

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

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, February 16, 2017 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

**Present at the meeting were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Bob Woodards	Assistant Secretary
David Burman	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Lisa Kagan	Evergreen
David Langley	Glass-On Stone & Pavers
Rich Carpenter	Resident, LAF Committee Member
A. Cyril Spiro	Resident
Sheila Haque	Resident
Mylitta Butler	Resident
Remo Butler	Resident
Angela Reimer	Resident
Steven Hancz	Resident
Kevin R. Hickling	Resident
Tresha Bowen	Resident
Marsha Wolf	Resident
Dennis DiGiacomo	Resident
Khamir Patel	Resident
Bob Abinjong	Resident
Fernando Romero	Resident
Sabrina Baukdin	Resident
Sheryl Springer	Resident
Luise Burman	Resident
Stephanie Squires	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:01 p.m., and noted, for the record, that Supervisors Castillo, Shah, Woodards and Burman were present, in person. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**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**

Mr. Adams stated that Mr. Kevin R. Hickling’s interest and resume was received, timely, but inadvertently omitted from the agenda. Mr. Derek G. Ledbetter withdrew his candidacy via email.

Mr. Hickling, a resident, lived in Capri Isle and served on the Board of Directors for three companies. He discussed his background building companies, establishing budgets, representing new families in Cory Lake Isles (CLI), the need for Capri Isle residents to feel heard, various issues in Capri Isles, the need for diversity on the Board and that he had the time to serve on the Board.

Mr. Steven Hancz, a resident, was an Engineer that had experience working with a team, vendors and contractors. He had a real estate license and could assist with budgets and negotiate contracts and proposals with vendors. If elected, Mr. Hancz’s focus would be on the three A’s of CLI; appearance, amenities and accounting. He would start an approved vendor list and provide a cleaner image for CLI, such as a recycle bin at the Clubhouse and pool. Mr. Hancz was in favor of expanding the gym, vending machines at the Clubhouse and improving technology by having an internet based phone company that charges \$5 per month, which was significantly less than Bright House. He had financial experience working for banks and a lengthy construction background.

Ms. Angela Reimer, a resident, lived in CLI for nine years. She was a practicing attorney that handled real estate and HOA work and was familiar with CDDs and CDD issues. Ms. Reimer served on the CDD Board in 2012, completing the last two years of a term but did not run for re-election. Ms. Reimer has an accounting background and reading and preparing financial statements and budgets. She served on other leadership boards across the New Tampa and Wesley Chapel area and wanted CLI to be the best it can be, by furthering the interest of the majority of the residents, while maintaining property values. Ms. Reimer implored the Board to consider a female, which the majority of residents wanted.

Mr. Castillo stated that the Board previously heard from Ms. Butler, Ms. Haque and Dr. Spiro. A question and answer period was held.

Mr. Fernando Romero, a resident, asked what steps candidates would take to create a strategic plan and initiate it.

- Dr. Cyril Spiro, a resident, stated that a committee was formed, several years ago, to hire a consultant to prepare a long-term plan, which was initiated. When he served as Chair, Dr. Spiro surveyed residents about the gym expansion, which exceeded \$100,000 and the Board was now receiving quotes in the \$60,000 range. A suggestion from another candidate was to build a large facility behind the basketball and tennis courts and the Board was waiting for proposals. Dr. Spiro suggested forming a committee to create another long-term plan, versus hiring a consultant.
- Mr. Hickling stated that it was important to understand the needs of the community, as surveys did not provide clear direction and solutions. He suggested asking the right questions, so residents fully understood the questions to get the right answers, holding town hall meetings, establishing long-term goals, being fiscally responsible by getting to the root cause of the issue, ensuring that everyone understood the vision and reinforcing that as much as possible.
- Ms. Butler, a resident, stated that surveys can be skewed and misleading. She favored five and 10-year plans, versus a quick fix, making informed decisions and being smart with the District's money, using it to beautify the community and buying holiday decorations over a five to 10-year period.

- Mr. Hancz favored five and 10-year plans, evaluating it and researching what other communities offer, in terms of amenities, and re-adjusting, to keep the same residents and attract new ones.

Ms. Elise Berman, a resident, asked Mr. Hickling about his earlier statement about turning Capri Isle over to the community.

- Mr. Hickling replied that Capri Isle was not under the CDD's control, as it was recently completed by the builder. Capri Isle residents were not treated as everyone else.

Mr. Castillo thanked the candidates for their willingness to participate in the community.

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

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

Mr. Burman believed that residents wanted a female on the Board.

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

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

A resident wanted an entirely new Board.

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

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

Mr. Tresha Bowen, a resident, thanked the Board for the walkway connecting Capri Isle to Cory Lake Drive and requested fountains for the ponds and a play area in Capri Isle. Mr. Castillo stated that the play area was discussed at the last Sunshine Meeting and proposals were in process but it might be necessary to wait until the Fiscal Year 2018 budget. There was no update on the fountains but it would be discussed.

Ms. Marsha Wolf, a resident, stated that Dr. Spiro was on the Board for six years and it was his choice to resign for a City Council seat. She felt that residents should have a chance to serve on the Board and preferred a woman.

Mr. Remo Butler, a resident, believed that the two Board Members who were unwilling to compromise had ulterior motives. At the last meeting, Mr. Shah offered to support Ms. Reimer. Mr. Butler wanted someone new on the Board.

Mr. Shah read the following email from a resident:

*“Cyril helped to lead the CDD out of the dark ages from what was a very broke and dysfunctional entity into one that truly started working for the people in this community. His knowledge of issues and laws, willingness to roll up his sleeves and work the issues with continual focus on what was best for the community and marketable, was stellar. The numerous changes that came about under his leadership were a refreshing change of how things could be. In stark contrast, in years gone by, we had CDD leadership that worked on lies, backdoor politics, all of which were to rip this community apart. The previous leadership team routinely overstepped bounds and authorities and worked without us to commonly accepted norms. On many occasions, I witnessed actions that were very detrimental to the community. I saw people in the community abused,*

*threatened and civil rights violated. I'm guessing that you received many letters over the past month disparaging Cyril. I would also assume that many of these letters were orchestrated by one particular individual. This person fancies himself as a master perfecter, who lacks ethics and uses his lack of ethics in an effort to shape a Board that would be reminiscent of the Board we had many years ago. Please work to put Cyril back into office."*

Mr. Shah felt that Dr. Spiro was a strong leader that made tough decisions and he voted for Dr. Spiro based on his experience, track record, establishing the Sunshine Board, keeping the Board balanced and pushing for fairness, cleaner roads, better lakes and safety. In response to Mr. Butler's question, Mr. Shah stated that Mr. Don Reich sent the email.

Ms. Butler was frustrated about the Board not being able to make a decision. Other than herself, Ms. Reimer, Mr. Hancz and Ms. Haque could do a phenomenal job; waiting another month would cause residents hardship. The LAF Committee suggested the Capri Isle sidewalk before it was considered by the Board and several items suggested by the committee were not approved. Ms. Butler suggested researching the cost of relocating the pocket park and asked Mr. Shah and Mr. Castillo to review the remaining resumes and consider another candidate besides Dr. Spiro.

Mr. Dennis DiGiacomo, a resident, presented a letter.

Mr. Bob Abinjong, a resident, stated that Malakai Isle wanted gates like Cachet. He asked if there were any candidates that Mr. Shah and Mr. Castillo would vote for. Mr. Castillo replied affirmatively. Mr. Abinjong stated that the Board should nominate a candidate and have consensus.

Dr. Khamir Patel, a resident, wanted to know why Mr. Burman and Mr. Woodards did not want to choose Dr. Spiro and why Mr. Castillo and Mr. Shah did, and asked if any candidates served on the Board. Mr. Castillo recalled that only Ms. Reimer served on the Board. Ms. Haque was new.

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, appointing Ms. Sheila Haque to fill the unexpired term of Seat 4, was approved.**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor [Seat 4] *(the following to be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Haque. Mr. Adams provided and briefly explained the following items:

- 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**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-3, Electing Officers of the District**

Mr. Adams presented Resolution 2017-3 for the Board’s consideration. Prior to the appointment, Mr. Castillo served as Vice Chair and the remainder of the Board as Assistant Secretaries. There must be a Chair and Vice Chair.

Mr. Woodards nominated Mr. Burman as Chair. No other nominations were made.

**On MOTION by Mr. Woodards and seconded by Mr. Burman, with Mr. Woodards and Mr. Burman in favor and Mr. Castillo, Mr. Shah and Ms. Haque dissenting, election of Mr. Burman as Chair, was not approved. (Motion failed 3-2)**

Mr. Shah nominated Mr. Castillo as Chair. No other nominations were made.

**On MOTION by Mr. Shah and seconded by Mr. Castillo, with Mr. Castillo, Mr. Shah and Ms. Haque in favor and Mr. Woodards and Mr. Burman dissenting, election of Mr. Castillo as Chair, was approved. (Motion passed 3-2)**

Mr. Shah nominated Mr. Woodards for Vice Chair. Mr. Woodards did not accept the nomination.

Mr. Castillo nominated Mr. Shah as Vice Chair. No other nominations were made.

**On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, election of Mr. Shah as Vice Chair, as nominated, was approved.**

Mr. Adams stated that the remainder of the Board would serve as Assistant Secretaries, he would serve as Secretary and Mr. Wrathell as Treasurer and Assistant Secretary, effectuated by Resolution 2017-3.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2017-3, Electing Officers of the District, as nominated and stated, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Chairman’s Opening Comments**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

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

This item occurred following the Second Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. December 15, 2016**

**i. Summary of Motions**

Mr. Adams presented the December 15, 2016 Summary of Motions and asked for any additions, deletions or corrections.

**ii. Board of Supervisors Staff Directives**

Mr. Adams presented the December 15, 2016 Board of Supervisors Staff Directives and asked for any additions, deletions or corrections.



**iii. Board of Supervisors Meeting**

Mr. Adams presented the December 15, 2016 Board of Supervisors Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 34: Change “Louise” to “Luise”

Line 237: Change “Reipoff.com website” to “St. Pete blog”

**B. January 3, 2017 – January 13, 2017 Sunshine Board**

Mr. Adams provided and presented the January 3, 2017 – January 13, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

**C. January 30, 2017 – February 9, 2017 Sunshine Board (to be provided under separate cover)**

Mr. Adams provided and presented the January 30, 2017 – February 9, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

▪ **February 6, 2017 Security Committee Meeting**

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

Mr. Adams presented the February 6, 2017 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, the December 15, 2016 Summary of Motions and Board of Supervisors Staff Directives, as presented and Board of Supervisors Regular Meeting Minutes, as amended, and the January 3, 2017 – January 13, 2017 Sunshine Board Meeting, January 30, 2017 - February 9, 2017 Sunshine Board Meeting and February 6, 2017 Security Committee Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2016. “Assessment levy” collections were at 89%. Expenses were at 27%. A deposit was paid for “Seasonal Holiday Decorations” and the remaining 50% was invoiced.

Mr. Castillo asked about Trustee Fees. Mr. Adams stated that the Trustee manages the Debt Service funds; 50% of the annual interest was paid on November 1 and the remaining 50% on May 1. Mr. Castillo asked why \$200 was budgeted but \$347 was spent. Mr. Adams stated that SunTrust charged a fee to review the Operating Fund, on a monthly basis, to ensure that it was properly invested and collateralized.

▪ **Discussion: Events Report from Evergreen (Current and Potential Additions)**

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

Ms. Kagan presented a year-to-date Net Activity Expense Report of the events. At the Board's direction, Ms. Kagan cut the number of programs to the following eight:

1. Fall Festival
2. Boat Parade & Holiday Party
3. Cookies & Storytime with Santa
4. Wine & Food Paring (sold out last week)
5. Spring Eggstravaganza
6. End of School Year Pool Party
7. Back to School Bash
8. Luau

Ms. Kagan discussed the prior year events. If the Board preferred a higher level lifestyle program, she would prepare a proposal. Mr. Castillo asked how many realtors were funding events. Ms. Kagan stated that real estate agents sponsored several events; however, the level of sponsorship for 2017 was less than before. Discussion ensued regarding the luau and the wine and food event. Mr. Adams suggested that Ms. Kagan lower the existing rates or self-fund events and price on popularity. Ms. Kagan stated that increasing attendance at events would show that the community was receptive to the lifestyle programs. For the Sunshine Board, Mr. Castillo requested a list of five to ten popular events, with estimated costs. Mr. Shah asked for the 2017 funding for events. Ms. Kagan stated that the \$30,000 budgeted was split between the actual expense and the Activities Coordinator.

Ms. Kagan stated that Ms. Haque attended events regularly, with her children, and could help decide the events.

***\*\*\*Ms. Kagan left the meeting.\*\*\****

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

Public comments resumed.

Mr. Abinjong asked if the Board had the authority to control development that was not part of the master plan. Mr. Castillo replied affirmatively. Mr. Abinjong wanted residents to have input and requested an Impact Study for Phase 7. Further discussion ensued. Mr. Abinjong voiced his opinion that Developers should pay a premium to build in CLI. Mr. Adams stated that the Developer must prepare an Impact Study and submit it to the State agencies, as part of the approval process. Mr. Shah stated that this matter was discussed by a potential Developer but no plan was submitted; it was premature, due to zoning issues.

Mr. Romero stated that the tennis courts were being used by three coaches and requested setting time limits for coaches. Mr. Castillo stated that this item would be discussed later in the meeting. Mr. Shah stated that the Sunshine Board discussed forming an Ad-Hoc Committee, comprised of a CDD Supervisor, two players and the parents of two minors. A resident stated that the same issue was occurring at the basketball courts. Kids from other communities were utilizing the courts and using profanity. Mr. Hall suggested monitoring the courts.

Ms. Sabrina Baukdin, a resident, voiced concern about speeding. Mr. Castillo stated that Staff was obtaining proposals for temporary speed bumps and cameras.

Ms. Wolf requested flowers at the Cross Creek entrance, like at the Morris Bridge Road entrance. Mr. Castillo stated that this item would be discussed later.

**NINTH ORDER OF BUSINESS**

**Continued Discussion: Street Tree  
Maintenance and Replacement  
Clarifications**

Mr. Burman presented a letter from the POA asking that the CDD adhere to the POA covenants defining what trees and bushes were acceptable in the community. On Monday night, a group of residents requested fruit trees for their property, which the POA Board denied; however, there was discussion about the banana trees on CDD property. Mr. Berman understood that the CDD was not subject to the POA rules; however, the POA believed that if they banned fruit trees, the CDD should reconsider the banana trees. Mr. Shah was in favor of the fruit trees. Mr. Castillo suggested that the POA and CDD hold a joint meeting to discuss this matter.

**TENTH ORDER OF BUSINESS**

**Acceptance of Prager & Co., LLC,  
Termination of Dissemination Agreement**

Mr. Adams presented a termination letter from Prager & Co., LLC (Prager), who no longer wished to serve as Dissemination Agent.

Mr. Adams explained the purpose of the Dissemination Agent. The services would be covered under Management's Agreement through an addendum, for \$3,000, annually, which was the amount that Prager charged.

**On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, the termination of Prager & Co., LLC, as Dissemination Agent, was approved.**

- **Authorization of District Manager to Serve as Dissemination Agent**

**On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing the District Manager to serve as Dissemination Agent, was approved.**

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Chang presented proposals for black paver, stamped concrete and rubber speed humps. A proposal for the colored rubber or plastic speed humps, which would require a minimum order, was pending. Discussion ensued regarding the types of speed humps, longevity of each option, sizes and prices.

Mr. Chang recommended the following:

1. Stamped concrete speed hump, which cost \$18,600 each.
2. Paver speed hump, which cost \$15,000 each.
3. The rubber speed humps, which had the least longevity.

Mr. Hall stated that there were stamped concrete speed humps at Wiregrass. Mr. Castillo suggested spending \$9,000 to \$10,000 for a rubber speed hump and evaluating it at this location. Mr. Chang would provide pictures to Mr. Hall for the Sunshine Board.

Discussion ensued regarding the speed hump locations. In response to Mr. Haque's question, Mr. Adams stated that \$14,000 to \$15,000 was budgeted for speed humps; however, surplus funds could be used. Mr. Shah questioned the cost difference between the \$9,000, versus \$11,409.33 proposal. Mr. Chang stated that \$9,000 was for three 3'-wide speed humps, versus \$11,409.33 for three 14'-wide speed humps. A wider speed hump would be more effective because it slowed a vehicle down. Mr. Shah stated that cameras would slow drivers down. Police would issue warnings to speeders at their homes.

Discussion ensued regarding runners and bicyclists on the road causing hazards and holding drivers accountable for speeding by having Police Officers issue tickets. Mr. Adams estimated that an off-duty Police Officer would cost \$40 to \$50 per hour, with a four-hour minimum; however, issuing tickets was at the sole discretion of the officer. Mr. Castillo recalled an agreement for the Tampa Police Department (TPD) to issue speeding tickets. Mr. Adams stated that the Agreement was revised and included comments from District Counsel, so it could not be challenged. It was ready for execution.

Mr. Castillo requested that consideration of the speed humps be deferred to the next meeting, so that Staff could obtain the proposal for the colored speed humps and provide photos from other communities. Ms. Haque requested a map of the community, with the location of the speed humps. Mr. Chang would work with Mr. Hall to determine the locations, based on statistics. Mr. Shah preferred the University of South Florida (USF) speed tables. Mr. Adams suggested contacting USF to obtain input on whether the speed tables were effective.

Mr. Castillo asked for the estimated date for the cameras. Mr. Hall stated that it was supposed to be within the next week but he would ask the radar manufacturer how to obtain information, until the camera provided real-time data. Mr. Adams stated that the timeline for violations should be discussed at the Sunshine Board.

**\*\*\*The meeting recessed at 9:12 p.m.\*\*\***

**\*\*\*The meeting reconvened at 9:20 p.m.\*\*\***

**TWELFTH ORDER OF BUSINESS**

**Discussion: Beach Club Boat Dock ADA Compliance**

Mr. Chang inspected the Beach Club boat dock and discovered that it was not Americans with Disabilities Act (ADA) compliant. He discussed the issues and what would be necessary to

bring it into compliance. Making it ADA compliant could exceed \$100,000. Mr. Castillo requested feedback from District Counsel on whether the dock must be ADA compliant.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion: Events Report from Evergreen (Current and Potential Additions)**

This item was discussed following the Eighth Order of Business.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Award of Contract for Reconstruction of Major Outfall Structures**

Mr. Chang stated that two drainage structures, in the north part of the community, were failing. An invitation to bid was sent to four contractors; two responded, one did not bid and one did not respond. The structural plans prepared last year, for the redesign of the structures, were provided to each contractor. Aidan Park, Inc., (Aidan Park) bid \$223,500 and Lovin Construction (Lovin) bid \$156,585. The probable cost Structural Engineer cost was in the \$150,000 to \$200,000 range. Mr. Chang worked with both contractors, had no negative experiences and felt that both were responsive. Mr. Chang and Mr. Hall met with Lovin Construction to tour the structures and answer questions. Mr. Hall stated that Aidan Park looked at the structures but did not meet with Mr. Hall or Mr. Chang. Mr. Shah believed that Aidan Park was not interested, due to their high bid and asked if this item was budgeted. Mr. Adams stated that surplus funds would be utilized; originally, this project was estimated at \$300,000. In response to Mr. Castillo's question, Mr. Chang believed that Lovin could begin two to four weeks but did not have it in writing. In response to Mr. Shah's question, Mr. Chang stated that the warranty was one year, which was the industry standard. Mr. Adams stated that the concrete could last a long time. In response to Mr. Chang's question, Mr. Adams stated that a performance bond was not required, since the contract was under \$200,000. The project would be on a 30-day turnaround, with payment upon completion and final certification. Mr. Adams stated that the performance bond was at the Board's discretion but it was not legally required. Mr. Adams would notify Lovin that they were selected. In response to Mr. Castillo's question, Mr. Adams stated that the District Engineer would perform a walk through, prepare a punch list and certify the project complete. Mr. Chang stated that the Structural Engineer would be

involved for the shop drawings and a Soil Engineer would ensure that the footings were completed properly.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, the Lovin Construction bid and award of contract, for reconstruction of the major outfall structures, in a not-to-exceed amount of \$156,585, were approved.**

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

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Tampa Electric Company (TECO) Bright Choices Outdoor Lighting Agreement**

Mr. Hall heard that Tampa Electric Company (TECO) offered an LED tier to switch to LEDs, although, TECO would eventually change all fixtures to LEDs, regardless, as high pressure bulbs were being discontinued. Mr. Hall provided a breakdown of costs to change existing lamps to LED, which required a new 10-year contract, along with the option to add extra lights. The District currently pays \$13,000 per month for streetlights, which would decrease, to \$7,311.04 per month, for a savings of \$60,000 per year. Mr. Adams stated that a two-month cash deposit was required. Mr. Hall believed that TECO would waive the deposit because the District was an existing customer. Ms. Haque recalled discussion about additional poles. Mr. Adams stated that more poles would increase the monthly rate and would require an addendum to the contract. Mr. Hall stated that additional poles would cost \$22 per pole, per month, and poles could be placed on the section of Morris Bridge Road, which did not have lights, or at the pocket parks.

Mr. Adams stated that changing from high pressure bulbs to LED would result in a different type of illumination and suggested retrofitting existing light fixtures and evaluating them, after the LED lights were installed. If additional lights were needed, there could be an addendum. LED lights would be brighter. Mr. Hall noted two types of LEDs, soft white and bright white. Mr. Adams recommended the brighter lights at the Morris Bridge and Cross Creek entrances, which were not adjacent to homes, and soft white lights in the residential areas. TECO could program the lights to be bright, until 9:00 p.m., and then turn soft white.

Mr. Hall suggested considering the areas that need lights and he would meet with a TECO engineer to evaluate what the power grid could accept. Mr. Shah asked if the \$22 per pole, per month, was for 10 years. Mr. Adams replied affirmatively; the District would be locked into a 10-year contract but, in 10 years, solar may be available. Mr. Hall would request a timer from TECO. In response to Mr. Castillo's question about the time frame, Mr. Hall stated that TECO was 60 days out for installing lights.

**On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the Tampa Electric Company Bright Choices Outdoor Lighting Agreement, in a not-to-exceed amount of \$7,311.04 per month, for 10 years, was approved.**

## **SIXTEENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Engineer**

There being nothing additional to report, the next item followed.

#### **B. Office Administrator**

Ms. Darby presented reports for January and February. Most of the fingerprinting was completed. Over 900 people were fingerprinted. Complaints about the Envera system significantly reduced; residents were starting to update their profiles. Mr. Castillo asked if all fingerprinting machines were installed. Ms. Darby replied affirmatively. Mr. Hall stated that the system went live on February 6. Ms. Darby stated that residents that could not be scanned would receive a key fob. Mr. Adams stated that the camera could match the individual who should have the fob. Mr. Hall stated that key fobs could be deactivated, so that security had control over the situation.

Ms. Darby and Mr. Hall are working at the Food and Wine Paring event, next week, which was sold out. The email database was consolidated.

Mr. Shah received an email from someone who rented the facility, complaining that, on February 10, their \$500 deposit was not returned. Mr. Hall held the deposit check because the renter violated the agreement by failing to arrive and leave on time, leaving the bathrooms and play area in disarray, refusing to sign the checklist that was part of the agreement, not emptying trash and lying about having alcohol at the party. The renter said that they were too drunk to



clean; however, when the renter was asked if there would be alcohol at the party, they said no. There was an additional fee to pay for two Staff members who must be present, if alcohol is served. If the issue was just about trash, Mr. Hall would have overlooked it because the dumpster was locked. In the future, a Staff member would unlock the dumpster. Mr. Woodards requested a copy of the report. Mr. Adams had additional details to include in the report. Mr. Hall would modify the agreement, requiring a signature if alcohol would be served. Mr. Castillo suggested returning half of the deposit. Mr. Burman disagreed, as it would set a precedent. In response to Mr. Woodards' question, Mr. Hall stated that, if any of the terms of the agreement were violated, the deposit was automatically forfeited. There was agreement for full forfeiture.

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

### **C. Facilities Manager**

Mr. Hall presented his report and a proposal from Glass-On Solutions Inc., (Glass-On) for the pool area. Discussion ensued regarding removal of tire marks and dirt on the test strip, how long Glass-On would last, wear and tear, cost and possibly sanding the roads when repaving occurred. Ms. Haque asked if the Glass-on was slippery. Mr. David Langley, CEO of Glass-On, stated that the product had a non-skid surface and should be easy to clean. The coating prevents stains. When Glass-On was applied in the test area, someone drove over it before it dried. Glass-On would bring life back into the pavers, resulting in not having to constantly replace. The product had a three-year warranty. The downtime for the pool area depended on the ambient temperatures. It would be applied at night, when the temperature was 70 degrees, and would dry overnight. Mr. Castillo asked if the proposal was for the entire pool area. Mr. Langley replied affirmatively. Mr. Castillo asked if the slide steps were included. Mr. Langley stated that the proposal covered the actual pavers but it could be applied to the stairs; however, if there was standing water, it would be slippery. Mr. Hall stated that the area was leveled but some spots held water. Mr. Adams stated that the expenditure would be paid from surplus funds.

<p><b>On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, the Glass-On Solutions Inc., proposal for sealing the pool deck area, in a not-to-exceed amount of \$12,125, was approved.</b></p>
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Mr. Hall stated that the proposal sent to Republic Services (Republic), for a Glass-On application on Cory Lake Drive, from Bermuda to Martinique, due to an oil spill, was forwarded to their insurance company and negotiations were ongoing. The total of the proposal was \$56,000. Mr. Castillo stated that the prior oil spill. Mr. Adams stated that the prior oil spill cost was \$11,000 and Republic agreed to pay it; the total amount negotiated should be \$67,000. Mr. Hall would contact Republic and ask if the prior claim was included.

Mr. Hall presented a proposal from Gate Tech Inc. to install locks on pedestrian gates, with an exit button on the inside and a code keypad on the outside, at the Cross Creek and Morris Bridge Road gates. Mr. Adams suggested obtaining a fingerprint scanner from Envera. Mr. Hall stated that kids 14-years-old and younger cannot be fingerprinted. Ms. Haque suggested leaving the pedestrian gates open during the day. Mr. Adams would present a proposal from Envera, for a fingerprint scanner, at the next meeting.

Mr. Hall presented a proposal from Landscape Maintenance Professionals, Inc., (LMP). The LAF Committee requested upgrading four beds at the Barbados Isle entrance, for \$5,218.86. Roses were past their life expectancy. Mr. Castillo asked about the plantings around the new sidewalk. Mr. Adams approved it so the plants could be installed without waiting another 30 days. Mr. Castillo stated that the plantings, at the Cross Creek entrance, did not look like \$5,000 worth of plantings. Mr. Adams verified that the per unit prices for supply and install, with warranties, were correct for three-gallon materials and that \$35,000 was in "Plant replacement".

**On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, the Landscape Maintenance Professionals, Inc., proposal for plantings in four beds at the Barbados Isle entrance, in a not-to-exceed amount of \$5,218.86, was approved.**

Mr. Hall presented a \$10,325.80 proposal from LMP to replace dead plant material on both sides of the Cross Creek entrance. Discussion ensued regarding flower types, appearance and drainage issues. After this expenditure, Mr. Adams estimated \$20,000 remaining in "Plant replacement". In response to Board Member questions, Mr. Adams stated that the LAF Committee recommended a lot of color with 3-gallon shrubs. Mr. Castillo proposed deferring this proposal and spending \$15,000 for the straight-away. Mr. Adams suggested first completing

the Cross Creek entrance first and then evaluating the straight-away. Mr. Castillo requested a proposal for the straight-away with before and after photos, including options, for the Sunshine Board. Mr. Hall recommended drought resistant plants.

**On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the Landscape Maintenance Professionals, Inc., proposal for plantings on both sides of the Cross Creek entrance, in a not-to-exceed amount of \$10,325.80, was approved.**

Mr. Hall presented three proposals for the Cachet monument and recommended the \$5,570 Creative Sign Designs proposal. Mr. Shah asked about submitting an insurance claim. Mr. Adams stated that the deductible was \$5,000. Mr. Hall stated that the proposal included installation, permitting and engineering fees.

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, the Creative Sign Designs proposal for the Cachet Isle monument replacement, in a not-to-exceed amount of \$5,570, was approved.**

Mr. Hall presented proposals for a safety cage around the hockey rink. Welch Tennis Courts, Inc., proposed \$5,570 and Genix Fence proposed \$3,600. Mr. Adams stated the cage reduced liability.

**On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, the Genix Fence proposal for a hockey rink safety cage, in a not-to-exceed amount of \$3,600, was approved.**

Mr. Adams recommended working with a nursery to supply and install trees within CDD landscape areas, as nurseries provide a six-month warranty but LMP did not. Many local wholesalers wanted to work with the CDD and residents. LMP must water the trees, on a daily basis, until established. Mr. Castillo asked about tree replacements, especially trees at Morris Bridge. LMP proposals for removal and installation, would be presented at the next meeting.

Mr. Adams stated that \$25,000 remained for tree replacements, with \$45,000 spent to date. Mr. Castillo asked for the replacement cost for two dead trees at the Beach Club, which were less than two years old. Mr. Adams stated that the cost was based on the trunk size, which was 8' to 10' and could exceed \$3,000; it was a struggle to maintain the trees, due to the current climate and soil conditions.

**D. District Manager**

There being no report, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Castillo asked about the Agreement for the Police to write speeding tickets. Mr. Adams stated that the Agreement was modified to remove loopholes identified by an attorney who challenged it. District Counsel's changes were incorporated, it was approved by the City of Tampa and would replace the existing Agreement. Once executed, TPD would resume enforcement. Mr. Castillo asked what happened. Mr. Hall stated that the assigned officer for CLI ticketed a resident that ran a stop sign. The resident was an attorney and took it to court. The judge said the ticket was not legal and dismissed it. As a result, TPD said they would no longer write tickets. The agreement between TPD and the City stated that the POA was supposed to execute it; however, the CDD could also execute it. The agreement was modified so both the CDD and POA could execute the agreement with the City and TPD and no one could contest it.

Mr. Castillo asked about the new LED gate arms. Mr. Adams stated that through permitting was underway and the gate arms should be installed by April or May.

**B. Finance**

There being no report, the next item followed.

**C. Landscape Aquascape Facilities**

There being no report, the next item followed.

**D. Other**

This item was not discussed.

**EIGHTEENTH ORDER OF BUSINESS**

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

Mr. Carpenter asked who could tow an abandoned car from the pocket park. Mr. Hall stated that someone was using the park as a parking lot and, if signs were posted, the CDD could enforce parking, from sunrise to sunset. The CDD could not tow cars from streets unless it was a violation of City ordinance. Mr. Adams stated that the CDD could not enforce POA by-laws. Mr. Hall could place a violation sticker on the car.

Mr. Carpenter suggested placing a No Fishing sign on the dock, versus making it ADA compliant.

Mr. Carpenter asked if the lights at the Morris Bridge fountain were working. Mr. Hall would drive by the fountain.

Discussion ensued regarding the Sunshine Board. Mr. Adams stated that actions cannot be taken; it was like a continuous, ongoing workshop. Mr. Hall would add Ms. Haque to the Sunshine Board. The Board discussed posting “Dusk to Dawn” parking signs at the pocket park. Mr. Hall would purchase the signs.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Castillo addressed the following:

- Proposed Capri Isle pocket park

Ms. Haque liked the idea of moving the park. Mr. Hall obtained a \$15,000 proposal to landscape common areas in the park and would obtain additional proposals.

- Capri Isle

Mr. Shah asked about the open pipe. Mr. Hall stated that Ryan Homes asked TECO to install additional power pipes, which must be cut and capped off. Mr. Burman suggested inspecting property before it was turned over. Mr. Hall provided a punch list to Kolter, the developer, which gives direction to the builder, Ryan Homes. Mr. Shah requested a park for Capri Isles. Mr. Castillo suggested obtaining proposals for the pocket park and installing fountains in the Capri Isles lakes. Mr. Adams would present proposals from LakeMasters.

- Refreshments at Meetings

Discussion ensued regarding refreshments at meetings.

- Tennis Courts

Mr. Hall would contact Mr. Romero about the Ad-Hoc Committee. Mr. Castillo stated that no coaches should be allowed on the tennis courts or the District should have a policy. Charging for tennis was discussed. Mr. Shah suggested assigning one court for coaches and the remaining courts for residents. Mr. Shah would ask the POA Vice Chair for recommendations. Mr. Adams suggested that the committee present recommendations.

➤ **Road Maintenance**

Mr. Hall stated that the paving company was more than halfway done but there were new areas to pave. Mr. Castillo agreed with Mr. Shah’s suggestion to re-sand. Mr. Shah voiced his opinion that the Cross Creek roads look terrible. Mr. Hall stated that the concrete pavers could be replaced with clay fire pavers but the cost would be \$40 million. Mr. Shah stated that Glass-On was a good product but the stains should be removed.

Mr. Burman stated that a new Council was formed for District 7 and, next month, he and Mr. Greg Nelson would serve on the Council.

Mr. Burman requested changing the May 18 and September 21 meetings. He was out of town in May and the September meeting was around the Jewish holidays. Mr. Adams would poll the Board. Mr. Woodards would not attend the March meeting.

Mr. Castillo stated that the Security Committee proposed an “Adopt A Road” program and requested volunteers to pick up trash from Morris Bridge Road.

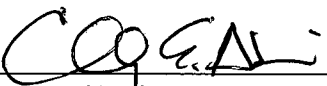
**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the Adopt A Road Agreement for Morris Bridge Road, was approved.**


**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 11:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair