

**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, April 20, 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
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Phil Chang (<i>via telephone</i>)	District Engineer
John Hall	Facilities Manager
Louis Viera	District 7 City Council
Rich Carpenter	Resident, LAF Committee Member
A.J. Forbes	Resident, Security Committee Member
A. Cyril Spiro	Resident, Finance Committee Member
Steven Hancz	Resident
Al Perry	Resident
Bobbi Perry	Resident
Sheryl Springer	Resident
Gloria Monmare	Resident
Tresha Bowen	Resident
Loya Marfran	Resident
Prashant Bodhe	Resident
Maria Thornhill	Resident
Laurell Jones	Resident
Thomas Jones	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 all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Castillo requested that the Fifteenth Order of Business be moved after the Fifth Order of Business.

THIRD ORDER OF BUSINESS

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

Mr. Al Perry, a resident, felt that the use of cameras and removal of access stickers for speeding violators was the best approach, versus speed tables. Mr. Adams stated that District Counsel would provide an opinion next week, which he would forward to the Sunshine Board.

Mr. Steven Hancz, a resident, stated that the arm at the Morris Bridge Road exit was short enough for a driver to drive around, the “Children at Play” signs were too close to the Clubhouse and should be moved further away and the School Board was redistricting the elementary school for Hunter’s Green, Arbor Greene and Cory Lake Isles (CLI) residents. He asked members of the audience to sign a petition objecting to the redistricting. Mr. Shah stated that a School Board meeting was scheduled on April 25, at 3:00 p.m. Ms. Sheryl Springer, a resident, recalled that the meeting was at 2:30 p.m. Ms. Gloria Monmare, a resident, stated that anyone wanting to speak at the meeting must sign up, online.

Mr. Tresha Bowen, a resident, asked for an update on the Capri Isle fountains. Mr. Castillo stated that the fountains and playground were discussed at the last meeting. The Board felt that the playground was more beneficial to residents. Fountains would be included in a future budget.

FOURTH ORDER OF BUSINESS

City Councilman Louis Viera: Update on City Business Affecting Cory Lakes

Dr. Burman introduced Mr. Luis Viera, City Councilman for District 7, who was elected in November. Councilman Viera discussed the following:

- A Veteran’s Council and New Tampa Council were formed. Dr. Burman and Mr. Greg Nelson were serving on the New Tampa Council with other members of the community. Ideas would be shared with local and State elected officials to unify the New Tampa area.
- A collector road with Pasco County was being planned, due to Bruce B. Downs being over 50% capacity in 2040.

- A hate crime occurred at a mosque on Morris Bridge Road. The City Council was working with the City of Tampa Fire Department to respond to future activities at the mosque, because County firefighters were 25 minutes away.
- A town hall meeting was scheduled for Forrest Hills on May 11 and a New Tampa town hall meeting was being planned for June.
- A “sensory friendly City for Tampa” was being discussed. All fire and police departments would be certified to deal with kids with Autism. This Saturday, Mr. Viera was presenting an accommodation to Autism Speaks and Best Buddies of Tampa Bay.
- The Hillsborough County Metropolitan Planning Organization (MPO) was performing a safety study on Morris Bridge Road. The City Council was looking at additional accommodations and benefits for people using Morris Bridge Road.
- The New Tampa Rotary Club will be painting and renovating Fire Station 20 on Bruce B Downs.
- The City Council was working with County Parks and Recreation on allocating 50 to 55 acres of land for a park.

Mr. Perry voiced concern about work completed on the Pasco County side of Morris Bridge Road but not on the Hillsborough County side. Councilman Viera stated that there was discussion with the Pasco County and Hillsborough County MPOs about an additional connector. Mr. Perry stated that the connector road should be a priority, as a new development in Zephyrhills was supposed to have 40,000 residents. Councilman Viera felt that the Developers should provide assistance. Mr. Bowen asked if there would be mass transit. Councilman Viera stated that it would not be on the ballot until 2020. There must be widespread political support between the County, City and residents.

In response to Mr. Castillo’s question, Councilman Viera explained that the MPO dealt with the disbursement of Federal funds and grants for transportation within the County. The Pasco County MPO would deal with connections for Mansfield Boulevard, Kinnan Street and Morris Bridge Road. A small piece of land could connect Mansfield Boulevard and Kinnan Street; however, Paso County wanted the City of Tampa to pay \$500,000, due to the significant amount of traffic the connector would bring but the City of Tampa showed that the opposite would occur. Dr. A. Cyril Spiro, a resident and Finance Committee Member, asked if any Pasco

County residents attended the MPO meeting about connecting Mansfield Boulevard and Kinnan Street. Councilman Viera stated that a survey was sent to Pasco County residents.

Mr. Shah hoped that the City Council could assist with the school boundary issue. Councilman Viera suggested that the CDD Board meet with Ms. Cindy Stewart, a Hillsborough County School Board Member, to address the District’s concerns. Mr. Bowen stated that Ms. Stewart was difficult to contact and that the redistricting would change the traffic pattern on Cross Creek Boulevard. The proposal was to have Arbor Greene residents walk or drive to Hunter’s Green Elementary School.

Mr. Shah appreciated the City Council’s help bringing high paying jobs into the New Tampa area. Councilman Viera stated that there were good employers but not enough jobs and high paying jobs would come through transportation and by New Tampa becoming its own entity. Councilman Viera suggested advocating for prospective employers, such as USAA and Met Life, to come to New Tampa, having an environment where people want to employ in the City of Tampa and making them aware of the greatness of New Tampa. There should be more law firms; most were downtown.

FIFTH ORDER OF BUSINESS

Approval of Minutes

A. March 16, 2017

i. Summary of Motions

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

ii. Board of Supervisors Staff Directives

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

iii. Board of Supervisors Meeting

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

Line 72: Change “would be” to “were” and delete “before”

Line 73: Change “holding the meetings” to “insuring we held the meetings” and change “would” to “will”

Line 313 and throughout: Change “Berman” to “Burman”

Line 76: Change “Khamir” to “Bal”

Line 77: Change “stop” to “do anything about maintenance”, delete “from” and insert “and dropping oil” after “community”

B. April 3, 2017 Security Committee

Mr. Adams presented the April 3, 2017 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. April 3, 2017 – April 14, 2017 Sunshine Board (to be provided under separate cover)

Mr. Adams provided and presented the April 3, 2017 – April 14, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

On MOTION by Dr. Burman and seconded by Mr. Shah, with all in favor, the March 16, 2017 Summary of Motions and Board of Supervisors Staff Directives, as presented, the Board of Supervisors Regular Meeting Minutes, as amended, the April 3, 2017 Security Committee and April 3, 2017 – April 14, 2017 Sunshine Board Meeting Minutes, as presented, were approved.

▪ **Committee Reports**

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

A. Security

Mr. A.J. Forbes, Security Committee Chair, presented the Security Committee’s recommendations:

- License plate cameras for all gates
- Increasing rover hours to the following times:
 - Monday through Friday - 6:00 p.m. to 6:00 a.m.
 - Saturday - 6:00 p.m. to 6:00 a.m.
 - Sunday - 6:00 p.m. to 6:00 a.m.
- Additional 25 miles-per-hour (mph) signs

Mr. Forbes stated that residents should be aware of the speed limits; therefore, either more signs were needed or one sign at the main gate. Several residents were driving 65 mph, on a daily basis.

Mr. Castillo stated that license plate cameras were discussed at the Sunshine Board. The Board understood the need for additional cameras and would consider them. Mr. Forbes stated that the gate arm was shorter because the arms were constantly getting hit. If there were license plate cameras, a bill could be sent to the owner of any car that damaged the arm. In response to Ms. Haque's question, Mr. Forbes stated that the most damage was at the Morris Bridge Road exit gate. Mr. Hall stated that the gate arms were hit almost every other week and cost \$750 to replace, if shipped to the local distribution center and Mr. Hall picked it up, or, an additional \$350 to ship directly, for a total of \$1,000. Mr. Burman suggested leaving the gate closed. In response to Mr. Castillo's question, Mr. Hall stated that, after 6:00 p.m., the gates were closed but the metal gates were open from 6:00 a.m., to 6:00 p.m., and the swing arm was used. Mr. Hall was waiting for a new gate arm to arrive. A resident asked about the purpose of the additional barrier arm. Mr. Forbes stated that the barrier arm stopped vehicles from entering through the exit gate; however, it did not stop motorbikes or bicycles. Mr. Castillo stated that the rover and the additional speed limit signs would be discussed later in the meeting.

Mr. Forbes stated that the Tampa Police Department (TPD) Agreement with the District was approved. The Agreement was modified because, in December, TPD issued a speeding ticket to an attorney who challenged it in court and the ticket was dismissed, due to a loophole. The modified Agreement was signed by the CDD and POA, so TPD could issue tickets without anyone contesting it. There should be more TPD presence in the community, issuing tickets for running stop signs and speeding.

Dr. Spiro recalled that \$16,000 was spent on a camera to identify speeders and asked if the person going 65 mph was identified. Mr. Hall stated that Envera was trying to time the cameras so the person could be identified without having to review video. The radar triggered at 35 mph and 40 mph; over 1,000 hits were generated in one week for vehicles over 35 mph; however, 44 vehicles were over 40 mph, which was manageable. The logistics between Envera and Mr. Hall managing it were being considered. Mr. Castillo asked if Mr. Hall received daily reports. Mr. Hall received an email each time the camera tripped. Mr. Castillo recalled that the District was paying Envera for this service. Mr. Hall stated that there were five speeders, per day, and Envera was providing a picture of the tag, the speed and the violator. In response to Mr. Shah's question, Mr. Hall stated that Envera and Alert had access to Department of Motor

Vehicle (DMV) records. Dr. Spiro stated that five speeders, per month, was a success; however, Envera should invest time and money on this project.

Mr. Adams suggested setting parameters on the timing for the cameras, Envera receiving the trigger report, providing the picture and DMV information to Mr. Hall and having the camera trigger vehicles over 45 mph. Mr. Castillo stated that Mr. Hall could send warning letters to the top five speeders of the week. For repeat offenders, the District could make it inconvenient for the violator to enter the community and other facilities by revoking their barcode for a certain period of time. Mr. Forbes stated that, in the past, emails were sent to TPD and Police Officers visited the violators. A resident asked if letters were being sent to residents about speeding. Mr. Forbes stated that a notice was in every newsletter. Dr. Spiro stated that an e-blast was sent to residents, several months ago, stating that speeding was being taken seriously.

Mr. Forbes distributed pictures for the Adopt-A-Road program. A trash pickup event was held on Morris Bridge Road, last Saturday. Mr. Shah suggested publishing pictures in The Islander. On behalf of the Board, Mr. Castillo thanked the Security Committee for overseeing the Adopt-A-Road program. Ms. Springer stated that the next trash pick-up event would be on June 17.

B. Finance

Dr. Spiro stated that the Finance Committee did not meet since the formation of the new Board; however, according to the up-to-date P&Ls, Management was doing a great job remaining under budget. Capital expenses should be monitored because expenses were in excess of the budgeted amount; however, it was offset by reduced operational expenses of \$25,000, carried over from Fiscal Year 2017. Capital expenses were in the \$100,000 range, due to the pavers, which would be allocated, over the years, through reserves. Dr. Spiro recommended reviewing the capital items for Fiscal Year 2018, in the next two to three months. If the Board wanted to complete capital items beyond the budget, public hearings must be held to issue a special assessment.

Ms. Haque asked what amount should be placed into reserves. Dr. Spiro stated that \$700,000 should be in reserves, over 30 years. Mr. Adams stated that the District was at the reserve amount. Mr. Castillo asked Dr. Spiro to assist with the survey and requested input from Mr. Adams about the last fiscal year. Mr. Adams would provide the draft Fiscal Year 2018 budget and the Fiscal Year 2016 audit, at the May meeting. The proposed budget would be

included on every agenda, between May and the September Public Hearing. There would be additional operational expenses, due to additional services, such as monitoring and extended roving hours. Dr. Spiro stated that, as the operational budget increased, the possibility for a capital budget special assessment would increase; although, there was a limitation, in the next four years, on the Capri Isle assessment. Mr. Adams would review the Agreement to determine if there was a cap on the number of years. Dr. Spiro believed that it was seven years from the date of the agreement. Mr. Adams advised against imposing a special assessment. Dr. Spiro stated that residents must be notified about the special assessment and the reason for it.

C. Landscape Aquascape Facilities

Ms. Haque, liaison for the LAF Committee Member, provided a report, and highlighted the following:

- Several areas in the community had missing landscaping. At the last meeting, the Board approved replacing all dead landscaping, plants and dead palm trees.
- Mr. Hall was working with three different vendors for palm trees.
- There was a large accumulation of trash in the community. Landscape Maintenance Professionals (LMP) was supposed to remove trash.
- There was rust on streets at the Morris Bridge Road gatehouse.
- A sign at the back exit was knocked down by a truck.
- Utility boxes in the community were damaged.
- Several years ago, the LAF Committee had on a capital expense budget and the current LAF Committee Members were revisiting it. Mr. Adams requested capital items as soon as possible.

D. Other

This item was not discussed.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2017

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2017. Expenses were at 43%. Assessment revenue collections were at 93%. Principal and Interest payments were expected to be paid within the next week.

On MOTION by Dr. Burman and seconded by Mr. Castillo, with all in favor, the Unaudited Financial Statements as of February 28, 2017, were approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Speed Table Proposals

This item was discussed following Item 14C.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Boat Dock ADA Deficiency

This item was discussed following Item 14C.

NINTH ORDER OF BUSINESS

Update/Continued Discussion: Ad Hoc Tennis Committee

Mr. Adams stated that Mr. A.G. Patel, a resident and POA Board Member, was unable to attend the Committee meeting. Mr. Castillo stated that Mr. Patel would provide draft rules and policies for the tennis courts, at the next meeting. Mr. Hall recalled that Mr. Fernando Romero volunteered to serve on the Ad-Hoc Committee but could not be contacted. It was noted that Mr. Romero was no longer interested. This item was tabled to the next meeting.

TENTH ORDER OF BUSINESS

Update: Reimbursement from County/Republic Waste for Hydraulic Oil Spills

Mr. Adams stated that Mr. Hall forwarded a timeline and communications with Republic Services (Republic) representatives, regarding the oil spills, to District Counsel. The Board wanted District Counsel to speak to Republic's attorney to elicit a response about compensation to the District for the two oil spills. Mr. Castillo asked District Counsel send a demand letter to the attorney. Mr. Adams stated that District Counsel and the District Engineer were occupied with a lengthy lawsuit for another client.

Mr. Woodards heard about another oil spill. Mr. Hall stated that a vehicle leaked oil on Malakai Isle and the trail of oil led to the owner's house. The cost was \$3,500 to clean the oil. Mr. Adams stated that the owner should be responsible and pay through their auto or

homeowner's insurance. The area would be cleaned and then the District would pursue recovery. Mr. Hall stated that, if the oil was not cleaned soon, it would be absorbed into the pavers. Mr. Castillo voiced concern about the owner's insurance company denying the claim. Mr. Adams stated that the District was not required to wait until the insurance company paid to perform the work.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, cleaning an oil spill on Malakai Isle, in a not-to-exceed amount of \$3,500, and pursuing recovery from the property owner, were approved.

A resident asked about sealing the pavers. Mr. Castillo stated that the pavers at the pool area were being sealed by the same company that applied sealer to the pavers at Morris Bridge Road and Cory Lake Drive. A proposal was provided to apply sealant to pavers in the entire community but it was over \$1 million. The resident recommended a company to Mr. Hall that was less expensive and offered a 10-year warranty.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-6, Setting Forth the Final Terms of the Special Assessments Which Will Secure the Cory Lakes Community Development District Special Assessment Revenue Note, Series 2017 and Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2017-6 for the Board's consideration. The Board discussed paying off the Series 1996 bonds, late last summer, and funds were budgeted for a note to make the balloon payment due on May 1. There was a special assessment hearing notification process with all affected property owners to collect assessments for repayment of the note. Since the initial assessment was levied, last fall, one homeowner paid their outstanding principal and, as a result, the amount to be financed decreased from \$250,000 to \$235,000. The assessments would adjust, each year, based on the Amortization Schedule prepared by Florida Community Bank (FCB). The initial year was \$4,086 per unit, next year would be \$4,017, and the amount would remain at \$4,017, until it reached \$4,036, in the final year; however, the amount may

decrease, in the final year, because the \$10,000 in reserve funds that the bank required would be utilized. The loan would be funded on April 25 and the wire would be transferred to the Trustee by the end of the week. The Trustee will make the payment on the Series 1996 bonds, on May 1, and extend the terms for another four years for the affected homeowners.

Mr. Castillo asked about the owner of the double lot. Mr. Adams referred the owner to Mr. Michal Szymonowicz, Lien Roll Manager in the Corporate Office, to answer questions about the term and interest rates. Since Mr. Adams never heard from the owner again, it was assumed that the owner was satisfied.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, Resolution 2017-6, Setting Forth the Final Terms of the Special Assessments Which Will Secure the Cory Lakes Community Development District Special Assessment Revenue Note, Series 2017 and Providing for Severability, Conflicts and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2017-7, Authorizing the Issuance of its Special Assessment Revenue Note, Series 2017, in the Principal Amount Not to Exceed \$235,000 to Fund the Repayment of the District's Special Assessment Revenue Bonds, Series 1996B; Providing that Such Note Shall Be Payable From Assessments as Provided Herein; Awarding the Note to Florida Community Bank, N.A., By Negotiated Sale; Authorizing the District to Enter into a Loan Agreement With Florida Community Bank, N.A.; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Designation the Note as a "Bank Qualified Obligation;" and Providing an Effective Date

Mr. Adams presented Resolution 2017-7 for the Board's consideration. The note was prepared by the bank and reviewed by Mr. Adams, District Counsel and FCB Counsel. The

amount was \$235,000 and included another four years of assessments. The Loan Agreement was standard and homeowners had the ability to prepay, at any time. The term would end on May 1, 2021; however, it would probably be paid early, for cost saving purposes. The Series 1996A bonds were due on May 1, 2017, for owners within the community that did not prepay. The Series 1996B bonds would, typically, be paid by the Developer, when selling a home to an end user but it was not an obligation, so, the Developer chose not to pay the bonds in the final years. Originally, 25 owners were affected and, last year, the Board started the process of looking for a way to assist with the hardship by extending the financing. Homeowners always had the choice of paying off the debt assessment, during the term, or letting it continue because, if the property was sold, the assessment would go with the property. The note allowed for prepayment, at any time, either by property owners or by the District. The interest rate was 4%. Mr. Adams signed the closing documents, which would be countersigned by the Chair and sent to the bank tomorrow morning, via FedEx.

On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, Resolution 2017-7, Authorizing the Issuance of its Special Assessment Revenue Note, Series 2017, in the Principal Amount Not to Exceed \$235,000 to Fund the Repayment of the District’s Special Assessment Revenue Bonds, Series 1996B; Providing that Such Note Shall Be Payable From Assessments as Provided Herein; Awarding the Note to Florida Community Bank, N.A., By Negotiated Sale; Authorizing the District to Enter into a Loan Agreement With Florida Community Bank, N.A.; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Designation the Note as a “Bank Qualified Obligation;” and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Discussion: Meeting Schedule for May & September Meetings (Please bring calendars)

Mr. Adams stated that the May meeting was scheduled for May 18 at 6:00 p.m., at this location. The Board chose to not move the May meeting, as all Board Members could attend; Dr. Burman would attend by phone. The September meeting was scheduled for September 14,

which would be the budget public hearing. The September meeting date remained September 14.

On MOTION by Mr. Castillo and seconded by Dr. Burman, with all in favor, maintaining the May 18 and September 14, 2017 meeting dates, as previously adopted, was approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

This item was presented following Item 14C.

B. Office Administrator

In response to Mr. Castillo's question, Mr. Hall stated that three pool attendants were hired; one had not started and two additional would be hired. Mr. Castillo asked if children in the community could submit resumes. Mr. Adams stated that they try not to hire from within the community. Mr. Hall stated that two University of South Florida (USF) students were hired and USF staff was assisting with the hiring.

Mr. Hall stated that there was a large turnout for the Easter event, larger than past years. A Dive-In movie was scheduled for April 22 and a rummage sale on April 29. A few spaces were still available for the rummage sale. Ms. Haque asked if the rummage sale sign could be posted earlier. Mr. Hall stated that the policy was to post the sign no more than one week in advance but it could be posted on Monday. Food trucks were scheduled for several weekends. One truck withdrew, due to not meeting their minimum requirement, which was not a detriment because the District should not have to compensate a food truck for their time. Food trucks that do not have a minimum were preferred. The crepe truck was a crowd favorite.

C. Facilities Manager

Mr. Hall presented the Facilities Manager Report. Many items were in process. The following items were discussed:

- The drainage structures were completed but another weir structure was failing; however, it would be less expensive to repair.
- Retention ponds were failing in Canary Point. Mr. Hall was obtaining proposals.

- The stormwater systems were never inspected since they were installed over 20 years ago. Mr. Hall was obtaining prices to run a camera through the system. Outflows into the wetlands must be cleaned and opened to prevent breaches, as trees were growing through the structures.

Mr. Adams suggested completing the work in phases, starting with the worst areas and including it in the budget. A blockage of 25% or more qualified for cleanup. The perfect time to inspect the structures was when construction was nearly complete. Dr. Spiro stated that the City of Tampa had the same problems; 90% of their pipes were blocked. Discussion ensued regarding the benefit of cleaning the stormwater system, the method and the path of the pipes. In several areas, pipes had holes; the pipes were PVC and should not have breaks. The County Engineering Department was researching how this occurred and how to repair them.

- Manholes were installed too high and the Department of Transportation (DOT) was trying to determine how to lower them to road level.

In response to Mr. Shah's question, Mr. Hall stated that the manholes were installed 1" to 1.5" too high.

- Plant replacements

Mr. Hall stated that, since LMP was at the end of their contract, they did not want to spend a large amount for plant replacements and were delaying their crews from replacing plants. Mr. Castillo stated that District had the right to withhold payment if LMP was not abiding by their contract. Mr. Adams stated that money would be withheld. Mr. Castillo stated that it was unacceptable for LMP to not replace plants or provide proposals. Mr. Hall stated that LMP was responsible for the Morris Bridge Road plant replacements because the plant material they installed died; however, LMP could not be held accountable for the plant material in the islands and cul-de-sacs because there was no irrigation.

Mr. Adams stated that the landscaping maintenance Request for Proposals (RFP) was finalized and ready to be published; exhibits were provided by Mr. Hall, today, which would be included in the bid package. Because of the anticipated size of the contract, it would be a sealed bid and prospective bidders would be required to attend a mandatory, on-site pre-bid meeting to discuss all of the details. Bids should be received toward the latter part of May, tabulated and a recommendation would be provided at the June meeting. Mr. Shah asked if landscaping in the islands could be added to the scope. Mr. Adams stated that there was no irrigation in the islands

and there must be native plantings; however, there was limerock underneath, which does not permeate water. Bougainvillea were recommended during the dry season but their roots should not sit in water for an extended period of time as it caused fungus during the rainy season. The islands must either have irrigation or good draining soil, topped by potting soil. Bougainvillea were low maintenance but should have high potassium fertilizer, on a regular basis to push the blooms. Mr. Castillo voiced concern about the cost. Mr. Adams stated that phasing is probably the best approach with several islands being completed.

➤ Palm tree replacements

Mr. Hall was waiting for documentation. Another nursery provided a price for trees over the phone but their written proposal had higher prices. When a six-month warranty was offered, nurseries were doubling the price of the trees. The nursery that offered a six-month warranty did not double the price of trees; however, they did not provide workers compensation documentation. Mr. Hall wanted all trees removed, as soon as possible because, if the trees sit too long, they must be stump cut so they do not fall over. Dr. Spiro suggested using nurseries that the City of Tampa or DOT used. Mr. Hall stated that several trees that DOT planted, along the intersection, were dead. Mr. Castillo stated that cost savings were important but the District should not wait two years to replace trees. Mr. Hall would use the second nursery, if the first nursery did not respond; however, their proposal was higher. In response to Mr. Woodards' question, Mr. Hall stated that four nurseries offered a warranty.

➤ Lighting

Mr. Hall stated that the lights at the old tennis courts and hockey rink were sodium lights. The cost was \$2,500 to \$7,500 to upgrade to LED lights; however, LEDs would save on electricity costs. Mr. Adams stated that sports court lights generally stay at top performance until the last 10% of their life expectancy. Mr. Hall estimated \$7,000 to replace the tennis court lights, which had more usage, with LEDs. In response to Dr. Burman's question, Mr. Adams stated that surplus funds were available. Dr. Burman voiced concern about depleting the surplus funds. Mr. Adams stated that surplus funds were used to improve infrastructure in the community; however, there is also a restricted reserve, for the first three months of operations, and \$600,000 in unrestricted surplus funds.

On MOTION by Mr. Castillo and seconded by Dr. Burman, with all in favor, converting the tennis court lights to LED lights, in a not-to-exceed amount of \$7,500, was approved.

Mr. Hall would obtain proposals to replace the sodium lights at the hockey rink with LEDs.

Mr. Adams recommended that the District proceed with a drainage pipe inspection program, as the infrastructure was 20 years old. Dr. Spiro recommended including costs for refunding the reserve, if a special assessment was issued. Mr. Adams stated that, in several Districts, funds were transferred from Fund Balance and, in the following year, the Fund Balance was increased to replenish the funds.

➤ Pool deck sealing

Mr. Hall stated that Glass-On Solutions Inc., (Glass-On) was sealing the pool deck on May 1, 2 and 3. Residents would receive an e-blast.

➤ Christmas lights

Mr. Hall contacted two Christmas lighting companies but did not receive any proposals. Mr. Castillo asked who Arbor Greene and Hunter's Green used. Mr. Hall would find out and ask the companies to attend the next meeting. Mr. Castillo wanted to see pictures of Christmas lights in other communities.

➤ Palm tree lights

Mr. Hall did not receive proposals or photos for installing lights in the palm trees at the Cross Creek entrance in time for the agenda and would provide them at the Sunshine Board. He requested interchangeable colored lights.

➤ Morris Bridge fountain

Mr. Hall was obtaining proposals for a new motor.

Mr. Shah noticed a blind spot caused by a cactus tree, at the Capri Isle entrance by Cory Lake Boulevard, and asked if the tree could be trimmed. Mr. Hall would ask LMP.

➤ Café

Mr. Hall stated that the Fire Marshall was coming tomorrow to inspect the café. When the building was rezoned, from residential to municipal, there should have been fire inspections and fire prevention equipment. The minimal regulations must be met for the building in order

for the kitchen designs to be completed. A basic fire system would cost \$16,000 and, based on the findings from tomorrow's inspection, Mr. Hall would obtain detailed bids.

- **District Engineer**

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

Mr. Chang stated that the drainage structures were completed.

- **Continued Discussion: Boat Dock ADA Deficiency**

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

Regarding the boat dock, Mr. Chang did not receive an opinion from District Counsel or any quotes. He tried to contact other dock owners but no one returned calls. He suggested, instead of renovating the existing Beach Club boat dock, to bring it into compliance with the Americans with Disabilities Act (ADA), a smaller dock could be built to the side. Mr. Chang was obtaining a quote for the smaller dock.

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

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

Regarding speed tables, Mr. Chang received a verbal quote of \$35,000 for a raised crosswalk in front of the Beach Club. Some additional work was necessary, such as adjusting the curb and modifying sidewalks. Mr. Castillo recalled a \$123,000 proposal for 10 colored rubber speed tables. Mr. Chang stated that one option was terracotta, which did not match the existing pavers. For \$5,000, permanent concrete speed humps could be installed. Mr. Castillo wanted to see if the cameras were successful and reiterated a resident comment that speed humps decreased property values. Mr. Chang stated that anything could decrease property values. Dr. Spiro recalled that, when he raised the idea of a crosswalk and a single speed table, several months ago, the quote of \$35,000 was higher than anticipated.

Mr. Castillo favored a separate boat dock and asked where it would be installed. Mr. Chang stated that it could be placed at the boat launch, in front of the existing dock. Mr. Castillo requested proposals for the Sunshine Board.

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

******The meeting recessed at 8:45 p.m.******

******The meeting reconvened at 8:53 p.m.******

- D. District Manager**

Mr. Adams stated that District Counsel was reviewing the District Operating Policies. In the next week or two, the revised policy would be distributed and the Board could discuss at the Sunshine Board. At the May meeting, the Board would make final comments and approve it, in substantive form, for the purpose of meeting the advertising requirement for adoption, at the June meeting.

i. NEXT MEETING DATE: May 18, 2017 at 6:00 P.M.

The next meeting will be held on May 18, 2017 at 6:00 p.m., at this location.

FIFTEENTH ORDER OF BUSINESS

Committee Reports

A. Security

This item was discussed following the Fifth Order of Business.

B. Finance

This item was discussed following the Fifth Order of Business.

C. Landscape Aquascape Facilities

This item was discussed following the Fifth Order of Business.

D. Other

This item was not discussed.

SIXTEENTH ORDER OF BUSINESS

Other Business

Mr. Castillo addressed the following:

1. Morris Bridge Road gate arm.

Mr. Castillo was comfortable leaving the metal gates open from 6:00 p.m., to 6:00 a.m. Mr. Hall noticed that traffic increased after 6:00 p.m., and suggested leaving the gates open several more hours. Mr. Castillo proposed 7:00 p.m., due to Daylight Savings Time. Dr. Burman suggested that the gates close at 7:00 p.m., now, and 6:00 p.m., in the fall.

2. Moving "Children at Play" signs.

Mr. Adams believed that Mr. Hancz suggested moving the signs further apart. Mr. Hall stated that one sign was past the volleyball court and the other was in front of the Beach Club, which would be moved.

3. Grass

Mr. Castillo stated that the grass, across the street, was turning brown and asked if there was irrigation. Mr. Hall stated that there was no irrigation because the area was used for parking. In response to Mr. Shah's question, Mr. Hall stated that LMP cut the grass when it was green and growing.

4. *Emails*

Mr. Castillo requested that e-blasts and emails to the community be approved by at least two Board Members.

5. *Lakes*

Mr. Hall stated that there were valves in the lakes, years ago, that moderated water levels; however, the valves were capped by the South Florida Water Management District (SFWMD). Mr. Hall and Mr. Chang were determining if the valves were viable and who to contact to reopen the valves to add water to the lake. It was capped because water was drawn from the aquifer. Mr. Adams did not foresee a permit being issued for this type of use. The location of the valves was discussed.

Mr. Forbes suggested that realtors inform prospective buyers about the rules. Ms. Maria Thornhill, a resident, stated that she recently moved into the community and received a manual but it was not discussed by the realtor. She suggested creating a video, informing residents about the rules. Mr. Forbes believed that new residents should know the rules when they move into their home. Dr. Burman suggested installing a "Deed Restricted Community" sign at the Morris Bridge and Cross Creek entrances. Mr. Castillo was open to receiving comments from realtors. Mr. Woodards proposed having a process or procedure that realtors were required to follow. Dr. Burman believed that realtors were not informing prospective buyers about the community rules, in order to sell homes. Mr. Forbes would establish a forum comprised of Board and POA Members to discuss ideas.

Mr. Forbes asked about the additional speed limit signs, at entrances. Mr. Hall stated that speed limit signs were not traffic control devices and the sign must be within 300' of the last major intersection; however, signs could be placed around the community to remind residents of the speed limit. Mr. Castillo was not opposed to reducing the speed limit and placing speed limit signs around the community. Mr. Adams suggested that the Security Committee provide a map with suggested locations and obtain proposals.

Ms. Haque asked if there were proposals for moving the park. Mr. Hall did not receive the proposals in time for this meeting and would provide at the Sunshine Board.

Ms. Haque heard residents complaining about this year's Spring Eggstravaganza and suggested sending a survey to residents, for feedback. Ms. Darby could randomly choose residents to complete the survey. Ms. Haque stated that lines were long because there was one pony.

Ms. Haque stated that, in other communities, residents received a percentage from coaches and PROtential Sports. Mr. Adams stated that the Ad Hoc Committee was supposed to provide recommendations for tennis coaches and he also suggested contacting other communities about the percentage received from PROtential Sports. Ms. Haque stated that PROtential Sports takes a higher percentage for non-residents.

Ms. Haque asked about posting the agenda on the Sunshine Board and changing the hours so residents could comment. Mr. Adams stated that the agenda was posted one week in advance of the meeting. Ms. Hague stated that, if the Sunshine Board was opened two weeks prior to the meeting, versus three weeks prior, residents could comment. Mr. Adams suggested changing the Sunshine Board to run from the first Tuesday, to the third Tuesday of the month. Next month, it would open on May 2 and close on May 16.

Ms. Haque heard that residents were moving out of the community and keeping their access stickers. Mr. Adams stated that, when the new owner or renter moved in and registered with the office, it would typically be the trigger to disable the bar code sticker of the resident that left.

Mr. Hall stated that BNI had weekly meetings and stored tables, chairs and other items in the meeting room and asked if there could be a storage agreement with BNI. BNI paid a small fee for rental of the room but not for storage. Residents wanted to use the bar area but BNI had items on the bar. Mr. Shah stated that parking was a problem when BNI held meetings. Mr. Hall suggested charging BNI a higher rental fee and storing their tables and chairs in the pool storage. Dr. Burman suggested reviewing BNI's contract.

Ms. Haque suggested periodic cleaning of the kitchen. One cabinet had dust and grime. Mr. Castillo suggested that cleaning staff clean the kitchen once or twice per month.

Mr. Woodards asked for a copy of the BNI contract before the Sunshine Board and asked if the meeting room could be closed for Board meetings.

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

Mr. Carpenter asked that the palm trees be replaced as soon as possible. Mr. Hall would provide a proposal to Mr. Adams by Monday. One possibility was transporting trees from South Florida. Mr. Carpenter asked about the Crepe Myrtles. There were five stumps. Mr. Hall stated that it would be included in the proposal to redesign the Cross Creek entrance and the stumps would be removed.

Mr. Carpenter suggested placing the dock next to the boat launch.

Mr. Carpenter asked if LMP had an on-site trailer. Mr. Adams stated that it would be removed, when LMP left.

Mr. Carpenter suggested a well, instead of valves, in the lakes. Mr. Adams stated that SFWMD would not allow a well.

Mr. Castillo suggested discussing the rover's hours at the Sunshine Board and a proposal from Alert for four additional hours. Mr. Hall was obtaining proposals from Envera for license plate cameras at each entrance.

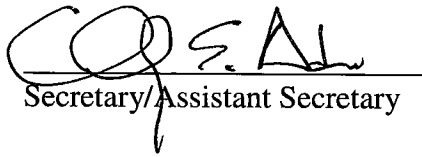
EIGHTEENTH ORDER OF BUSINESS Supervisors' Requests

There being no Supervisors' requests, the next item followed.

NINETEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 10:01 p.m.

SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair