

**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, March 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
Sheila Haque	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
Rich Carpenter	Resident, LAF Committee Member
A.G. Patel	Resident, POA Board Member
Dennis DiGiacomo	Resident
Janice DiGiacomo	Resident
Bob Abajian	Resident
Luise Burman	Resident
Khamir Patel	Resident
Bobby Seethi	Resident
Colleen Carpenter	Resident
Pratima Garrett	Resident
Bal Patel	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m., and noted, for the record, that Supervisors Castillo, Shah, Haque and Burman were present, in person. Supervisor Woodards was not present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

This item was deferred.

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

Mr. Rich Carpenter, a resident and LAF Committee Member, spoke to Mr. Rick Reidt, Operations Manager for Rivercrest CDD, regarding CDD events. Rivercrest CDD published their newsletters, through the Tampa Bay Times and were only charged for postage. Mr. Reidt referred to a recent Attorney General ruling that an event could be held, as long as food was not involved. Rivercrest CDD had Christmas parties, an Easter egg hunt, outdoor movies and giveaways. PROtential Sports paid Rivercrest CDD for the vendors running the events. Rivercrest's HOA funded events with food. Mr. Carpenter stated his opinion that the back of the Clubhouse, from the water, looked terrible; there were weeds and mildew on rails and equipment. The fountain lights, at Morris Bridge Road, were not working and there were dead palm trees at the Morris Bridge Road entrance and in the St. Lucia Isle median. Someone drove over the flower beds in a golf cart. Mr. Carpenter requested \$13,000 per year for landscaping. Mr. Castillo stated that these items were on the agenda. Mr. Carpenter suggested that Mr. Hall have leeway to obtain bids for dead palms, versus waiting months.

Mr. Bob Abajian, a resident, asked about the Phase 7 fountain and playground, suggested speaking with residents about noise issues, replacing the fountain at Cross Creek and Cory Lake Drive and installing additional mailboxes and speed bumps. Mr. Abajian recalled that, at last meeting, Mr. Castillo was in favor of implementing major tasks but it was not in the minutes. Mr. Abajian stated that residents should vote on the tasks, agreed with Dr. Burman's statement that people should purchase homes in Cory Lakes Isle (CLI) and that the POA should increase the duties of the Property Manager. Mr. Adams stated that the Board had the authority to vote and decide how to obtain feedback, whether through town hall meetings or surveys, etc. In response to Mr. Abajian's question, Mr. Adams stated that the District had the authority to annex development and hold Community Outreach Meetings. Dr. Burman stated that, when Phase 7 was developed, the Post Office stated that there would not be any individual mailboxes. Additionally, when a decision was made about developing the property, public meetings where the Board would hear input from the community before making a decision. We will have public information meetings to consider any of the properties proposed plans that are proposed to us.

Ms. Janice DiGiacomo, a resident, requested that the letter read at the last meeting be included in the minutes.

Mr. Bal Patel, a resident, stated that the oil on CDD roads was caused by trucks and asked if the CDD could do anything about maintenance trucks entering the community dropping oil. Mr. Castillo stated that the CDD could not monitor every truck entering the community and that cars could leak oil. Mr. Hall stated that, if it was a construction site, the homeowner or builder would be asked to clean the site but a random delivery truck was hard to monitor.

Mr. Bobby Seethi, a resident, requested the return of his deposit for a birthday party at the Clubhouse, even though the party ended 30 minutes late and garbage was left at the dumpster. When he took garbage to the dumpster, at midnight, the door was locked. Mr. Castillo stated that this matter was discussed at the March meeting and the Board voted against returning the deposit; however, this matter could be reconsidered later in the meeting.

Ms. Colleen Carpenter, a resident, stated that street lights were covered by trees at the Cross Creek entrance and asked if LMP could trim the trees. Mr. Castillo asked Mr. Hall to direct LMP to trim the trees.

Ms. Pratima Garrett, a resident, asked about placing one or two posters about the New Tampa Library spring book fair, on April 8 and 9, at the Clubhouse. Mr. Adams suggested using the LED informational board at the main entrances, which should be installed at the end of the month or first week of next month. Mr. Castillo permitted Ms. Garrett to place a poster on the wall and send an e-blast.

Mr. A.G. Patel, a resident and POA Board Member, received comments and complaints about trainers using the tennis courts and suggested restricting them to one court. Mr. Castillo favored restricting access to trainers. If the Board adopted a policy, it would be distributed to the community. Mr. Castillo stated that, at the last meeting, Mr. Fernando Romero volunteered to serve on an Ad-Hoc Committee. Mr. Shah requested that Mr. Patel serve on the Committee and create a tennis court policy.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. February 16, 2017**

**i. Summary of Motions**

Mr. Adams presented the February 16, 2017 Summary of Motions and asked for any additions, deletions or corrections.

**ii. Board of Supervisors Staff Directives**

Mr. Adams presented the February 16, 2017 Board of Supervisors Staff Directives and asked for any additions, deletions or corrections.

**iii. Board of Supervisors Meeting**

Mr. Adams presented the February 16, 2017 Board of Supervisors Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 36 and throughout: Change “Babinjong” to “Abajian”

Line 38 and throughout: Change “Baldwin” to “Bauld”

**B. March 6, 2017 Security Committee**

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

**C. February 27, 2017 – March 10, 2017 Sunshine Board (to be provided under separate cover)**

Mr. Adams provided and presented the February 27, 2017 – March 10, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

**On MOTION by Dr. Burman and seconded by Ms. Haque, with all in favor, the February 16, 2017 Summary of Motions and Board of Supervisors Staff Directives, as presented, the Board of Supervisors Regular Meeting Minutes, as amended, and the March 6, 2017 Security Committee and February 27, 2017 – March 10, 2017 Sunshine Board Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2017**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2017 and read the following letter from the Finance Committee:

*“Dear CDD Supervisors, the Finance Committee did not meet this month; however, I have reviewed the CDD P&L ending in February and I found that*

*District Management and Staff have managed the finances appropriately, while maintaining our community. The expenditures are in line with expected costs. In the coming months, Management will need to keep even or reduce the current rate of expenses because there is a little room for overspending, at this time. Note that we are expecting about \$200,000 in additional assessment revenue this year. You can inquire about these delayed payments if you are interested. Also, it is time in the budget cycle for the Board to start considering the 2018 budget creation. The core operational budget is sound and needs little change, as maybe recommended by Management; however, the Capital Budget is at the discretion of the Board and this would be a good time to consider what additional amenities the Board would like to add to the 2018 budget, if any. Please remember that the Board already has a comprehensive list of desired items from the 2017 survey, which can be used as a spring board for further review and consideration. Also, please remember that any increase to the budget for capital items will require a special assessment for 2018. Thank you for the time and interest in making our community better. Cyril Spiro.”*

Mr. Adams stated that assessment revenue collections were at 92%. Expenses were at 36%. Dr. Burman requested a column for the year-to-date budget. Mr. Adams would have a column inserted beside the percentage, as a multiplier of the adopted budget and the percentage for the month.

**On MOTION by Dr. Burman and seconded by Mr. Castillo, with all in favor, the Unaudited Financial Statements as of January 31, 2017, were approved.**

**SIXTH ORDER OF BUSINESS**

**Continued Discussion/Consideration:  
Additional District Sponsored Events**

Mr. Adams presented a list of proposed events submitted by Ms. Lisa Kagan, of Evergreen, including estimated attendance and a cost breakdown. Discussion ensued regarding the events and the break-even cost. Mr. Castillo stated that the majority of residents did not want to pay for events. The 10 most popular events were discussed, such as the Boat Parade &

Holiday Party, Fall Festival, Spring Eggstravaganza and Luau. Mr. Shah estimated that the District spent \$30,000 on events in 2016 and suggested that residents fund the Wine & Food Pairing and Casino Night. Ms. Haque recommended events that could be self-sustained, at a lesser cost, having a vendor supply the wine for the Wine & Food Pairing, using other vendors that offer casino games, having volunteers run the events and using sponsors. She found two vendors that charged \$800 for casino games. Dr. Burman questioned Ms. Kagan's attendance numbers, especially for the Dive-In event. Discussion ensued regarding current events. The following events would be added for the remainder of Fiscal Year 2017:

1. Casino Night – Self-funded
2. Breakfast with Critters
3. Puppet Show

Ms. Haque suggested charging a nominal RSVP fee.

**On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, adding Casino Night, Breakfast with Critters and Puppet Show to the events, in a not-to-exceed amount of \$1,100, with a nominal RSVP charge and Casino Night being self-funded, was approved.**

**SEVENTH ORDER OF BUSINESS**

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

Mr. Chang presented photos of black paver, stamped concrete and rubber speed humps. Mr. Shah suggested waiting for the cameras. Mr. Castillo suggested having one speed hump at the Beach Club, along with the cameras. Mr. Hall stated that the radar sign was operating and he was working with Envera on the cameras. The first report should be available on Monday, which would determine the speed limit to trip the cameras; the current parameters were 30 to 40 miles-per-hour (mph). Instead of Mr. Hall receiving an email every time a car tripped the cameras, Envera could provide a report. Mr. Castillo suggested that Envera send the report every couple of days. Discussion of speed humps was tabled until the radar signs were evaluated.

Mr. Castillo asked if the CDD could disable the bar codes of violators. Mr. Adams stated that there would be a policy for disabling bar codes of residents who mistreat staff but language could be included in the policy about violating community rules, such as speeding. Mr. Adams

stated that violators would still have access to the community but not convenient access; this may result in the desired effect. Mr. Adams would include the language in the policy and provide it at the Sunshine Board. Mr. Castillo asked Mr. Chang for an update on the speed humps. Mr. Chang was waiting for the proposal for the colored rubber or plastic speed humps.

Mr. Abajian voiced concern about speeding records being shared with the public, recommended installing additional stop signs and enforcing illegal parking. Mr. Patel requested that vendors be included in the speeding policy. Mr. Castillo stated that the policy would apply to everyone using the gates. Ms. Haque felt that it was too early to make a decision. Mr. Shah wanted speed humps in a location where there were kids. Mr. Castillo suggested in front of the Beach Club. Dr. Burman stated that two or three speed humps in a row would be the most effective.

Mr. Chang recommended a raised crosswalk with colored stamped concrete or pavers, which would cost \$30,000. Ms. Haque stated that kids would not use the crosswalk. Dr. Burman suggested installing a crosswalk warning sign. Mr. Chang stated that there was no requirement in the Manual on Uniform Traffic Control Devices (MUTCD). Mr. Carpenter recommended a speed table crosswalk near the tennis court area that has proper drainage and access for emergency vehicles or parallel parking, to narrow the road, and bump outs on the sidewalk to slow people down. Mr. Chang recommended a "Crosswalk Ahead" sign, prior to the crosswalk, and a sign with the crosswalk symbol at the crosswalk. Mr. Adams stated that surplus or "Unassigned" funds could be used. At the Board's request, Mr. Chang would obtain an estimate for a colored stamped concrete and paver speed table crosswalk.

▪ **District Engineer**

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

Mr. Chang stated that the concrete work for the west drainage structure was completed and installing the fence and restoration around the structure remained. Restoration of the east drainage structure started. The old structure was being demolished and pouring of the footer was scheduled for tomorrow or Tuesday, at the latest. The design was the same as the west structure but deeper. Each time steel was placed, the Structural Engineer was onsite and a Geotechnical Engineer performed concrete slump and compression tests.

Mr. Adams provided an email from District Counsel regarding bringing the Beach Club boat dock into compliance with the Americans with Disabilities Act (ADA). Mr. Chang

suggested obtaining estimates from dock or marine contractors. Mr. Adams stated that District Counsel reviewed the Federal law and the CDD was not exempt from the ADA requirement.

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

**EIGHTH ORDER OF BUSINESS**

**Consideration of Envera Proposal for Fingerprint Scanner at Entrance Pedestrian Gates**

Mr. Hall presented a \$10,000 proposal from Envera to install a fingerprint scanner at the Cross Creek and Morris Bridge Road pedestrian gates. The proposal from Gate Tech Inc. was \$3,000, to install locks on pedestrian gates, with an exit button on the inside, and a code keypad on the outside. This would appease Capri Isle residents who complained about non-residents accessing the community at Cross Creek, mainly kids who were in carpools. Mr. Adams stated that the fingerprint scanner was costly but provided more control and continuity. Mr. Carpenter recommended a fingerprint scanner at the Cachet gate, as residents complained about the lack of security. Mr. Hall suggested amending the Post Orders to include pedestrian gate monitoring. Mr. Castillo stated that this expense would be included in a future budget. In response to Ms. Haque’s question, Mr. Hall stated that the additional bar code scanner was for motorcycles that could not utilize stickers.

**\*\*\*The meeting recessed at 8:15 p.m.\*\*\***

**\*\*\*The meeting reconvened at 8:20 p.m.\*\*\***

**NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Fountain Proposals from LakeMasters**

Mr. Adams presented three proposals from LakeMasters Aquatic Weed Control, Inc., (LakeMasters), for floating fountains; \$12,150 for Fountain 2 in Capri Isle, \$12,350 for Fountain 3 at the intersection of Cross Creek into Cory Lake Circle and \$11,850 for Fountain 1 at Capri Isle. Discussion ensued regarding the depth of the lakes and access. Mr. Adams stated that a fourth fountain, at the Cross Creek entrance, was proposed but an easement must be obtained from the property owner. Mr. Adams discussed the benefits of aeration. Dr. Burman suggested imposing a special assessment on Capri Isle residents to pay for the fountains. Mr. Adams stated that there was an agreement with the developer to keep assessments at a set level, until Capri Isle



was sold out, which the agreement anticipated would be in 2018. Mr. Hall confirmed that all homes were sold and final repairs were being made. Mr. Adams felt that Fountain 2 provided the most benefit, as it could be viewed from Morris Bridge Road. Noise may be a factor but it was better than hearing traffic.

Ms. Haque asked about turning off the lights late at night and a wind sensor. Mr. Adams stated that the fountain and lights could be on timers. The fountains would have a wind sensor. Mr. Castillo suggested including the fountains in the Fiscal Year 2018 budget. Ms. Haque believed that Capri Isle residents wanted a pocket park, versus fountains. Mr. Hall distributed a \$33,000 proposal for a pocket park with two parking spaces. Mr. Shah stated that the abandoned vehicle was removed. Discussion ensued regarding the location and financing for the park. Mr. Castillo suggested using \$7,000 from the "Fountain" line item and funding the remaining out of "Unassigned".

Mr. Carpenter voiced concern about noise from the park because it would be next to a house. Mr. Adams stated that the resident purchased the house knowing what was next door. Mr. Hall stated that this location had the largest space if someone wanted to drive from another area. Mr. Adams stated that the tract was designated common area with parking spaces.

**On MOTION by Dr. Burman and seconded by Mr. Castillo, with all in favor, authorization for the Facilities Manager to spend a not-to-exceed amount of \$33,000 to install a pocket park in Capri Isle, was approved.**

Ms. Haque requested a rubber mat. Mr. Hall would obtain a proposal.

#### **TENTH ORDER OF BUSINESS**

#### **Update/Continued Discussion: Ad Hoc Tennis Committee**

Mr. Hall would contact Mr. Romero and provide Mr. A.G. Patel's contact information and basic guidelines about establishing an Ad-Hoc Committee. Mr. Castillo requested an update for the Sunshine Board.

Mr. Castillo preferred to designate one tennis court for instructors. Mr. Hall asked about the instructor's liability. Mr. Adams stated that the instructor's insurance policy should be on file. Dr. Burman suggested that instructors register with Ms. Darby, so she could reserve one

court at a time for instructors. Mr. Shah suggested that a parent serve on the Committee. Mr. Hall stated that Mr. Romero wanted to involve all demographics.

**ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Street Tree Maintenance and Replacement Clarifications and Fruit Trees within CDD Areas**

Mr. Berman stated that LMP trimmed trees last Friday; however, palm fronds were in the streets for an entire week. Mr. Hall discussed this with LMP. Mr. Berman suggested that LMP trim the trees on Wednesday and remove the palm fronds on Thursday. Ms. Haque stated that LMP placed fronds on drains, which residents were told not to do. Mr. Hall stated that LMP did not provide a price to remove palm fronds and were hauling fronds from multiple locations.

Mr. Hall counted approximately 570 banana trees and received a proposal of \$1,800 to remove the trees. Mr. Castillo loved the banana trees. Mr. Shah stated that, if the POA decided to remove the fruit trees, the CDD should remove its fruit trees. Ms. Haque recalled that, at the last POA meeting, the Board did not allow the future planting of trees. Dr. Burman stated that the POA was concerned about rodents and getting sued for grandfathering in existing fruit trees and suggested waiting until the POA reached a final decision. Mr. Shah suggested a joint meeting. Mr. Carpenter wanted the CDD Board to concentrate on the CDD and not the POA. There was Board consensus to keep the banana trees. This item was tabled.

**TWELFTH ORDER OF BUSINESS**

**Continued Discussion: Republic Services \$11,000 Claim Included in \$56,000 Claim for South End Oil Leak**

Mr. Hall asked the insurance company for Republic Services (Republic) if the \$11,000 claim for oil spots would be added to the \$56,000 claim, for a total claim of \$67,000 but did not receive a response. Mr. Adams believed that District Counsel emailing Republic would elicit a response.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion/Consideration: District Manager's Revised Operating Procedures**

- A. Consideration of Resolution 2017-4, Electing Officers of the District**

Mr. Adams presented Resolution 2017-4 for the Board’s consideration. The Resolution added Mr. Jeff Pinder as Assistant Treasurer.

The following nominations were made:

Chair	Jorge Castillo
Vice Chair	Sudhir (Sid) Shah
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder
Assistant Secretary	Bob Woodards
Assistant Secretary	David Burman
Assistant Secretary	Sheila Haque
Assistant Secretary	Craig Wrathell

**On MOTION by Dr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2017-4, Electing Officers of the District, as nominated, was adopted.**

**B. Consideration of Resolution 2017-5, Designating the Authorized Signatories for the District’s Operating Bank Account(s)**

Mr. Adams presented Resolution 2017-5 for the Board’s consideration.

**On MOTION by Dr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2017-5, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

This item was presented following the Seventh Order of Business.

**B. Office Administrator**

Ms. Darby reported the following:

1. Several rentals occurred throughout the month, without incident. There was better communication with residents who rented the Clubhouse.
2. Pool Attendants were being hired; however, it was difficult to find candidates.
3. In upcoming issues of *The Islander*, a topic would be addressed, each month, regarding CDD policies or areas of concern.
4. The Welcome Packet provided to all residents had a wealth of information; however, rules and policies were not being followed.

Ms. Darby suggested uploading the Welcome Packet to the CDD website. Mr. Adams would post it on the home page. Mr. Hall stated that Mr. A.J. Forbes, a resident and Security Committee Member, wanted to include key topics between the POA and CDD, such as parking, speeding and trees.

5. The Beach Club Rental Agreement was revised to the following:
  - Item 4 clarified if alcohol would be served at the party.
  - Item 12 clarified the repercussions if the checklist was not reviewed, signed and followed.
  - Item 16 clarified that the park and beach were closed at sunset.

Ms. Darby referred to the facility rental policies attached to the agreement. According to Item 7, a guest list must be received 48 hours prior to the event. This was for the purpose of the guard entering the guests into the system; however, the guards were no longer doing this. The resident could include the guests on their list or the guests could be included on the community portal for temporary access. Dr. Burman suggested that the six hours usage, under Item 7g, include cleanup. Mr. Hall stated that residents were informed that the six hours included set up and clean up. At the request of Ms. Haque, Ms. Darby would revise the policies to change “four (6) total hours” to “six (6) total hours” and remove the \$200 penalty.

Ms. Darby stated that residents should be informed, via email, about items of interest pertaining to the community, such as the CLI re-zoning, and the email should be reviewed, prior to distribution. Ms. Haque stated that Pride Elementary distributed flyers about the rezoning. Dr. Burman suggested sending an e-blast after approval by two Supervisors; the e-blast should be for the benefit of CLI. Mr. Adams suggested creating a Facebook page. Ms. Haque stated that there were two Facebook pages; one that residents could post to and the other for informational purposes. Dr. Burman felt that Facebook was too public. Ms. Darby stated that

the page would be specifically for residents, not the CDD. Dr. Burman stated that information was posted on the CDD website. Ms. Haque felt that the website was archaic and outdated.

6. The Beach Club usage should be clarified, regarding whether residents can use the facility for yoga, dance, etc., on the weekends and after Staff departs for the day.

Mr. Shah did not see a problem, as long as the users were CLI residents and not generating revenue. Ms. Darby requested insurance information from the yoga instructor. There was Board consensus for the yoga instructor to utilize the Beach Club, if no more than 10 people attended the class.

7. The Wine & Food Pairing event had an excellent turnout. Approximately 40 people attended and everyone had a good time. There were no complaints.

8. The Dive-In movie would be on March 25 and the Spring Eggstravaganza would be on April 8. A huge turnout was expected.

Ms. Haque asked Ms. Darby to contact Pride Elementary about the flyer for the rezoning.

Mr. Seethi's request for return of the Clubhouse rental deposit was re-considered. In response to Mr. Shah's question, Ms. Darby never withheld a deposit; however, Mr. Hall withheld the deposits of individuals who left the Clubhouse in disarray. The Board discussed the events of that evening. The party was supposed to end at 11:00 p.m., but Staff did not leave until 1:00 a.m. The resident did not take trash to the dumpster until 12:45 a.m.

Dr. Berman was against making accommodations for individuals who violated the rules, as it set a precedent. Mr. Hall stated that the trash was not an issue because the dumpster was locked. For future parties, an attendant would walk to the dumpster with the resident to unlock it. Due to the resident not leaving until 12:45 a.m., refusal to sign the paperwork and having alcohol when the resident acknowledged that there would not be alcohol, the resident's deposit was withheld. Mr. Castillo stated that there was a failure in communication and unclear expectations. Mr. Carpenter stated that the resident was disrespectful.

**On MOTION by Ms. Haque and seconded by Dr. Burman, with Mr. Castillo, Dr. Burman and Ms. Haque in favor and Mr. Shah dissenting, withholding a resident's Clubhouse rental deposit of \$500, was approved. (Motion passed 3-1)**

Mr. Shah wanted to return \$300.

Dr. Burman asked about rescheduling the May 18 and September 21 meetings. Mr. Adams stated that Management would poll the Board. Mr. Castillo stated that, as long as there was a quorum, these meetings could be held.

Ms. Darby stated that the next Sunshine Board was April 3 to April 14, two weeks prior to Regular Meeting.

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

### **C. Facilities Manager**

Mr. Hall stated that all high impact areas in the Clubhouse had new matting and the gym had a new drinking fountain.

Mr. Hall presented a \$4,657.71 palm tree proposal from Hardy Farms, which included a six-month warranty. LMP did not include a warranty. In response to Mr. Castillo's question, Mr. Hall stated that LMP's proposal was \$15,000 and Mr. Adams received a quote of \$12,000.

Mr. Castillo voiced concern about the amount that the District was paying LMP and recommended going out to bid for landscape maintenance services. Mr. Adams stated that LMP's contract was up for renewal this year. Discussion ensued regarding the quality of LPM's services, Supervisor opinions and concerns with LMP and landscaping conditions. Mr. Adams was directed to obtain landscape maintenance bids; it would be a 60-day sealed bid process. There was a scope and the community map was updated. Mr. Carpenter suggested a performance based maintenance contract. Mr. Hall would proceed with the palm tree replacements.

Mr. Hall stated that boards were loose on the dock. There may be a warranty. Mr. Hall was looking into bleaching the dock surface.

Mr. Castillo asked about the manholes. Mr. Hall stated that the vendor received a list and three manholes would be re-set, on April 15. The LED project was proceeding. Regarding rope for the dock, vendors did not have thick rope; it must be special ordered. Mr. Castillo recommended using a marine distributor in Brandon. Mr. Castillo asked about the punch list. Mr. Hall was working with Ryan Homes.

Mr. Carpenter stated that the base panel in the fence bordering Phase 7 was on the ground. Mr. Hall would inspect it.

In response to Mr. Castillo’s question, Mr. Hall stated that the coach lights would be repainted when the larger projects were completed. Mr. Castillo requested proposals and photos of lights for the palm trees at the Cross Creek entrance. Ms. Haque suggested colored LED lights. Mr. Castillo asked Mr. Hall to obtain and present Christmas light proposals, for bright lights, at the May or June meeting. Mr. Shah liked the lights at Arbor Greene. Mr. Hall did not want to use the prior company.

**D. District Manager**

**i. NEXT MEETING DATE: April 20, 2017 at 6:00 P.M.**

The next meeting will be held on April 20, 2017 at 6:00 p.m., at this location.

**FIFTEENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Hall attended the Security Committee meeting. Parked cars, speed enforcement and the Adopt-A-Road program, which would start on April 15, were discussed.

Mr. Castillo asked about the LED sign and the Cachet monument. Mr. Adams stated that the LED sign should be installed by the next meeting. Mr. Hall stated that the monument was in production and the installation date would be forthcoming. Creative Sign Design was supposed to be onsite tomorrow. Two mailboxes were run over today. Mr. Castillo’s mailbox was also hit.

**B. Finance**

This item was discussed during the Fifth Order of Business.

**C. Landscape Aquascape Facilities**

Ms. Haque volunteered to serve as liaison for the LAF Committee, which meets in April.

Mr. Hall stated that, according to a plat, the CDD owned the 15’ landscape easement around the streets in the community; therefore, the CDD must maintain the reclinata palms in the easement. Mr. Adams stated that trimming the reclinatas would be an additional charge. Mr. Castillo requested proposals.

**D. Other**

This item was not discussed.

**SIXTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

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

Mr. Carpenter requested that staff, vendor and committee reports be moved to the beginning of the meeting. Mr. Adams stated that public comments must be listed at the beginning and end of the agenda but other items could be moved at the Board's discretion. Mr. Adams would rework the agenda.

Mrs. Burman requested shorter meetings. Mr. Adams suggested limiting public comments.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Dr. Burman stated that Mr. Luis Viera, City Councilman for District 7, asked to meet with the Board on April 20. Mr. Adams would place this item at the beginning of the April agenda.

Ms. Haque asked about the café kitchen. Mr. Hall received paperwork from Mr. Chang. Fire alarms must be ADA compliant. The building was originally a storage unit and it must be ADA compliant. The original design plans were submitted to the City, which Mr. Hall would forward to a fire company to design a functional fire system. The kitchen plans were being finalized.

Ms. Haque asked if swimming after sunset was allowed. Mr. Hall replied no, because there was no lighting. Mr. Adams stated that Tampa Electric Company (TECO) could provide after hour lighting; however, until lights were installed, only dawn to dusk swimming was permitted.

Mr. Shah recalled that the gym architect was preparing plans. Mr. Hall stated that the architect's plans were turned over to a Project Designer and the preliminary design and cost should be available by the Sunshine Board. Mr. Castillo asked about the status of the property. Mr. Adams stated that there were two appraisals; the parcel that could accommodate several homes appraised at \$1.3 to \$1.5 million and the large parcel was appraised at \$600,000 to



\$700,000. Depending upon how the Board wanted to proceed, once it was zoned/permitted, the property could be sold.

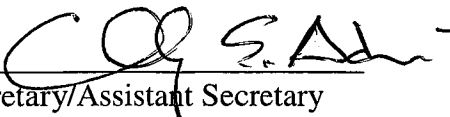
Mr. Castillo stated that the dock area should be tidy. Ropes should be cleaned and missing flowers should be replaced.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

CL  
3-16-17  
LEAD INTO RECORD  
ATTACH TO FINAL  
MINUTES

**Chuck Adams**

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**From:** Cyril Spiro <cspirocdd@gmail.com>  
**Sent:** Saturday, March 11, 2017 7:15 PM  
**To:** Chuck Adams  
**Subject:** Fw: CORY LAKES CDD - Unreconciled General Ledger and P&L through 2/27/17  
**Attachments:** 2017-01 CLCDD unreconciled GL through 2017-02-77.pdf; 2017-01 CLCDD unreconciled P&L through 2017-02-27.pdf  
  
**Importance:** High

Hi Chuck,

I will not be able to attend the next CDD meeting because I will be traveling to GA for business, but I have prepared the statement below to be provided to the Board. Thanks.

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Dear CDD Supervisors,

The Finance Committee did not meet this month, however I have reviewed the CDD P&L ending in February and I have found that the District Management and Staff have managed the finances appropriately while maintaining our community. The expenditures are in line with expected costs. In the coming months, management will need to keep even or reduce the current rate of expenses because there is little room for overspending at this time. Note that we are expecting about \$200k in additional assessment revenue this year. You can inquire about these delayed payments if you are interested.

Also, it is time in the budget cycle for the board to start considering the 2018 budget creation. The core operational budget is sound and needs little change – except as may be recommended by management. However, the capital budget is at the discretion of the board and this would be a good time to consider what additional amenities the board would like to add to the 2018 budget, if any. Please remember, that the board already has a comprehensive list of desired items from the 2017 Budget Survey which can be used as a springboard for further review and consideration.

Also, please remember that any increase to the budget for capital items will require a special assessment for 2018.

I'm sorry that I can not attend the March CDD meeting. Thank you for taking the time and interest in making our community better.

Best,  
Cyril Spiro

**From:** Daphne Gillyard  
**Sent:** Wednesday, March 08, 2017 4:02 PM  
**To:** cspirocdd@gmail.com  
**Subject:** CORY LAKES CDD - Unreconciled General Ledger and P&L through 2/27/17

Mr. Spiro: