

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

A Public Hearing and Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, September 14, 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
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary
Sheila Haque	Assistant Secretary

**Also present were:**

Chuck Adams ( <i>via telephone</i> )	District Manager
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Rich Carpenter	Resident, LAF Committee Member
A. Cyril Spiro	Resident, Finance Committee Member
James Taylor	Resident
Vipul Patel	Resident
Maria Hieken	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:04 p.m. Supervisors Castillo, Burman, Woodards and Haque were present, in person. Supervisor Shah was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Castillo stated that, due to Hurricane Irma, tonight's meeting would be shorter than usual. In response to Mr. Castillo's request for a timeline for the meeting, Mr. Adams stated that Agenda Items 10, 11 and 12, related to the Fiscal Year 2018 budget adoption, the assessment resolution and annual meeting schedule, were the critical items to undertake. After those items,

the Board could continue discussions and any directives or motions stemming from those discussions must be recorded, transcribed and submitted to Management.

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, repositioning Agenda Items 10, 11 and 12 to follow the Second Order of Business, was approved.**

Mr. Castillo thanked Ms. Darby and Mr. Hall for their hard work and dedication during Hurricane Irma, and the community, at large, for sharing information, via social media and modern technology, being good neighbors and helping each other. Mr. Burman recognized Mr. Rory Harding and the POA for their efforts in keeping the community informed, as there was much uncertainty and confusion regarding where the storm would strike and widespread concern about the safety of family members and potential property damage.

- **Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2017/2018, Pursuant to Florida Law**

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

**A. Proof of Publication**

Mr. Adams presented the proof of publication for today's Public Hearing and Regular Meeting.

**B. Consideration of Resolution 2017-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2017-10. This version of the budget was essentially the same as the proposed budget. The goal was to keep assessments the same, year-over-year, on the operating side and there was no change on the debt service side, except for new retirees. No assessment increases were projected. Any increases or appropriations would be offset through the use of Unassigned Fund Balance. In response to Mr. Castillo's question regarding a special assessment, Mr. Adams stated that it was too late to impose a special assessment during Fiscal Year 2017 but, if modest capital improvements were necessary, the District could utilize fund balance and impose a special assessment during Fiscal Year 2018, to collect revenue to replenish

fund balance. Mr. Castillo asked if necessary special projects could be funded from unassigned funds, from the Fiscal Year 2017 budget. Mr. Adams replied affirmatively. The Board would have a better idea of what the community wanted, once the third phase of the survey was presented; however, it was not ready, due to Hurricane Irma, and would not be considered until the next meeting.

**\*\*\*Mr. Castillo opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Mr. Castillo closed the Public Hearing.\*\*\***

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, Resolution 2017-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

- **Consideration of Resolution 2017-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

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

Mr. Adams presented Resolution 2017-11.

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, Resolution 2017-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- **Consideration of Resolution 2017-12, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

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

Mr. Adams presented Resolution 2017-12.

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, Resolution 2017-12, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.**

Mr. Adams thanked the Board for allowing to him to present the aforementioned agenda items remotely and expressed appreciation for their understanding of his limited participation. In response to Mr. Castillo’s question regarding Mr. Adams’ attendance, via telephone, Mr. Adams stated that he would hang up but the recording should continued and the voice files from the meeting should be forwarded to Management’s office. Mr. Shah asked if a letter was mailed to the general contractor regarding the broken sidewalk at Cross Creek and Cory Lake Drive. Mr. Hall sent letters to the contractors but had not received a response.

*\*\*\*Mr. Adams left the meeting at 6:17 p.m.\*\*\**

**THIRD ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Activities Update/Report: Allied Security**

Mr. Hall stated that the Allied Security (Allied) representative could not attend the meeting but would attend the October meeting. Mr. Castillo asked if Allied was on the agenda to give a quarterly report. Mr. Hall stated that Staff requested Allied’s attendance to address poor performance.

**FIFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

There being no report, the next item followed.

**B. Finance**

There being no report, the next item followed.

**C. Landscape Aquascape Facilities**

Mr. Carpenter previously submitted the LAF report to Mr. Hall. Mr. Hall stated that all of the items in the report were previously approved.

**D. Ad-hoc Tennis Committee**

Mr. Castillo questioned why this item was on the agenda, as the Board previously concluded that the Ad-hoc Tennis Committee served its purpose and should be dissolved. Mr. Hall stated that there were still complaints regarding the tennis courts and, recently, there was a disturbance involving residents quarreling over court use. Mr. Shah wanted to know if the quarrel was between two trainers. Mr. Hall stated that it was between residents and non-residents and provided details. Mr. Burman felt that a reservation center, where residents could reserve courts would be helpful. Mr. Hall stated that enforcement would be an issue because Staff left at 5:00 p.m., so there would be no way to make sure that those who reserved a court were the individuals using the court. In response to Mr. Shah's question, Mr. Hall stated that, until recently, there were no complaints, aside from residents commenting that there were too many tennis coaches present. Mr. Shah stated that residents had priority over guests. Discussion ensued regarding the tennis court conflicts, modifying the Tennis Rules, rule enforcement and self-regulating. Mr. Castillo asked if the Tennis Rules stipulated that players should contact the facilities Manager or the office, if any issues arose. Mr. Hall replied affirmatively. In response to Mr. Castillo's question regarding whether the Ad-hoc Tennis Committee was still necessary, Mr. Hall was undecided. Mr. Burman stated that the Ad-hoc Tennis Committee would be eliminated from future agendas and, if an issue arose, it should be placed on the agenda for further discussion.

**E. Life Style Committee**

Ms. Haque, who served as the Life Style Committee liaison, provided the following update:

- Mr. Kudva did not attend the most recent meeting; therefore, information regarding the 5K walk/run event was not included in her report.
- The Committee planned to reinstate "Parents Night Out", which used to be held by PROtential.

Ms. Haque stated that the Beach Club could remain open until 10:00 p.m., the second Friday of every month, to facilitate the event. The cost would be \$20, per family, for pizza and child care for children five years and older. In response to Mr. Burman's question, Ms. Haque stated that the hours would be from 6:00 p.m., to 10:00 p.m. Mr. Shah asked if the event was self-supporting. Ms. Haque replied affirmatively. The event was approved.

- For football season, the Committee hoped to utilize the Beach Club for Sunday game viewing and, depending on the game schedule, it would be necessary to extend Club hours. This event would be free of charge for adults. The Committee might supply snacks. The event was approved.
- For Veterans Day, the Committee planned to host a red, white and blue car show, featuring classic and/or custom cars, donated and voted on by residents of the community. The entrance fee would be \$5, per car, and the winner would assume the pot. Similarly, children could display and vote on bicycles and wagons. Hot dogs and water would be served. The event was approved.
- For Thanksgiving, the Annual Turkey Trot would be renamed the "Wacky Wobble". The event would be very informal and residents could don costumes and run, walk or use bicycles to complete the race. The prize would be a crown.
- For New Year's Eve, Committee members planned to book a magician and arrange a Netflix Ball drop for children, followed by casino night for adults. Tickets would be sold to cover costs. Mr. Burman asked if there was any interest in renting out the facility on New Year's Eve. Ms. Darby stated that it was against District policy to rent the facility for New Year's Eve; however, private rentals could be approved. In response to Mr. Castillo's question, Ms. Darby stated that the policy stated that the Club could not be rented on certain holidays and New Year's Eve was one of those holidays. Discussion ensued regarding Beach Club availability, event hours, prices and volunteers. Mr. Castillo stated that the event sounded fine but more information was needed before approving it.
- For Halloween, the Committee planned a family-friendly event.

Ms. Haque stated that, to cover the cost of each event, the Committee would sell tickets and reimburse the CDD for the out-of-pocket expenses. The goal was to eventually offer online ticket sales and the Committee would coordinate with Management to facilitate that. Mr.

Burman stated that event attendance hinged on whether individuals purchased tickets. Discussion ensued regarding ticket prices, event costs and surcharges.

**\*\*\*The meeting recessed.\*\*\***

**\*\*\*The meeting reconvened.\*\*\***

Ms. Haque asked if there were any objections to keeping the Beach Club open later for the Football or Parent’s Night Out events. Mr. Hall stated that the events were considered Community Events, which would negate the Club’s operating hours. In response to Ms. Haque’s question, Mr. Hall confirmed that the Club had cable.

➤ The first New Tampa Ladies Mixer would be held tomorrow, at the Beach Club, from 7:00 p.m., to 9:00 p.m. Approximately 40 ladies would be in attendance.

In response to Mr. Hall’s question, Ms. Haque stated that the football event would be BYOB. Mr. Hall stated that the District had a no alcoholic beverages policy in the amenities. Mr. Burman stated that, technically, it would not be a violation if residents brought their own beverages. Mr. Shah felt that the policy should be adhered to so that there were no conflicts or issues.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. August 17, 2017, Board of Supervisors**

**i. Summary of Motions**

Mr. Castillo presented the August 17, 2017 Summary of Motions and asked for any additions, deletions or corrections.

**ii. Staff Directives**

Mr. Castillo presented the August 17, 2017 Staff Directives and asked for any additions, deletions or corrections.

**iii. Regular Meeting**

Mr. Castillo presented the August 17, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Lines 32 and 65: Change “Newt Brady” to “Dr. Anoop Reddy”

Line 321: Insert “and Cory Lake Drive” after “Cross Creek” and

Line321: Change “cracked in three spots and produced dirt” to “cracked in two spots and the third spot was slippery and filled with sand”

**B. September 6, 2017 Life Style Committee Meeting**

Mr. Castillo presented the September 6, 2017 Life Style Committee Meeting Minutes and asked for any additions, deletions or corrections.

**C. September 14, 2017 LAF Committee**

Mr. Castillo presented the September 14, 2017 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

**D. August 29, 2017 to September 12, 2017 Sunshine Board (to be provided under separate cover)**

Mr. Castillo provided and presented the August 29, 2017 – September 12, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

**E. Other**

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, the August 17, 2017 Board of Supervisors Summary of Motions, as presented, the August 17, 2017 Board of Supervisors Staff Directives and Regular Meeting Minutes, as amended, the September 6, 2017 Life Style Committee, the September 14, 2017 LAF Committee and the August 29, 2017 – September 12, 2017 Sunshine Board Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

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

Mr. Castillo presented the Unaudited Financial Statements as of July 31, 2017.

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

**EIGHTH ORDER OF BUSINESS**

**Presentation: Phase 3 of Community Survey**



This item was deferred to the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Revised Proposal from LMP for Re-Landscaping of Cross Creek Entry**

Mr. Castillo stated that a decision on this item could not be made until the survey results were available. This item was deferred.

**TENTH ORDER OF BUSINESS**

**Public Hearing to hear Comments and Objection on the Adoption of the District's Final Budget for Fiscal Year 2017/2018, Pursuant to Florida Law**

**A. Proof of Publication**

**B. Consideration of Resolution 2017-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date**

This item was presented following the Second Order of Business.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

This item was presented following the Second Order of Business.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-12, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

This item was presented following the Second Order of Business.

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

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

Mr. Vipul Patel, a resident, expressed appreciation for the amenities, especially the volleyball courts, and wanted to know when the recently-approved volleyball court lighting would be installed. Mr. Hall stated that the lights were included in the Fiscal Year 2018 budget and the project would commence in October, after which, the lights would be ordered and installed. Mr. Shah stated that the project should be completed by November. Mr. Patel inquired about installing a water fountain near the volleyball courts. Mr. Castillo felt that installing a water fountain would be very costly and suggested bringing water bottles. Mr. Hall stated that, since there were no utilities near the courts, the City would need create a connection into the main water line and install a meter and, perhaps, after the gym was completed, service would be provided on that side of the street, which would open a host of opportunities for other projects. The goal was to build an expanded gym behind the roller skating rink.

Ms. Maria Hieken, a resident, praised Mr. Hall for doing an amazing job, keeping the community safe and offered to lend her support in any way she could.

Mr. Patel asked if residents were allowed to install hurricane shutters. Mr. Castillo stated that it was a POA regulated matter; Mr. Harding could provide an answer.

## **THIRTEENTH ORDER OF BUSINESS**

### **Staff Reports**

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

There being no report, the next item followed.

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

Ms. Darby presented the Office Administrator's Report.

Mr. Castillo inquired about the contents of the welcome baskets. Ms. Darby stated that the welcome baskets included a large ribbon, a pineapple and a welcome note from the Administrator with a list of important phone numbers.

#### **C. Facilities Manager**

Mr. Hall presented the Cory Lakes CDD Activity Report.

Mr. Hall worked on various projects, including preparing for the storm by securing the facilities and keeping residents informed, with help from Mr. Harding and the POA. Tampa Electric (TECO) agreed to install new trim rings on all of the light poles. In response to Mr.

Castillo's question, Mr. Hall stated that there were over 364 light poles in the community and approximately 60 were completed.

Mr. Burman asked for an update on the speeding issue. Mr. Hall stated that notices continued to be mailed to residents caught speeding; there were multiple offenders but no responses to the letters. In response to Mr. Burman's question, Mr. Hall stated that repeat offenders would be reported to the Tampa Police Department (TPD).

Mr. Shah asked if Illuminations accepted the Holiday Lighting contract. Mr. Hall replied affirmatively.

Mr. Burman inquired about the pool furniture proposal. Mr. Hall stated that the proposal from American Outdoor Concepts, to re-sling the pool lounge chairs, was \$7,033.50. In response to Mr. Castillo's question regarding funding, Mr. Hall stated that the cost was an overage and the project could wait. Mr. Shah felt that, since there was a need, the Board should approve the proposal.

**On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the American Outdoor Concepts proposal for pool furniture, in a not-to-exceed amount of \$7,033.50, was approved.**

Mr. Castillo asked if the cushions would be replaced. Mr. Hall stated that the proposal was for re-slinging all of the chairs and the cushions were maintained separately.

▪ **Approval of Minutes - August 17, 2017, Board of Supervisors - Staff Directives**

Discussion of this item resumed.

Mr. Shah asked for a clarification of the "Per Mr. Shah, send a general email regarding changing out cluster palms in Capri Isle." Item, on the, Staff Directives, from the previous meeting. Mr. Hall stated that the directive was not related to "palms", it was intended to alert residents about the switch to cluster mail boxes, in Capri Isle, as the post office would no longer deliver mail to individual mail boxes. Mr. Shah stated that the directive was from Mr. Burman and the Supervisor's name should be changed in the Directives. The following change was made:

Facilities Manager, Second item: Change "Per Mr. Shah, send a general email regarding changing out cluster palms in Capri Isle." to "Per Mr. Burman, send a general email to alert

residents about the switch to cluster mailboxes, in Capri Isle, as the post office would no longer deliver mail to individual mail boxes.

In response to Mr. Castillo’s question regarding LMP, Mr. Hall stated that the landscapers were currently in hurricane clean-up mode and, instead of trimming the trees, the tree group would be cutting down damaged trees and staking and straightening leaning trees. Overall, LMP was improving. The crew would resume their normal routine by next week. Mr. Burman stated that the District would incur additional landscaping expenses, due to the hurricane, and wondered if it could offset those expenses with funds from the Federal Emergency Management Agency (FEMA). Mr. Hall would ask Mr. Adams about FEMA funding.

Mr. Hall stated that the pine trees, in Canary Isle, were bunched up and diseased; he was working with the City to remove and replace them. Thirty trees were slated for removal and replacement. In response to Mr. Castillo’s question, Mr. Hall stated that all of the dead palm trees were removed. Discussion ensued regarding diseased or dying trees, resident responsibility and the POA.

**\*\*\*The meeting recessed.\*\*\***

**\*\*\*The meeting reconvened.\*\*\***

**D. District Manager**

**i. NEXT MEETING DATE: October 19, 2017 at 6:00 P.M.**

The next meeting will be held on October 19, 2017 at 6:00 p.m., at this location.

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

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

Dr. A. Cyril Spiro, a resident, stated that, due to the storm, the survey was delayed and would be circulated in a few days and a link to the survey was recently emailed to the Office Administrator. Responses would be accepted until October 6 and all submissions would be compiled and presented at the next meeting. In response to Mr. Shah’s question, Dr. Spiro confirmed that there was one survey per household. In response to Mr. Castillo’s question, Dr.

Spiro confirmed that the Finance Committee did not meet and inquired about the Fiscal Year 2017/2018 budget. Mr. Castillo stated that the budget was approved.

Mr. Hall asked for a decision about using the basketball courts at 5:45 a.m., as requested on the Sunshine Board. Previously, Canary Isle property owners complained about the basketball court lights being on late at night. Mr. Burman stated that CDD rules existed for the good and welfare of the entire community and not one individual. Mr. Castillo agreed and felt that the Board should refrain from making concessions and/or exceptions to benefit one individual. The Board unanimously voted against the request.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:05 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair