

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on Tuesday, June 6, 2017, at 12:30 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Rich Carpenter, John Hall (property manager), Dennis DiGiacomo, Steven Hancz, and Erin Uhler. Steve Small (representative of LMP) was also present during the landscape discussion.

**First Order of Business: Call to Order: Attendance**

The meeting was convened by Rich at Stephanie Squires (chair) request in her absence at 12:30 p.m.

**Second Order of Business: Landscape**

1. The committee questioned whether all the dead palms had been replaced. John noted that they had. Rich questioned whether the small palms at the Cross Creek entrance were the same variety and why they were so small. John mentioned that they were Washingtonians like the rest, and that budget and installation expense required them to be smaller.
2. The committee questioned when the plants dug up by wild hogs at the Morris Bridge entrance would be replaced. John stated that a proposal is in progress and Steve Small of LMP said that as soon as the proposal was approved, he could have his workers start the process of installing the replacements.
3. Steve Small asked whether there were any other concerns regarding landscaping. Rich pointed out that the annuals in front of the Beach Club monument were dead or dying. Steve agreed to replace those annuals with a flowering perennial.  
Steven Hancz asked whether the fruit trees (banana) were going to be removed from CDD property, as homeowners have complained that it's a double standard that they can't have fruit trees in their yard, and fruit trees in CDD property could also attract rats. The committee discussed the idea of replacing the banana trees with another leafy plant, and Steve Small recommended planting hibiscus or other similar plants in their place. The cost to remove the 600 fruit trees is \$1,800. To replace with 400 other trees would cost approximately \$4,200.

*On motion by Dennis and second by Steven the committee voted unanimously to recommend to the Board to remove and replace the fruit trees from CDD property at a cost not to exceed \$6,000.*

**Third order of Business: Aquascape**

1. Rich mentioned that the Morris Bridge entrance fountain was still not working. John said that the company had to get a new motor for the fountain and that took quite a while, but that it now had been replaced. He thought that it was fixed. However, Steve Hancz said that it was not presently working. John was to check on it.
2. Rich pointed out that there are several large cement blocks that have been dislodged on the apron of the boat launch. It appears that they have already been scraped by a trailer or boat motor, and they are a danger to entering and exiting the water with a trailer. John stated that he must find someone to do the repair, because neither Lake Masters nor LMP does such work.

#### **Fourth Order of Business: Facilities**

1. Rich questioned what was to become of the old gym if a new one were to be built. The committee agreed to come to the next meeting with ideas so that those options could be presented to the Board at a future meeting.
2. The wind netting at the top of the new tennis courts needed attaching. John said that it had already been repaired.
3. Steven Hancz noted that there was graffiti written on the back of a Capri Isle sign and requested John to clean it off.
4. Steven also mentioned that there is no sidewalk along one side of the new playground installed in Capri Isle. He asked John to look into installing one as it is necessary to complete the walkway around the pocket park.

#### **Fifth Order of Business: Old Business**

1. The committee questioned the status of the landscape proposals. John mentioned that he had received 4 bids, that they were within \$60 – \$70,000 of each other per year, and that he and Chuck Adams were going through them to prepare a recommendation for the next Board meeting.
2. Rich questioned what was to become of the old gym if a new one were to be built. The committee agreed to come to the next meeting with ideas so that those ideas could be presented to the Board at a future meeting.

#### **Sixth Order of Business: Other Items**

1. The committee reviewed a list of costs and concerns regarding the proposed options for building a new gym the cost for just the building of between \$668,000 to \$1,197,000 depending on the option chosen. A possible list of additional costs that the committee feels the Board should consider prior to any presentation of the idea to the community are:
  - cost for sewer
  - cost for security and cameras (inside and outside)
  - cost for gym equipment
  - cost for furniture
  - cost for mirrors
  - cost for tv's
  - cost for internet and wi-fi
  - cost for wall protection for weights
  - cost for tables, chairs, cabinets, etc.
  - cost for ice/water machine and space for it

##### Concerns with the plans include:

- no storage areas in presented plans
- adequate AC
- shower privacy

##### Concerns with operational costs include:

- cleaning of rooms

- cleaning of equipment
- cost of electricity
- cost of water
- attendant costs
- towels, wipes, washing of towels, etc.

2. The committee reviewed the list of capital expense items it presented to the Board and put them into a priority listing for further discussion with the Board. Dennis recommended that the priority should be the benefit to the most number of residents. The revised listing follows:

-Revitalize Cross Creek entrance landscaping	\$175k
-Install landscaping in Capri Isle common areas	\$35k
-Install landscape lighting in the Morris Bridge entrance islands	\$17k
-Install LED lights for the volleyball court and hockey court	\$21.5k
-Install 3 picnic tables on a concrete pad on the beach with shade canopies	\$10.5k
-Clear the vacant land (known as the Meadows across from the Capri Isle exit) and install gravel roadway and soccer/multi-purpose field	\$150k
-Replace/repair pool furniture (umbrellas and orange material on chairs)	\$10k
-Purchase new café tables and chairs for Beach Club	\$5k
-Replace gym equipment older than 3 years	\$18k
-Renovate the gym over a period of 3 years totaling not more than	\$100k
-Install fountain at intersection of Cross Creek entrance and CLD	\$10k

**Seventh Order of Business: Adjournment**

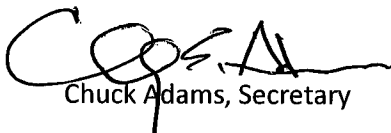
**1:43 p.m.**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON 15<sup>th</sup> DAY OF June, 2017.



Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:



Chuck Adams, Secretary