



Meeting Minutes for Cory Lakes CDD

Provided by The Sunshine Board Corporation

Forum Name: CDD Workshop August 1 - 15, 2017

Date: All

Participants: Wendy Darby, John Hall, David Burman, sheila Haque, Jorge Castillo, Sudhir (Sid) Shah, Robert Woodards, Amal Forbes, Cyril Spiro

Topic Title : MISCELLANEOUS TOPIC (Author : Wendy Darby, Replies : 0)	
Author	Message
Wendy Darby Tue Aug 01, 2017 9:59 am	<p>This topic is open for suggested new Topic subjects by non-Supervisors. Only supervisors can create/start a new topic. This topic is designed so residents can post a question (or comment) to the CDD Board members. A NEW topic will be created if it's determined the question should be separate from the Miscellaneous topic.</p> <p>In order to get started, press POST REPLY (on the bottom left corner) to this Topic and type either the question or comment to the CDD Board.</p> <p>Please call the Beach Club (813) 986-1031 for any questions or assistance.</p>

Topic Title : TECO lights. (Author : John Hall, Replies : 15)	
Author	Message
John Hall Tue Aug 08, 2017 8:19 pm	<p>I just talked to the lighting supervisor for TECO to find out the facts and here is what he said.</p> <p>TECO is definitely not offering the high pressure sodium fixtures moving forward and will only maintain existing units. If they need replaced you get the new LED.</p> <p>The trim we have is called a Classic Deluxe which is currently not available in LED but will be available in January. We have two options,</p> <ol style="list-style-type: none">1) They have agreed to transfer over our trim rings to the new fixtures at no charge but they can't change over the finial on top because there is no hole in the new fixture.2) We have them stop installation now and wait until January to complete installation but we will have to sign another contract. <p>Waiting until January would save us about a dollar a month per fixture because the bulb in that fixture is a lower wattage but it has a higher lumen which means it will even brighter than what they are putting in now.</p> <p>In regards to how bright they are, TECO will only offer LED fixtures in 4000K with the white coloring. So that is what everyone will be going to. They will not offer an amber LED to match the glow of the HPS bulbs.</p> <p>They offer a shield that can be placed in the home side of the fixture to block light shining towards the residence but can't block the road side. These shields are usually \$169 installed but would be less because of the number we would need.</p> <p>Bottom line is all TECO lights will be bright moving forward. If we want the trim they are willing to eat the cost and change them over but they need to know ASAP as the project is on hold with a crew sitting idle.</p>
David Burman Wed Aug 09, 2017 3:15 pm	John I think we should go ahead with the change now. We don't need to wait for January. The topper is not important.
sheila Haque Wed Aug 09, 2017 7:04 pm	By waiting until January how much money will it save the community annually?
John Hall Wed Aug 09, 2017 7:22 pm	Approximately \$1 per fixture times 343 units At twelve months would be about \$4116 annually.. But we lose \$5000 a month until the new contract.
Jorge Castillo Wed Aug 09, 2017 9:11 pm	If what they have coming in January is brighter than what they've installed in Capri I say lets move forward now. However this agreement is contingent on them

	<p>installing the trim in January and ensure we get this in writing.</p> <p>Regarding the shield 1st we should see how it looks in a few homes that have already complained, however I will try to negotiate the price of \$169 per shield as it seems very high. We should use this as an opportunity to leverage the fact that we are moving forward with installation with these unforeseen issues which are not to our liking and sitting well with the board. I personally do not like the look of the new fixtures but staying optimistic with the trim and shield they will look better.</p> <p>Thoughts of rest of boards members??</p>
Jorge Castillo Wed Aug 09, 2017 9:13 pm	sorry Board Members that is 😊 long day
Jorge Castillo Wed Aug 09, 2017 9:24 pm	<p>Sheila - so if my math is correct here are the scenarios as I understand them;</p> <p>Wait to January 10 year contract - \$41,116 savings</p> <p>Start now assume we start saving in September - \$5000 x4 (months Sept-Dec17) = \$20,000</p> <p>so waiting until January will only save us \$21,116 over 10 years vs immediate \$20k over next 4 months. Is this correct John? like the immediate savings of \$20k over 10 year span savings.</p> <p>thanks</p>
John Hall Wed Aug 09, 2017 9:52 pm	<p>Jorge,</p> <p>They will start switching our trim off of the old ones to the new ones now, no need to wait until January.</p> <p>They just can't switch over the finials on the top because the new fixture doesn't have any holes in the glass for it.</p> <p>They price of the shields get less with the number purchased.</p>
Jorge Castillo Thu Aug 10, 2017 8:50 am	<p>thanks John, couple questions;</p> <p>1- The Finials is not an option even if we wait until January?</p> <p>2- can you please get an idea of pricing tiers for the Shields? We should try to negotiate this.</p>
John Hall Thu Aug 10, 2017 11:04 am	<p>The finials are not an option unless you want to wait until January and not continue with this installation. From a maintenance aspect you are better off without them because within a year they will become a maintenance issue with the seal starting to leak and allowing moisture into the fixture and shorting the LED board.</p> <p>I have to give them a decision today so we need to decide. They actually wanted it yesterday but I asked them to give time to discuss the options presented.</p> <p>The shields are something we can work with</p>
Jorge Castillo Thu Aug 10, 2017 1:03 pm	I'm ok going without the Finials I agree less issues.
sheila Haque Thu Aug 10, 2017 1:17 pm	<p>Sorry about the delay in responding. If we wait until January we would need a new contract but with the new contract would pricing potentially change? If so, then we should move forward now. Also, if we move the trim pieces are they in good enough shape to transfer and not create more work? If the finials create more issues down the road I think we should skip them so it's less maintenance. I also agree we should negotiate a lower rate on the shields. I thought it had been mentioned at a past meeting that individual lights could be dimmed down- did I misunderstand that?</p>
Sudhir (Sid) Shah Thu Aug 10, 2017 3:30 pm	<p>I apologize not able to weigh in earlier.</p> <p>Waiting until January is not a good option as the LED will be brighter than being installed now. So let continue with the change out now.</p> <p>I know the CDD Board may still have to address the issue of LED being too bright but we can suggest the home owners to install better window treatment to reduce the light entering their bedrooms.</p>

	I would agree with Jorge and Sheila about the high price of shields @ \$169.00 installed.
Robert Woodards Thu Aug 10, 2017 7:13 pm	Based on the information provided, I don't think we should wait until January to proceed.
Amal Forbes Fri Aug 11, 2017 8:06 am	Fyi. John was planning on running an update on this TECO light situation in the Islander. This will hopefully show residents that all options were considered, including purchasing our own street light fixtures. Although, some feedback claims the new light does not cast an aesthetically beautiful image, one of the primary reasons for recommending the upgrade was to increase safety. Especially, to bring light to areas that are currently unsafe for pedestrians to walk.
Jorge Castillo Fri Aug 11, 2017 9:15 am	Aj - I really like the idea of a write up in the Islander so the community understands all the scenarios and why we make the decisions we make.

Topic Title : PROtential Sports (Author : Wendy Darby, Replies : 5)

Author	Message
Wendy Darby Thu Aug 10, 2017 7:52 am	PROtential Sports has requested information regarding programs they can offer to CLI as well as outside surrounding communities. Several weeks ago, it was approved to open the participation eligibility to the surrounding neighborhoods. Was a limit of how many kids from other communities would be allowed? And if there was, what is the number? They have a very popular after school program that has a waiting list and if we can provide a number of allotted "outside" kids, this will assist with how many coaches to assign to each program. Thanks
Jorge Castillo Thu Aug 10, 2017 8:52 am	I think we need to give priority to CLI kids and understand what that # is 1st before determining a # for outside kids. Any thoughts from other members?
Sudhir (Sid) Shah Thu Aug 10, 2017 4:02 pm	May be we can say equal numbers of kids from outside as CLI kids, for trial period for one year.
Robert Woodards Thu Aug 10, 2017 8:09 pm	I agree Sid, equal number of Cory Lake kids to match the number of outside kids.
Jorge Castillo Thu Aug 10, 2017 10:07 pm	I like the idea of equal # of kids from CLI to combined other communities as a trial period.
sheila Haque Fri Aug 11, 2017 10:38 am	Sounds good. I think under certain circumstances we could make exceptions for siblings if the need arises.

Topic Title : Monthly editions of The Islander (Author : Wendy Darby, Replies : 8)

Author	Message
Wendy Darby Wed Aug 02, 2017 1:50 pm	Hello! A Board member requested to send editions of 'The Islander' to all of the local City Council officials as well as all County Commissioners and the City of Tampa Mayor's office. Although the newsletters are public record, before adding their addresses to the Master list on file with KEM (publisher), Chuck has requested to have the other Board members weigh in with their thoughts or consent. Thanks!
David Burman Wed Aug 09, 2017 3:17 pm	We should include the city and county officials. It's important for them to know what's happening in CLI. Please to my other board members approve this by 8/15/17 so the next edition will be sent to them.
Jorge Castillo Wed Aug 09, 2017 9:15 pm	I don't have an issue with getting free marketing of our beautiful community to City officials, I'm ok with this.
Sudhir (Sid) Shah Thu Aug 10, 2017 4:19 pm	I hope City and County officials take notice of CLI. David, can you kindly invite each elected officials from the City and the County to our CDD meeting each month and inform us specifically what they are doing for us in terms of relieving traffic congestion, jobs, road improvements, landscaping, policing.

	<p>Last time I was at CLI Security meeting with TPD 'change over' and the supervisor informed there is normally only one cruiser for thousands of homes along Cross Creek, CLI, BBD.</p> <p>Can they allocate us funds for a specific project like they have done to Howard Street?</p>
Robert Woodards Thu Aug 10, 2017 7:39 pm	I think its a great idea giving our Cory Lake Islander maximum dissemination possible to local Government Officials.
Amal Forbes Fri Aug 11, 2017 7:38 am	<p>Hi.</p> <p>Will it be possible to look into allocating funds or renegotiate our contract with the publisher?</p> <p>The current page limitation is strangling the community abilities to showcase it's monthly activities and stars.</p>
sheila Haque Fri Aug 11, 2017 10:33 am	I see no harm in sharing our info. Maybe they have info they would like in the Islander as well.
David Burman Mon Aug 14, 2017 10:32 am	<p>Sid</p> <p>To invite all political persons each month is not wise. However, we could invite one at a time, if the Board wants it. I'll be happy to discuss it at the Board meeting.</p>
Sudhir (Sid) Shah Mon Aug 14, 2017 12:15 pm	<p>Good Morning David,</p> <p>Thank you for responding. That's exactly I had in mind and meant. Traffic at Cross Creek and BBD is a big concern and not enough patrol cars in this region. See what you can do and if the officials can specifically address these issues when they come to CLI.</p> <p>Regards.</p>

Topic Title : Christmas lighting proposals (Author : John Hall, Replies : 7)	
Author	Message
John Hall Thu Aug 10, 2017 11:52 am	<p>This topic is for discussion of the christmas lighting proposals.</p> <p>We will need to decide quick on this so we can have the materials ordered and ready for the Install in October.</p> <p>I have attached Tim's comments from his email to help you understand them.</p> <p>Attached are the two proposals as we discussed. A few points of interest:</p> <p>Proposal 1 is for this year, one year only contract. Note: I'm still giving SIGNIFICANT savings on the 10 light poles. I'm still doing those at a loss at that price point. My original quote is very accurate but I sincerely am trying to win the good will of the community. The 8 palms with match sticking is also at a loss especially when considering I'll have to have a lift to do the work but at least I'm recouping some cost of material and labor.</p> <p>Proposal 2 is for 3 year terms. As you can see between the two proposal I'm giving a huge discount on both the poles (although I've reduced to 8 total) and I'm throwing in the 8 palms as well. I just don't know what other concessions I can make... I hope the board sees the value they are getting in this proposal.</p> <p>The ligustrums - especially since I'm giving a lot in both of the proposals I'm asking for a professional courtesy or "game time" decision as to whether the ligustrums will look better with or without the mini lights in the limbs along with the drip tubes in the canopy. My thought here is I'm most likely going to use the cool white drip tubes as opposed to the warm white. I DO NOT like the look of the cool white mini lights in the limbs as I think it will take away from the effect of the drip tubes. Warm white with warm white would be fine (ww in limbs, ww in canopy) but I don't think the warm white drip tubes will give as much pop in the canopy. Point is, I'd like to install the drip tubes. If after seeing the tubes by themselves we feel like the mini lights are still needed I will add them after the fact but initially, I'd say not to do so.</p>

	<p>Ok, please review the proposal carefully. As stated in the meeting, you and I can do another walk through to make sure everything we have agreed to is accounted for. But, if you spot something obvious up front do let me know.</p> <p>I look forward to the response and working on the project this upcoming season. Again, my sincere gratitude for all your assistance. Greatly appreciated.</p>
Sudhir (Sid) Shah Thu Aug 10, 2017 3:59 pm	<p>Hi John,</p> <p>Thank you for the proposals. Proposal # 2 for 38k is not affordable, in my opinion. Proposal #1 is reasonable but I do not want to get stuck with for three (3) years if we do not like it first year.</p> <p>John, I would appreciate it if you could make copies for the Board of the proposal we were presented during the June meeting. I couldn't locate a written proposal from that vendor but remember seeing on the power point.</p> <p>The Board will have to make a decision this coming meeting.</p>
John Hall Thu Aug 10, 2017 7:15 pm	<p>We can do less poles in order to make the cost less..</p> <p>This is just a proposal but we need to decide what we want to make it work. The longer we wait the less likely we are to get what we want yet again. We were hoping to have a decision in July to order the materials in august so they are here for an October install.</p>
Jorge Castillo Thu Aug 10, 2017 10:00 pm	<p>I'm in agreement \$38.5 is way higher than what we anticipated spending on holiday decorations this year. My suggestion is we try to meet in the middle and commit to the \$33K option with a 2 year guarantee. Only reason I say this is because they had an amazing display at the Grand Hampton Community and I'm optimistic this will be the best we've had since most of us have lived here. How do other board members feel about this idea?</p>
sheila Haque Fri Aug 11, 2017 10:44 am	<p>I think a 2 year committment sounds good especially since we have seen his work in other communities. The price should come down some. One think that I did not hear addressed is what happens if something is installed this year that residents do not like? Will we get to change/ modify next years display or are we committing to an identical set up. Also, are we locked in to the pricing or a guarantee not to exceed a certain price increase percentage over a set number of years? Thoughts?</p>
John Hall Fri Aug 11, 2017 11:49 am	<p>Sheila,</p> <p>The basic lighting can be changed without any issue. The only thing that would reflect a price change is the optional or added decorations. Bows, wreaths, garland and decorative lighting are all options we would have requested. If we aren't happy with them then those would be on us. If they go bad then he replaces at his cost.</p> <p>If we choose to do more then we can amend the contract to add more the following year otherwise the contract could be written to reflect the same budget each year.</p>
David Burman Mon Aug 14, 2017 10:39 am	<p>How about the other presenters. Have we narrowed it to only Tim?</p>
Sudhir (Sid) Shah Mon Aug 14, 2017 12:22 pm	<p>David,</p> <p>I do not think we have narrowed on a particular contractor yet, but from the power point presentations I think it will be between the contractor doing Grand Hampton or Arbor Green.</p> <p>We must decide on Thursday.</p>

Topic Title : Resident questions and concerns from survey (Author : sheila Haque, Replies : 2)	
Author	Message
sheila Haque Fri Aug 11, 2017 10:49 am	<p>We had discussed in the last meeting that we divide up the questions residents brought up and answer each person. What if we create a new section here and answer the questions so everyone can see? Or the Islander? If one person brought it up maybe others have the same concerns...</p>
Cyril Spiro Fri Aug 11, 2017 12:27 pm	<p>Hi Sheila, Just as an FYI, if you didn't know, Wendy has the list of items which residents could use clarification from the last survey.</p>
sheila Haque	<p>Thanks Cyril!</p>

Topic Title : Cross Creek landscape bid (Author : John Hall, Replies : 10)	
Author	Message
John Hall Thu Aug 10, 2017 11:22 am	This topic is for discussion of the LMP bid to redo the landscaping on the Cross Creek entrance from Cross Creek Blvd to the guardhouse. I have attached the new pricing.
Jorge Castillo Thu Aug 10, 2017 12:58 pm	thank you John
Sudhir (Sid) Shah Thu Aug 10, 2017 3:36 pm	Dear Fellow Board Members, Can we add this this item to the part 3 survey? Lets find out how the residents would like to pay for this and how soon? Thank you,
Robert Woodards Thu Aug 10, 2017 7:59 pm	We have long talked about the appearance of Cross Creek VS Morris Bridge entrance. I think its time to spend some money on beautification instead of sports faciities for the selected few. Spending money on beautification is in the best interest of all residents and its about time we start spending money on what the community most need and want.
sheila Haque Fri Aug 11, 2017 10:31 am	I like the idea of posting to the survey. I have talked to several residents that do not think we need to add more landscaping and would rather spend the money elsewhere. Others have also commented that we should focus more on landscaping inside of the gates vs outside.
Cyril Spiro Fri Aug 11, 2017 12:30 pm	Hi, The 2nd Survey results already address this item and the opinion of the majority of the community is pretty clear. I recommend waiting on the presentation at the next board meeting before making any decisions. If I have the time, I will try to post the raw results in a way that is not too confusing to this thread before the next meeting.
David Burman Mon Aug 14, 2017 10:47 am	The idea 0of an elected BOARD is they are in powered to make decisions for the community. It's great to get feedback, but for every decision we should not have to do a survey. We should decide what in our collective opinion is best for our community. A survey will only get both sides of an issue to speak out and we still have the final vote.
Sudhir (Sid) Shah Mon Aug 14, 2017 12:36 pm	David, Fair enough! On the flip side, in my opinion, its our duty and obligations as an elected officers to continue listening to the voices of the residents. That's the true democracy that I know off. As you know this is a big ticket item and people paying for it must be heard. I think surveys is very important tools as the Board's disposal. I value it and respect it immensely. I trust that if the reasons are compelling enough we can all jointly make right choice. I hope you will agree.
Cyril Spiro Mon Aug 14, 2017 6:04 pm	The link below will show the result from the question about Cross Creek Landscaping. A Statistical Significance analysis shows that there is a Margin of Error of +/- 6.3% so the spread between Yes and No should be at least 10% or greater to indicate that the sample size for the survey is 95% likely to represent the whole community. Therefore, the majority of respondents to this question said 'No' but the spread is not enough to know if that represents the whole community. However, the residents did not know the cost of the project. In Part 3 of the survey, we can include this question with the cost (\$150k?) and find out if the majority of residents are 'for' or 'against'. We have seen many examples in the past where the majority of residents were in favor of an item until they found out the cost. I'm happy to answer any questions. View Results here: https://drive.google.com/open?id=0B-E-x...nVwa0t4a3c
Jorge Castillo	Cyril - thanks for this information obviously this is an item we will be making a

Mon Aug 14, 2017 8:18 pm	<p>decision on very soon. I will start out by going back to my personal opinion about the Tennis Courts, my initial thought was this was a waste of the communities money, especially those of us who don't ever utilize the Tennis courts. Now forward that a few years and my opinion is completely the opposite I believe for the size of the community it was money well spent. I must point out during the voting process to approve the budget for this item I remember there was about 45 people in the audience and about 5-10 were for the courts and the rest of us were against and we all know the Board voted for building.</p> <p>Based on history and the margin of people who voted on this topic I feel it's close enough that we as a board make a decision. My thoughts is the Cross Creek entrance is stale and needs to be revitalized with landscaping and lighting, the main entrance is the first impression and right now it looks very dim and needs life.</p>
Robert Woodards Tue Aug 15, 2017 7:44 pm	I agree with Jorge, Cross Creek looks very dull compared to Morris Bridge and residents I have spoken to have expressed the same.

Topic Title : Broken Sidewalk at CL Drive Cross Creek T junction (Author : Sudhir (Sid) Shah, Replies : 3)	
Author	Message
Sudhir (Sid) Shah Mon Aug 14, 2017 1:03 pm	<p>Dear All,</p> <p>Can I request each Board member to visit the sidewalk at the T junction at CL Drive and Cross Creek .</p> <p>The situation is pretty unsafe, sidewalk is broken at two places. Dirt is over it and more dirt few feet further down. I almost slipped walking on the wet mud. One cannot bypass this spot and walk on CL Drive because of incoming traffic at the junction.</p> <p>I request that John get in in touch with the builder/owner to fix it right away say within 7 days or else we can get it repaired and send them a bill for reimbursement.</p> <p>We can discuss this during other business on Thursday.</p>
Jorge Castillo Mon Aug 14, 2017 8:03 pm	<p>Aj - thanks for bringing this up and it's a great point, just because they are building on those two lots it does not give them a free pass to make it unsafe to walk on.</p> <p>John If I recall this came up in one of our meetings and my recollection is why repair now if they will break the sidewalk again? Please confirm and if you would please also bring this up to the builders and ask them about a plan to make this safer.</p> <p>thank you</p>
John Hall Tue Aug 15, 2017 2:55 pm	<p>Jorge,</p> <p>The sidewalks are installed after construction is almost complete. The builder will not install before as equipment will just break it again.</p> <p>I can ask MI Homes to please remove the broken section of concrete so any foot traffic trying to navigate the area has a safer travel but until construction is complete our residents will have to me mindful and careful due to ongoing construction.</p>
Robert Woodards Tue Aug 15, 2017 8:08 pm	Agree Sid, this building operation is one of the most damaging and worst looking building sites I've seen in our community. Bottom-line, the side walk needs to be repaired before someone gets hurt and sues the CDD.

Topic Title : Reclinata tree @ CLD & CLBW (Author : John Hall, Replies : 4)	
Author	Message
John Hall Thu Aug 03, 2017 3:19 pm	<p>This is just to update everyone that both MI Homes and myself looked into having the tree relocated.</p> <p>Nobody would touch it due to the proximity of the utilities to the root structure. There is a gas line that runs right under the front of the tree.</p>
Cyril Spiro Fri Aug 04, 2017 3:37 pm	Does that mean that the tree will stay where it is?
John Hall	Unfortunately it just means they will carefully remove it in pieces as to not damage

Mon Aug 07, 2017 10:20 am	the underlying utilities.
Jorge Castillo Wed Aug 09, 2017 9:17 pm	John thanks for the update to the community, it is a shame we will lose such a beautiful tree
Robert Woodards Tue Aug 15, 2017 8:24 pm	Does anyone have any ideas of where we can replant? Further, should we look at redesigning the enter section of Cross Creek/Cory Lake dr?

Topic Title : Low voltage lighting for Entrances and Pool/Clubhouse (Author : John Hall, Replies : 2)	
Author	Message
John Hall Tue Aug 15, 2017 3:34 pm	<p>I wanted to just throw this idea out there for review and opinions.</p> <p>We have looked at ways to brighten the entrances and improve the looks of them at night.</p> <p>We got a proposal to install lights on the palms on Cross Creek but since we are looking at overhauling the landscape along that area I thought it would be a good idea to price out making a presentation of our improvements at night.</p> <p>I had the company give me two proposals for each area where lighting is either needed or in dire need of upgrading.</p> <p>One proposal is for a complete system with all wiring installed in conduit from source to light with a high quality fixture.</p> <p>The second proposal was for the same high quality fixture but with the standard install. The standard install is what we currently have that allows for cut wires due to plant trimming and replacement as well animal damage.</p> <p>Again this wasn't a board request but rather something that would add beauty to the community at night as well as add light to some areas that do not have it.</p>
Robert Woodards Tue Aug 15, 2017 7:56 pm	Great Idea John, I'm for anything that's brighten up this community at night.
Jorge Castillo Wed Aug 16, 2017 8:53 am	thanks John I appreciate you looking into this.