

**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, October 19, 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

Also present were:

Chuck Adams	District Manager
Rich Carpenter	Resident, LAF Committee Member
A.J. Forbes	Resident, Security Committee Member
Chris Fajardo	Allied Universal Security Services
Joe Grace	Resident
Steven Hancz	Resident
Harry Ramphal	Resident
Dr. Anoop Reddy	Resident
Jim Carroll	Resident
Rene Fontcha	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:09 p.m. Supervisors Shah, Burman and Woodards were present, in person. Supervisor Castillo was not present at roll call. Supervisor Haque was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Shah thanked the members of the public for attending the meeting. The Board appreciated the public's feedback, took them very seriously and debated on each comment or concern, often until late at night.

THIRD ORDER OF BUSINESS

Other Supervisor Opening Comments

Mr. Burman shared that he attended the last two POA Townhouse meetings and there was a very strong feeling that the Board was not doing enough to curtail speeding within the community. During last night's meeting, it was proposed that the POA should impose fines on captured violators. The idea was rejected and Mr. Burman joined a subcommittee with two POA members. The group would consider the use of a hand-held radar device to deter speeders and monitor speeding in the community. Mr. Burman would provide updates on a regular basis. Mr. Adams stated that the Board previously voted to increase the budget for that to \$10,000, to hire patrolmen to write tickets and enforce traffic laws.

FOURTH ORDER OF BUSINESS

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

Mr. Joe Grace, a resident, presented photographs and requested permission to reconstruct a seawall near his Saint Lucia Isle residence. There was an encroachment into the easement and the Design Review Committee (DRC) deferred approval pending the CDD Board's decision. In response to Mr. Shah's question, Mr. Grace stated that the seawall protruded 2' to 3' into the lake. Mr. Shah asked Mr. Adams if there were any legal ramifications to approving Mr. Grace's request. Mr. Adams stated that, since it may be a pre-existing situation, the District could enter into a Consent to Use of Easement Agreement, with Mr. Grace, allowing him to reconstruct the facility and indemnifying the CDD from any future costs of repair and/or necessary removal.

*****Mr. Castillo arrived at the meeting.*****

Mr. Castillo was updated on the seawall request. Discussion ensued regarding Mr. Grace's request, the POA and neighboring properties. Mr. Castillo requested Letters of No Objection (LNO) from Mr. Grace's neighbors. In response to Mr. Woodards' questions, Mr. Adams stated that District Counsel could initiate the Agreement and attach a standard survey showing the boundaries and the amount of the intrusion into the CDD's property. Mr. Grace would secure the survey and the Board would incur the cost to draft the Agreement, up to one hour.

On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, permission to replace a seawall at 17817 Saint Lucia Isle Drive, 2' to 3' onto CDD property, pending a survey, approval letters from two neighbors and payment of legal fees over one hour of service, was approved.

Mr. Steven Hancz, a resident, stated that there was an accident in the community due to speeding. Residents were on edge and demanded action regarding speeding in the neighborhoods. He felt that the cameras were not helpful and, despite the Board's actions and discussions, there was not a marked decrease in speeding. Discussion ensued regarding speed monitoring equipment, operational costs, violators and law enforcement.

FIFTH ORDER OF BUSINESS

Activities Update/Report: Allied Security

Mr. Chris Fajardo, of Allied Universal Security Services (Allied), was approaching the six-month transition period in its contract with the District. During this time, several improvements were made as far as acquiring the right personnel to operate the guardhouses. A four-hour rover patrol was recently added from 6:00 p.m. to 10:00 p.m. Mr. Castillo stated that the Sunshine Board's feedback was to keep the rover presence in the community. In response to Mr. Castillo's question regarding the rover, Mr. Fajardo stated that the current four-hour shifts were filled but difficult to maintain because potential candidates did not want to work 28 hours per week so the shift should be extended to a 30-hour per week position in order for it to become a permanent post for the right person. Another possibility would be to rearrange the shifts from the current 6:00 p.m. to 10:00 p.m., to 6:00 p.m. to 2:00 a.m. and 2:00 a.m. to 10:00 a.m., which would include the additional four hours in the morning and make the position easier to staff. In response to Mr. Castillo's question, Mr. Fajardo clarified that the proposed plan would split the shift into two eight-hour shifts instead of one 16-hour shift. In response to Mr. Castillo's question regarding the current hours, Mr. Fajardo replied that the hours were from 6:00 p.m. to 10:00 p.m., including the additional four hours, which augmented the original 10:00 p.m. to 6:00 a.m. shift. Mr. Adams stated that the extra hours proposed would be at the current hourly rate of \$14.61 per hour, equating to \$420 per week. Mr. Fajardo stated that \$420 per week was a minimal increase for the benefit of two permanent employees who were familiar with the area and dedicated to the job. Mr. Fajardo requested a call from the Facilities Manager once a

decision was made. In response to Mr. Castillo's question regarding the time frame, Mr. Fajardo stated it would take approximately 30 days to hire, train personnel and make all the necessary shift adjustments from the current night shift to the new shifts.

Mr. Shah stated that he was unhappy with the present security staff, as they routinely failed to call and announce visitors. He criticized that, in the past three months, out of the 25 to 30 guests to his home, only one or two were announced. The lack of calls started when Allied was contracted and, each time a complaint was made, Allied responded by saying that the offending guard was terminated or being re-trained; however, the problem remained. Mr. Fajardo asked if other Board Members had similar experiences. Mr. Castillo stated that there were stumbling blocks, in the beginning, because security personnel was new to the neighborhood and, despite the District's investment in cameras and technological upgrades, there was room for improvement with the security personnel. Mr. Fajardo stated that the Facilities Manager's complaints were noted and one offending employee was removed and another was being replaced; for the most part, all remaining guards were calling to announce guests and no other complaints were made about the performance of any other officer. Mr. Shah requested Mr. Fajardo's contact information in order to contact him directly if the lack of announcement calls persisted.

Mr. Castillo stated that, during Hurricane Irma, the gates were left open for a few days, and asked Mr. Fajardo how Allied serviced other communities during the hurricane. Mr. Fajardo stated that a newsletter was sent to all of Allied's clients, including the District, stating that, once the sustained wind speeds reached 35 to 40 miles per hour, the guardhouses would be evacuated and the gates would be raised to allow entry for emergency vehicles. This was the procedure for all but retirement communities. Mr. Adams composed an outline for a Storm Preparedness Plan, which would be completed and presented at the next meeting, including the 35 mile per hour speed limit, shutting off main breakers, bagging computers and other technology, raising the swing gates etc.

SIXTH ORDER OF BUSINESS**Committee Reports****A. Security**

Mr. Forbes stated that the Security Committee, which met once per month, was working diligently to find solutions to the serious speeding issue. The solutions that were suggested at the

most recent committee meeting were either old ideas or ineffective, such as the speed tables, on-duty Tampa Police Department (TPD) officers, the use of radar and the POA situations. It was noted that none of these ideas worked by themselves. Since the last Board meeting, the TPD had not patrolled the community as often as the committee would like. Mr. Forbes recently learned that a motorist was caught travelling 77 miles per hour and that, although less than 5% of residents and guests were speeders, it was troublesome and should be curtailed. Discussion ensued regarding speeders, a recent arraignment, a radar device, cameras and costs. Mr. Forbes liked the idea of additional morning rover hours, as the rover could help enforce speeding rules. Mr. Castillo asked if the current rover patrols could take pictures of speeders. Mr. Fajardo replied affirmatively and stated that the patrols would commence taking pictures of speeders for submission to the Facilities Manager. Mr. Forbes voiced his opinion that, after Hurricane Irma, the gates were left open for too long and should have been closed 48 hours after the storm. The District should not have to depend on Allied or Envera's emergency plans and should have its own Emergency Plan. Discussion ensued regarding the storm, portable generators, gates, technology and roving patrol. Mr. Forbes recalled previous discussions about instituting monthly meetings between the operations staff and security guards to resolve security issues and suggested re-engaging with Allied for periodic security meetings. Mr. Shah stated that Allied must respond to Mr. Hall and Ms. Darby. Further discussion ensued.

Regarding lighting, Mr. Castillo stated that there were too many light poles in the Capri community and some poles should be removed, if Tampa Electric (TECO) had no objections. The District was switching to LED lighting, which was more economical and, with a reduction in the number of poles, the savings would amount to about \$5,000 per month. Mr. Castillo directed Staff to contact TECO regarding their policy with respect to the yardage requirement between poles. Mr. Forbes asked the Board to direct the District Engineer to re-examine how to install speed tables in the community. He recalled that the topic was previously tabled pending the POA situation and ticket issuance information. Mr. Castillo stated that, in order for speed humps to be effective, they should be installed 20 to 30 yards from each other. Discussion ensued regarding speed bump installation, maintenance and cost.

Mr. Harry Ramphal, a resident, conducted research on legal speed limits, per the City of Tampa and the County, and suggested posting the speed limit at 30 miles per hour, per Florida Statute, and proceeding with enforcement. Secondly, he witnessed a disturbing incident where

two Indian residents were harassed by two teenagers who live in the community. Mr. Shah asked whether the youth were identified and stated that their remarks were despicable. Mr. Castillo stated that the District did not tolerate harassment and felt that the two individuals should be pursued and reported to the TPD, if they were identified. Mr. Adams stated that Mr. Hall consulted with Management, called for an informal meeting with everyone involved, informed the parents of their children's actions and closed the issue.

Regarding the rover, Mr. Grace thought it would be prudent to reduce the rover's hours and hire a State Trooper to patrol the community, as the rover could not issue tickets but troopers could. Discussion ensued regarding the rovers, boat speeders and jet-skiers.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

There being no report, the next item followed.

D. Life Style Committee

There being no report, the next item followed.

E. Spirit Committee

There being no report, the next item followed.

Mr. Castillo wished everyone a Happy Diwali and prosperous New Year. In response to Mr. Castillo's inquiry, Mr. Shah explained the history of Diwali.

SEVENTH ORDER OF BUSINESS Approval of Minutes

A. September 14, 2017, Board of Supervisors

i. Summary of Motions

Mr. Castillo presented the September 14, 2017 Summary of Motions and asked for any additions, deletions or corrections.

ii. Staff Directives

Mr. Castillo presented the September 14, 2017 Staff Directives and asked for any additions, deletions or corrections.

iii. Public Hearing and Regular Meeting

Mr. Castillo presented the September 14, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 12: Delete (*via telephone*) after Supervisor Shah's name

Line 32: Change "Supervisor Shah was attending via telephone" to "Supervisor Shah was present, in person"

Lines 407 and 408: Change "one survey per adult and households with two adults could submit two surveys" to "one survey per household and households with two adults could submit separately"

B. Security Committee

i. Mr. Castillo presented the October 2, 2017 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. LAF Committee

i. Mr. Castillo presented the October 10, 2017 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. Spirit Committee

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

ii. Mr. Castillo presented the September 18, 2017 Spirit Committee Meeting Minutes and asked for any additions, deletions or corrections.

E. October 3, 2017 to October 17, 2017 Sunshine Board (*to be provided under separate cover*)

Mr. Castillo provided and presented the October 3, 2017 – October 17, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

F. Other

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the September 14, 2017 Board of Supervisors Summary of Motions and Staff Directives, as presented, the September 14, 2017 Board of Supervisors Public Hearing and Regular Meeting Minutes, as amended, the October 2, 2017 Security Committee, the October 10, 2017 LAF Committee, the September 6 and September 18, 2017 Spirit Committee Meetings and the October 3, 2017 – October 17, 2017 Sunshine Board Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Presentation: Phase three Community Survey Results

This item was deferred to the next meeting.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2017

Mr. Castillo presented the Unaudited Financial Statements as of August 31, 2017. In response to a question regarding Fiscal Year 2017 year-end figures, Mr. Adams stated that Management was currently compiling the accruals and would present the year-end figures upon finalization, in November or December. In response to Mr. Castillo’s question, Mr. Adams confirmed that the new fiscal year, Fiscal Year 2018, commenced on October 1. As of August 31, 2017, revenues were at 104% and total expenditures were at 92%.

On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the Unaudited Financial Statements as of August 31, 2017, were approved.

TENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

B. Office Administrator

The Office Administrator’s Report was previously submitted and included on the agenda.

C. Facilities Manager

Mr. Hall was unable to attend tonight's meeting and Mr. Adams noted the following directives from Mr. Castillo:

- Paint the columns near Cross Creek Exit before installation of holiday decorations.
- Inspect all of the monuments and make sure that the lighting did not obstruct the vegetation or bushes.

Mr. Adams noted that the TECO LED lighting transition was previously addressed and stated that Management facilitated the following contracts:

- Electric Today contract for volleyball court lighting; this contract was previously approved but remained pending until the Fiscal Year 2018 budget commenced. The installation schedule was unknown.
- Anthony's Pressure Washing for gutter and sidewalk maintenance. The project would commence in a few weeks.
- Lake Masters Aquatic Weed Control, Inc. (LakeMasters) would soon commence cutting back the vegetation in front of the large outfall structure and treating the stumps. The crews would be on the premises for four to five days.
- Three more "No Wake" signs would be installed.
- The paver brick repairs were ongoing. One tractor trailer load was installed and another load was ordered and would be installed after delivery.
- A deposit was issued for re-slinging the outdoor furniture in the pool area. The project would commence in a few weeks.
- A contractor was hired and would soon clean the culverts, drainage boxes and ponds.

D. District Manager

Mr. Adams stated that Management was closing the Fiscal Year 2017 books and the audit should be completed by March 31, 2018, the Debt Service Fund payments would be made as of November 1 and the District's insurance policies were renewed on October 1.

i. NEXT MEETING DATE: November 16, 2017 at 6:00 P.M.

The next meeting will be held on November 16, 2017 at 6:00 p.m., at this location.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Burman asked if the Board decided to proceed with hiring the Florida Highway Patrol (FHP). Mr. Adams stated that there was no agreement in place with FHP and the Board

would have to establish one. He would investigate FHP's logistics and rates and apprise the Board at the next meeting. Discussion ensued regarding the FHP, TPD, random patrols, morning shifts and the issuance of warnings versus tickets.

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

Dr. Anoop Reddy, a resident, inquired about the volleyball court lighting. Mr. Adams reiterated that a contract was issued for the volleyball court lights and the installation schedule was pending. In response to a question regarding the timeline, Mr. Adams stated that it would probably be within 30 days. Mr. Shah requested that a timer be installed on the volleyball court lights, as the floodlights would stay on as late as 10:30 p.m. Mr. Adams would communicate the request to Mr. Hall and initiate a conference with the electrician.

Mr. Rene Fontcha, a resident, inquired about the results of the surveys in relation to the new gym. Mr. Shah stated that the survey results would be presented at the next meeting. Mr. Castillo stated that the initial responses were in favor of building a new gym; therefore, the Board must consider the funding source. He listed a few options, including liquidation of the Capri Isle property.

Mr. Jim Carroll, a resident, wanted to know how disbursements and expenses were approved, on an ongoing basis. Mr. Adams stated that, procedurally, disbursements and expenses were approved at the District Manager level, within the confines of the budget. Special projects, such as the volleyball court lighting, were brought before the Board. Routine operation and maintenance (O&M) expenses were handled by Management and checks were executed by the Treasurer and Assistant Treasurer.

Mr. Rich Carpenter, a resident, commented that the Board should consider allocating funds for maintenance of the rover's vehicle, hiring a company to straighten the palm trees that were still leaning over at the Cross Creek Entrance and re-evaluate the community's speed limit and stop signs, before contracting with FPH. Mr. Adams stated that the police would advise the Board on those matters. In response to Mr. Castillo's question regarding the outcome of a recent traffic citation case, Mr. Adams stated that the District would enter into a newly-revised agreement with TPD. Discussion ensued regarding speed limits, statutory limitations and citations.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Woodards stated that, although the Board discussed the issues with speeding within the community, no recommendations were made. Mr. Shah stated that the POA discussed not renewing tags of boaters caught speeding on the lake. Discussion ensued regarding the POA, LakeMasters, "No Wake Zone" signs and code enforcement. Mr. Castillo recommended that the POA forward a letter to the boaters explaining the policies and covenants regarding the speed limit. Mr. Woodards stated that the Board should consider fund allocation toward the rover, TPD or FHP.

Regarding the palm trees, Mr. Castillo agreed that the trees required straightening and the root system of one palm tree was so strong that, even without the stake, it would be fine; however, it did not appear to be safe. Mr. Adams stated that the Facilities Manager was working on straightening the trees.

Mr. Shah asked for a status report regarding the sidewalk repairs on Cross Creek and Cory Lake Drive. Mr. Adams had not received a reply from the builder and would confer with Mr. Hall. Discussion ensued regarding the builder, new construction and the City.


FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 8:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


~~Chair~~/Vice Chair