimum # of participants RSVP
Running Club	10/30/13	0	\$0.00	\$0.00	\$0.00	No one signed in
Toddler Thursday	10/31/13	17	\$22.32	\$0.00	\$1.31	17 toddlers attended along with parents and caregivers
Running Club	11/6/13	0	\$0.00	\$0.00	\$0.00	
Parents' Night Out	11/8/13	6	\$0.00	\$0.00	\$0.00	Event was run by PROtential. Total revenue is included below under additional expenses/revenue.
Holiday Shopping Extravaganza	11/10/13	75	\$33.24	\$315.00	-\$3.76	21 vendors/75+ shoppers
Ladies' Lunch Club	11/13/13	23	\$376.23	\$138.00	\$10.36	
Running Club	11/13/13	0	\$0.00	\$0.00	\$0.00	
Neighbors' Night Out	11/14/13	8	\$125.00	\$0.00	\$15.63	
Breakfast & Brunch with Critters	11/16/13	104	\$838.36	\$0.00	\$8.06	

Toddler Thursday	11/21/13	7	\$13.00	\$0.00	\$1.86	7 toddlers attended along with parents and caregivers
Rainbow Loom Pizza Party	11/25/13	51	\$300.05	\$0.00	\$5.88	
Toddler Thursday	12/5/13	11	\$53.50	\$0.00	\$4.86	11 toddlers attended along with parents and caregivers
Holiday Boat Parade & Celebration*	12/7/13	500	\$4,230.31	\$1,000.00	\$6.46	estimated 500 - 600 attendess
Ladies' Lunch Club	12/11/13	26	\$412.54	\$156.00	\$9.87	
Karaoke Night	12/13/13	45	\$577.39	\$0.00	\$12.83	
Toddler Thursday	12/19/13	7	\$45.72	\$0.00	\$6.53	
Gingerbread Man Cookie Decorating	12/23/13	90	\$475.45	\$0.00	\$5.28	90 children attended + parents
Crafts	12/26/13 & 12/27/13	11	\$0.00	\$0.00	\$0.00	3 children on 12/26 & 8 children on 12/27 + parents/grandparents, etc.
Boot Camp Demo Class	1/7/14	11	\$0.00	\$0.00	\$0.00	Ongoing classes every Tues & Thurs; instructor will charge residents directly and give 10% to the CDD monthly.
Ladies' Lunch Club	1/8/14	17	\$231.82	\$119.00	\$6.64	25 people RSVPd; 17 attended and paid, 2 attended but didn't eat/didn't pay, 6 no shows.
Toddler Thursday	1/9/14	6	\$29.99	\$0.00	\$5.00	6 toddlers attended along with parents and caregivers
Happy Hour	1/10/14	42	\$704.62	\$0.00	\$16.78	
Teen Foam Dance Party	1/11/14	37	\$723.84	\$0.00	\$19.56	
Parents' Night Out	1/17/14	13	\$0.00	\$0.00	\$0.00	Event was run by PROtential. Total revenue is included below under additional expenses/revenue
Toddler Thursday	1/23/14	3	\$28.98	\$0.00	\$9.66	3 toddlers attended along with parents and caregivers
Tumblebus	1/25/14	8	\$303.40	\$40.00	\$32.93	7 children who registered did not attend
Mother-Daughter Jewelry Class	1/25/14	8	\$153.00	\$72.00	\$10.13	
Casino Night	2/1/14	55	\$1,540.47	\$0.00	\$28.01	
Valentine's Day Card Craft	2/2/14	25	\$129.76	\$0.00	\$5.19	
Toddler Thursday	2/6/14	6	\$15.00	\$0.00	\$2.50	6 toddlers attended along with parents and caregivers
Ladies' Lunch Club	2/12/14	22	\$221.39	\$154.00	\$3.06	
Game Show Night	2/16/14	47	\$852.25	\$0.00	\$18.13	70 residents RSVPd; 47 attended
Toddler Thursday	2/20/14	8	\$14.00	\$0.00	\$1.75	8 toddlers attended along with parents and caregivers
Adult Night Out	3/5/14	6	\$114.97	\$0.00	\$19.16	10 residents RSVPd; 6 attended.

Toddler Thursday	3/6/14	1	\$49.27	\$0.00	\$49.27	1 toddler attended along with her babysitter; big rainstorm!
Bubble Party	3/11/14	45	\$279.06	\$0.00	\$6.20	
Make A Plate	3/12/14	19	\$321.61	\$152.00	\$8.93	19 children + parents and caregivers
Rainbow Loom Pizza Party	3/14/14	45	\$191.78	\$0.00	\$4.26	
Ladies' Lunch Club	3/19/14	13	\$142.98	\$84.00	\$4.54	16 ladies RSVPd; 12 attended. Total expense reflects \$94.63 credit from Macaroni Grill for tax charged on Holiday Party order in Dec.
Toddler Thursday	3/20/14	5	\$10.50	\$0.00	\$2.10	5 toddlers and their caregivers
Breakfast With Critters	3/29/14	60	\$410.05	\$0.00	\$6.83	
Toddler Thursday	4/3/14	4	\$0.00	\$0.00	\$0.00	4 toddlers and their caregivers
Spring Egg Hunt	4/13/14	300	\$3,918.18	\$0.00	\$13.06	
Ladies' Lunch Club	4/16/14	26	\$235.21	\$181.00	\$2.09	26 ladies attended. One of the ladies paid \$6; she didn't have the extra dollar with her
Toddler Thursday	4/17/14	3	\$10.66	\$0.00	\$3.55	3 toddlers attended along with parents and caregivers
Mother's Day Crafts	4/27/14	21	\$285.22	\$0.00	\$13.58	42 RSVPd; 21 children (plus their parents) attended
Wine Tasting & Chocolate Pairing	4/30/14	16	\$281.37	\$180.00	\$6.34	
Toddler Thursday	5/1/14	4	\$0.00	\$0.00	\$0.00	
Mother-Daughter Spa Party	5/10/14	27	\$242.64	\$71.00	\$6.36	
Ladies' Lunch Club	5/14/14	8	\$120.00	\$56.00	\$8.00	
Toddler Thursday	5/15/14	4	\$0.00	\$0.00	\$0.00	4 toddlers and their caregivers
Fire & Light Show	5/27/14	75	\$490.00	\$0.00	\$6.53	106 residents RSVPd; 75 attended
Family Movie Night	6/6/14	100	\$890.00	\$0.00	\$8.90	
Yoga Intro Class	6/7/14	8	\$0.00	\$0.00	\$0.00	
Father's Day Crafts	6/9/14	36	\$145.88	\$0.00	\$4.05	36 children attended with their caregivers
Puppet Making Workshop	6/24/14	12	\$211.98	\$60.00	\$12.67	12 children attended with their caregivers
Superhero Party	6/28/14	30	\$598.26	\$0.00	\$19.94	30 children attended with parents and other caregivers
Inependence Day Party	7/3/14	25	\$161.88	\$0.00	\$6.48	25 children attended with parents and other caregivers
Pool Grand Opening Party	7/12/14	500	\$923.20	\$0.00	\$1.85	over 500 residents attended

Ceramic Owl Painting Craft	7/14/14	23	\$134.55	\$0.00	\$5.85	
Tumblebus	7/19/14	5	\$303.54	\$25.00	\$55.71	
Family Movie Night	7/25/14	4	\$781.11	\$0.00	\$195.28	event got rained out; the 4 who came left early b/c of weather & bugs
Sand Art Crafts	7/30/14	30	\$98.47	\$0.00	\$3.28	30 children attended with parents and other caregivers
Puppet Show: Jack and the Beanstalk	8/4/14	57	\$269.47	\$0.00	\$4.73	
Back to School Bash	8/16/14	60	\$1,291.80	\$0.00	\$21.53	Rainstorms affected attendance
Ladies' Night Out	9/10/14	5	\$45.52	\$0.00	\$9.10	
Pirate & Princess Party	9/14/14	40	\$442.00	\$0.00	\$11.05	40 children attended with parents and other caregivers
Luau	9/27/14	400	\$7,793.87	\$1,466.00	\$15.82	
YTD TOTAL			\$35,360.87	\$4,437.00		
TOTAL NET ACTIVITY EXPENSE			\$30,923.87			
Note: Number of participants for kids' activities such as crafts includes children only, but parents and caregivers attended with their children						
*Cost for Holiday Party & Boat Parade includes \$94.63 in tax, mistakenly charged by Macaroni Grill. Cory Lakes will receive a credit equal to that amount which will be used later in the year.						

ADDITIONAL EXPENSES/REVENUE - not related to a specific event or activity

		REVENUE	EXPENSES
Protential Sports - September	10/5/13	\$58.00	
Protential Sports - October	11/5/13	\$74.25	
Protential Sports - November	12/3/13	\$85.70	
Protential Sports - December	1/7/14	\$69.60	
Protential Sports - January	2/2/14	\$71.00	
Dianne Carlson (Boot Camp) - January	1/29/14	\$34.00	
Protential Sports - February	3/11/14	\$58.00	
Liliana Sanchez - Feb/March Zumba Kids	4/2/14	\$6.80	
Protential Sports - March	4/9/14	\$69.00	
Protential Sports - April, May & June	7/11/14	\$160.00	

Protential Sports - July	8/2/14	\$187.50
Protential Sports - August	9/4/14	\$105.30
Protential Sports - September	10/3/14	\$86.70
TOTAL ADDITIONAL REVENUE		\$1,065.85
TOTAL ADDITIONAL EXPENSES		\$0.00
NET ACTIVITY EXPENSE		\$29,858.02

Cory Lake Isles Events - FY 2013

EVENT NAME	DATE	NUMBER OF PARTICIPANTS	TOTAL EXPENSES	TOTAL REVENUE	COST PER PARTICIPANT	NOTES
Protential Meet & Greet	7/16/13	25	\$0.00	\$0.00	\$0.00	Protential paid for pizza and juice
Tumblebus	7/20/13	11	\$375.00	\$0.00	\$34.09	This event was planned and marketed prior to my start date
Kids Craft - Sand Art	7/22/13	28	\$138.17	\$0.00	\$4.93	Some supplies were left over and can be re-used
Running Club	7/24/13	7	\$43.33	\$0.00	\$6.19	Some water and gatorade was left over and used the next week
Boating Club	7/29/13	4	\$4.99	\$0.00	\$1.25	
Sandcastle Building Contest	7/30/13	12	\$159.90	\$0.00	\$13.33	Some supplies were left over and can be re-used
Running Club	7/31/13	9	\$0.00	\$0.00	\$0.00	Used water, gatorade and protein bars left from previous week
Kids Craft - Making Pinwheels	8/6/13	25	\$97.99	\$0.00	\$3.92	Some supplies were left over and can be re-used
Running Club	8/7/13	8	\$0.00	\$0.00	\$0.00	Used water, gatorade and protein bars left from previous week
Happy Hour Game Night	8/9/13	30	\$552.91	\$0.00	\$18.43	Games can be used again
Kids Craft - Fuzzy Fish Magnets	8/13/13	32	\$44.89	\$0.00	\$1.40	Ran out of craft supplies; used some of the leftover pinwheels
Running Club	8/14/13	3	\$0.00	\$0.00	\$0.00	Low attendance due to thunderstorm just before the club met
Back to School Bash	8/17/13	200	\$3,365.37	\$0.00	\$16.83	First large community event was a big success! Get sponsors next yr.
Back to School Signs at the gates	8/20/13	n/a	\$46.95	\$0.00		
Running Club	8/21/13	3	\$0.00	\$0.00	\$0.00	Another thunderstorm caused lower attendance
Toddler Craft/Playgroup - Handprint Dinosaurs	8/22/13	13	\$39.46	\$0.00	\$3.04	May split into 2 age groups: under 2 and 2 - 5
Toddler Tuesday	9/3/13	9	\$13.00	\$0.00	\$1.44	Switch to Thurs to avoid conflict with library story time
Girls' Glam Spa Party	9/7/13	25	\$503.68	\$130.00	\$14.95	25 participants paid in advance and 1 did not show up; an extra showed up and paid at the door.
Running Club	9/11/13	7	\$0.00	\$0.00	\$0.00	Used water and protein bars left from previous week
Neighbors' Night Out	9/12/13	10	\$338.58	\$0.00	\$33.86	16 RSVPd; 10 attended
FL Wilidlife Program	9/15/13	22	\$149.99	\$0.00	\$6.82	31 RSVPd; 22 attended
Toddler Tuesday	9/17/13	3	\$14.50	\$0.00	\$4.83	
Tumblebus	9/21/13	13	\$299.99	\$60.00	\$18.46	

Cory Lakes Community Development District

Facilities Manager

January 2017, Activity Report

BEACH CLUB

1. Fixed three lights jarred loose from work being done in attic space.
2. Removed two balloons from the rafters and fans.
3. Removed two large posts from old sign in preparation for new sign in stall.
4. Repaired fascia board on rear of clubhouse.
5. Repaired the zebra chairs legs.
6. Replaced the bulbs in two dock lights.
7. Pulled up toilet and removed Capri Sun package from inside drain trap and re-installed toilet.
8. Touched up paint on walls by service windows behind the Beach Club.
9. Replaced flooring in kids play area.
10. Replaced three rugs that were curling up.
11. Replaced toilet flapper in ladies room toilet.
12. Replaced fill valve in men's room toilet.
13. Replaced motion light outside gym doors.

Pool

1. Replaced wooden posts for holding pool equipment with metal posts and cleaned life preservers and fixed safety poles and leaf net.

PLAYGROUND

1. LMP kept blown off

GYM

1. Fitness services performed bi-weekly maintenance.
2. Kept clean and stocked. Returned weights to racks.
3. Secured Balance ball rack.
4. Purchased new Balance balls and inflated.
5. Purchased new training bars and rack and assembled.
6. Replaced motion light by front door
7. Replaced lid to trash can with new one.

LANDSCAPING

1. LMP completed cut backs of CDD trees and palms
2. LMP Doing cut backs of plants and shrubs on Cross Creek entrance.
3. LMP placed rock around the tennis courts to help stop mulch from getting on courts.
4. LMP starting resident palm tree project.

LAKE MANAGEMENT

1. 12/12/16- Treated shoreline grasses and algae, cleaned gas and oil can from lake.
2. 12/15/16- Installed 10 buoys on lake.
3. 12/15/16- Treated shoreline grasses.
4. 12/20/16- Treated shoreline grasses from boat
5. 12/22/16- Treated shoreline grasses and picked up trash around ponds.
6. 1/9/17- Treated shoreline grasses from johnboat.

SECURITY

1. Changed batteries in radar units and pulled reports weekly.
2. Installed two more posts for radar monitoring, (pocket parks)(East CLB)

OTHER ACTIONS

1. Installed new speed limit sign outside CC exit.
2. Replaced a broken outlet box and cover on E. CLB.
3. Cleaned the Cory Lakes entrance signs on both entrances.
4. Applied no wake labeling to 10 buoys so Lakemasters could set in lake.
5. Checked Christmas lights for proper operation and relayed issues to vendor for repair.
6. Reset the post for the South CLD speed sign and put conduit for electric supply.
7. Removed old buoy from shoreline.
8. Independent Tree Services removed twelve infected pine trees along CLD.
9. Envera installed control boxes and posts for radar cameras.
10. Had Electric Today install power for radar on south CLD
11. Had Electric today restore power to light pole by new Capri sidewalk.
12. Installed "Children Playing" warning signs in front of Beach Club parking and by old tennis courts.
13. Repaired the pavers at the corner of Cachet and CLD.
14. Removed a few yards of fill dirt spilled in the truck entrance.
15. Purchased and assembled a new bike stand for the tennis courts.

16. Changed trash around amenities since LMP off for the Christmas week.
17. Secured windscreens at new courts
18. Installed one new basketball backboard.

Cross-Creek Security Gatehouse

1. Installed two gate closes after each vehicle signs
2. Fixed plug on LED gate arm.
3. Replaced welcome mats in front of doors.
4. Installed hand soap dispenser

Morris Bridge Security Gatehouse

1. Repaired exit arm after resident knocked it off again. Had Gate Tech put in remote to lock open arm during busy hours of the morning. Will install LED arm to aid in visibility at night.
2. Replaced 5 can light bulbs in overhead.
3. Installed three gate closes after each vehicle signs
4. Remounted thermostat and changed batteries
5. Installed new post and sign for virtual guard and gate arm on visitor lane.
6. Repaired MB exit arm again on 12/19/16
7. Repaired two fascia boards on guardhouse.
8. Replaced welcome mats in front of doors.
9. Installed hand soap dispenser.
10. Had Gate Tech repair gate after it was hit yet again.
11. Replaced toilet flapper.
12. Rehung Envera sign for resident gate.

Action Plan for Feb.

- * Continue to work with Envera on system installation and rollout.
- * Continue working with Khamir on gym plans
- * Continue work with contractors on community sidewalk repairs proposal.
- * Continue to work with TECO to get pricing for LED transition.
- * Continue to work with LMP on street tree program

* Work with District Engineer to make CAD or GIF overlays of existing structures for ease of future location.

* Work with Lakemasters on cleaning up some of the drainage structures around the community.

* Work on ongoing LAF projects.

Estimate

Submitted To:
Cory Lake Isles CDD Attn.: John Hall 10441 Cory Lake Dr. Tampa, FL 33647

Date	12/14/2016
Estimate #	36048
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

Cory Lake Isles CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	New Sidewalk area			
Enhancements	6 yards of fill dirt	1	256.80	256.80
Enhancements	7 gal podocarpus	18	56.25	1,012.50
Enhancements	3 gal downey jasmine	38	11.25	427.50
Enhancements	orange bird of paradise	80	20.00	1,600.00
Enhancements	dwarf podocarpus	111	20.00	2,220.00
Enhancements	3 gal snow queen hibiscus	26	13.12	341.12
Enhancements	30 gal lavender crape myrtle	3	307.63	922.89
Mulch	20 yards mini nuggets	20	37.50	750.00

TERMS AND CONDITIONS:

TOTAL	\$7,530.81
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT





Gate Tech Inc.
 1908 Wood Ct
 Plant City, FL 33563



Estimate #1393

Sent On 12/02/2016
 Phone (813)752-9242
 Email OfficeManager@GateTechInc.com
 Website www.GateTechInc.com
 Service Address Cory Lake Isles CDD
 10441 Cory Lake Dr.
 Tampa, FL 33647

Cory Lake CDD
 Cory Lake Isles CDD
 10441 Cory Lake Dr.
 Tampa, FL 33647

Service / Product	Description	Qty	Unit Cost	Total
Installation Labor	Labor for the installation of gates, fence, operators and accessories.	8	\$95.00	\$760.00*
SEP-EEB2	Single pushbutton single gang mounted, integrated 30 second timer.	2	\$157.83	\$315.66*
ACA-1200WP	Weatherproof single 1200 LB magnetic lock	2	\$395.90	\$791.80
ACA-AM6370	Z bracket kit for ACA 1200LB maglock	2	\$50.00	\$100.00
Conduit1/2	PVC conduit 10'	4	\$3.25	\$13.00*
Conduit Flex 1/2'	Liquid tight flexible non conductive conduit	12	\$3.05	\$36.60*
LV wire	Low voltage wire.	45	\$0.50	\$22.50*
AAA-26-100L	Lighted 100 Code keypad	2	\$346.98	\$693.96
Fence - Material General	Fence materials. 3" post black cutout for single gang mount pushbutton.	2	\$45.00	\$90.00*
Access Control Parts	single gang box for conduit entry	2	\$14.47	\$28.94
Access Control Parts	junction box for gate wiring	2	\$28.39	\$56.78
Concrete50#Fast	Fast setting concrete 50# bag	2	\$12.00	\$24.00*
LIA-PIP24VDC	24 VDC 1 AMP plug in power supply(3.12)	2	\$59.94	\$119.88*
MiscMaterial	Misc. materials including connectors and fasteners	8	\$5.00	\$40.00*

Total **\$3,093.12**

* Non-taxable
 Install magnetic lock on pedestrian gates. Wire low voltage power from gate operators to pedestrian gates. Install keypad to enable access with a single common code in pedestrian gate at the Morris Bridge and cross creek entrances. Install magnetic lock and strike plate on to gate and latch post. Install push button with integrated timer to post allowing for free exit for pedestrians through gates.

 This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Any alterations after quote is signed will require a signed work change order before changes are made.

Gate Tech Inc.
1908 Wood Ct
Plant City, FL 33563



Estimate #1393

Sent On 12/02/2016
Phone (813)752-9242
Email OfficeManager@GateTechInc.com
Website www.GateTechInc.com
Service Address Cory Lake Isles CDD
10441 Cory Lake Dr.
Tampa, FL 33647

Cory Lake CDD
Cory Lake Isles CDD
10441 Cory Lake Dr.
Tampa, FL 33647

Notes Continued...

Signature: _____ Date: _____



TO: Cory Lake Isles
FROM: David Langley, CEO
RE: Cory Lake Isle Pool Deck Proposal
DATE: December 18, 2016

PROJECT DESCRIPTION:

Cory Lake Pool Deck Cleaning, Sealing and Revitalization
Pool Deck Square Footage: 9,700 square feet

The following proposal is submitted at \$1.25 square foot and includes:

1. Remove old failed sealer on pool deck area
2. Pressure wash and clean pool deck area
3. Spot stain removal (gum, mold, rust, etc.)
4. Glass-On sealer with 2-color application
5. Pigment color cost
6. Shipping and packaging of product to Cory Lakes

It is suggested that this project be completed at the same time that the Cory Lake Drive oil spill is repaired.

TOTAL COST for PROPOSAL/ESTIMATE: \$12,125.00

THE PRICING IN THIS PROPOSALS IS GOOD FOR 60 DAYS FROM THE DATE NOTED ABOVE.

Please sign and return the Estimate once terms are accepted.

Payments as follows:

- A 50% deposit is required to initiate work.
- The balance is due upon completion.



Approved and accepted by:

Date: _____

Cory Lake Isles
Authorized Agent – Signature

Cory Lake Isles
Authorized Agent – Signature

Printed Name

Printed Name

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

HOCKEY-RINK NETTING PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to install netting one (1) Hockey-Rink at: Corey Lake Isles in Tampa, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements, and deed restrictions, and shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

The Owner shall be responsible for all permit and engineering fees and related acquisition costs, if any. The Owner shall be responsible for providing the contractor an onsite dumpster during construction.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires payment and performance bonds, or insurance in excess of the limits of liability coverage usually carried by the Contractor, such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. SCOPE OF WORK: The Contractor shall install approximately 150 lineal feet of four (4) foot high black twisted nylon netting with one and one-half (1½) inch squares and rope border. The netting shall be placed above existing fencing at each end of the hockey rink.

3. CONTRACT PRICE: The Contractor shall complete the work described above for the following contract price:

NETTING: \$5,570.00

4. PAYMENT TERMS: A 50% down payment, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule the Project. A final 50% payment shall be due upon completion of the entire contract.

NOTE: Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum max.) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

5. BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement access, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the rink beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

The Owner shall provide an onsite dumpster for the Contractors use during construction. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a

construction dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

6. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including charge orders and late payment fees (if applicable).

7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

8. **ATTORNEY’S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owners under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Kevin Timmons

ACCEPTED BY:

_____ (OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

George Todd III – Sr. Estimator

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed Change Order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact:

Accts Payable Contact:

Name: _____

Name: _____

Number: _____

Number: _____

Email Address: _____

Email Address: _____

Color Selection:	Green	Black	N/A	Other	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Hard Court Contracts Only

Standard Colors:

Premium Court Colors*:

Exterior Color

Interior Color

Exterior Color

Interior Color

- Adobe Tan
- Forest Green
- Olympic Blue
- Spring Green
- Stone Gray
- Summer Red
- Winter Green

- Adobe Tan
- Forest Green
- Olympic Blue
- Spring Green
- Stone Gray
- Summer Red
- Winter Green

- Royal Blue
- Tour Purple
- US Open Blue
- US Open Green
- Royal Blue
- Tour Purple
- US Open Blue
- US Open Green

*Additional cost may apply if premium colors are not specified in the contract.

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and is agreeing that all information is accurate and true. Any changes to the above selections need to be approved through a Change Order.

(Signature)

(Date)

(Print Name)