

**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, December 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
Sheila Haque	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
John Hall	Facilities Manager
Rich Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
A. Cyril Spiro	Resident, Finance Committee Member
Don Benoit	Allied Security
Ariel Hernandez	Safari Landscape and Horticultural Services, Inc.
Adam Khan	Resident
Scott Walley	Resident
Dr. Amrit Patel	Resident
Roberta Caro	Resident
Carlos Guzman	Resident
Steven Hancz	Resident
Harry Ramphal	Resident
Rene Fontcha	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor Woodward was not present.

*Disclaimer: Readers should be aware that these **summary minutes** are intended to provide highlights of topic discussions and items being considered.*

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Castillo thanked the audience for attending the meeting and stated that the Board had nothing but the best interest of the entire community at heart and desired to keep home values as high as possible, as the Board Members also resided in Cory Lakes. With regard to communications, Mr. Castillo stated that all circulated letters were approved by at least two Board Members. A recently-circulated letter contained information that certain residents did not agree with and, although residents had every right to voice their displeasure, comments made on social media should be kept to a minimum, as they reverberated and had a negative impact on the community. It was better to voice complaints and resolve issues in this forum rather than on the Nextdoor website.

A resident suggested discussing the gym issue earlier in the meeting, as most attendees were concerned about the gym issue and would not want to wait three hours to partake in the discussion. Mr. Castillo would motion to reposition the gym survey discussion.

THIRD ORDER OF BUSINESS

Other Supervisor(s) Opening Comments

Mr. Shah endorsed Mr. Castillo’s comments and stated that the Board served at the pleasure of the community and were equally affected by Board decisions. The current Board members were “givers”, not “takers”, and had good intentions for the community. The goal was to increase property values and attract new residents. Mr. Shah shared that his mission would be persuasion through argumentation.

FOURTH ORDER OF BUSINESS

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

Ms. Roberta Caro, a resident, stated that two young men with backpacks were loitering and trespassing behind homes. She called the office to report the suspicious activity and was disappointed by the response. She was told that nothing could be done and to report the incident to the Tampa Police Department (TPD). She felt strongly that the District should be concerned about suspicious people walking behind homes but concluded that there was a lack of concern by the District, which was disheartening. Mr. Castillo stated that, in such cases, residents should call the TPD’s non-emergency number or 911. Mr. Hall stated that he was off on Saturdays and

the rover could respond to such calls between 6:00 p.m., and 6:00 a.m., but the guards could not leave their posts. Discussion ensued regarding the TPD, the POA and trespassers.

Mr. Harry Ramphal, a resident, read into the record the following written statement related to the District's sale of land to a Developer and the consideration of the gym:

"Mr. Sid Shah is on the CDD Board and supported the building of a new gym; he has openly, publicly and privately said that he wants to do this because his son wanted this and was considering moving to Cory Lake Isles. As if that was not enough, Sid Shah was also the liaison between the survey committee and the CDD Board. He has one of the five final CDD votes; this is a conflict of interest. He must step down from the voting process due to the conflicts of interest. He will not vote for what the majority of the homeowners want. CDD Board member, Mr. David Burman has the second of five votes. For your information and so that you are all aware, his wife, Louise, is handling the actual survey distribution and results. This is a major conflict of interest. One or the other must resign tonight; David or Louise Burman. So now, neighbors, we have two CDD Board Members with significant conflicts of interest. This must be addressed by the CDD Board tonight; these conflicts of interest must be addressed and conflicts must be resolved. Be aware, homeowners that CDD Board members are pushing for the sale of the land, while dangling a carrot in front of you with the offer of a new gym. The CDD Board Members working in favor to sell the land between Capri and Canary Isle have offered to have additional homeowners join the survey committee, yet they have not acted to allow others to join. Why is this? What are they afraid of? The CDD Board sent an email to all of the residents on November 22, saying that they had not formed an official committee. This is a flat-out lie. During the last CDD meeting, the Board voted Cyril and Elizabeth to be on the survey committee. Elizabeth is a homeowner that wasn't here at the meeting and never even had knowledge that she had been named into a new committee. Had it not been for Levent Kara, a concerned resident who reached out to her two weeks after the last meeting, she may not have ever known that she was named to the survey committee. Why did the CDD Board do this? I ask the Board to respond to this tonight. I have reached

out to Sid, Cyril, Chuck and Wendy to allow me to be part of the survey committee and other residents have also requested being part of the survey committee. No one says "Yes;" they all pass the buck to one another and will not respond to any other resident to participate in this committee, why? Board Members, I ask this question tonight.

Another concerned homeowner, Lisa Ling, on Nextdoor, suggested that the sale of the land should not be confused or combined with the issue of building the new gym. This is what happened with Capri Isle and the swimming pool we have today. By getting a pool, in exchange, they allowed the Developer to deviate in making Capri Isle homes similar to the rest of the homes in Cory Lake Isles. You all know those homes do not look like the rest of the homes here. Many homeowners question whether it was worth it. Even a Board member here tonight stated that he felt that not enough people used the pool and that he was afraid the same thing might happen with the new gym, a new building. A majority of the residents have already voted to expand the current gym versus building a new gym. Will a million dollar gym be used more, much more than expanding the current gym? By 30%, the current gym can be expanded for only \$100,000. We can pay for this today; we have \$1.2 million at the end of the year, in surplus funds, as I have been told. The cost of maintaining a new building and gym is significant; cleaning, electrical costs, general maintenance, heating and air maintenance and repairs, equipment maintenance, equipment repairs, equipment replacement etc., and we all have to pay for this in the future, so our yearly fees may increase. I do not think there is a doubt about that. And then, there is a safety and liability issue that no Board Member has considered and I did not consider this either when I first saw that survey. Putting up this building behind the tennis and the basketball courts will hide it from public view, therefore, increasing the risk of a homeowner being assaulted, especially at night. And then, neighbors and Board members, we will face a lawsuit. How many will actually feel safe walking back there at night? Okay, maybe I will but some people won't. Okay, some people will be afraid to walk back there at night or come out of there at 9:00, 10:00 o'clock at night, especially if you are the only ones in the gym.

Lastly, a park should be considered for the land between Capri and Canary Isles, with areas to sit and perhaps, picnic tables. It would be a relaxing area that would increase resident interaction. An incorporated small dog park would also be ideal for both pets and homeowners to interact. Many homeowners have already openly asked for a dog park, which was in the open comments of the last survey. I have a count there too. If we allow the land between Capri and Canary Isles to be sold to a Developer, it will have the same effect that the three homes now have on the land at the Cross Creek entrance, and that's not very pretty, is it?"

Mr. Castillo stated that the gym issue would be addressed later in the meeting unless any of the Board Members wanted to respond on Mr. Ramphal's remarks.

Mr. Shah denied, for the record, saying that his son wanted to use the gym. He stated that his son did not settle in Cory Lakes and never, ever used the gym at Cory Lakes or anywhere else, as he is a basketball player. He urged all residents to get their facts right before putting them on social media. Mr. Adams stated that conflicts of interest were very specific, in terms of government officers, and this situation did not constitute a legal conflict of interest. Mr. Ramphal disagreed and stated "Maybe we need lawyers involved." Mr. Shah stated that no decision was made on the sale of the land, which was still under consideration, and all of the posts on social media regarding the land sale were not accurate.

Mr. Ramphal stated that a new, hardcopy gym survey, from an independent organization, should be circulated with a return envelope to every resident in the community and a panel, with no Board Members, should be formed to oversee the results. He spoke to over 200 people and believed that the majority of the residents did not want the gym.

Mr. Burman stated that his wife was a POA Committee Member and had nothing to do with CDD Board decisions and discussions. The survey she was involved with dealt with the existing POA Covenants and changes this community would want in the existing Covenants. The voting would be electronic and conducted by a private institution hired by the POA and would occur in January or February.

Dr. A. Cyril Spiro, a resident, supported the independent survey, per Mr. Ramphal's suggestion, and felt that it would be a huge win if the Board hired professionals and paid them to conduct the survey because the process would be institutionalized. It was important that

residents had a say in the decisions of the Board, which was what propelled him to volunteer to conduct surveys and felt that his efforts paid off as the community has improved in the past few years. The majority of the community would like to expand the gym and the way that the survey was phrased this year, in regard to the new gym and the land, did not account for the possibility that some people wanted to pay \$1.2 million but not sell the land. The comments posted on social media regarding the gym, the land sale and Board Members were largely false, leaving innocent people to defend themselves and others wondering who was being truthful, which was wrong, and residents must know the facts prior to making accusations.

Mr. Ramphal stated that he made conclusions after meeting with Mr. Shah, on Monday, regarding the land sale and would prefer to pay \$700 towards a new gym rather than sell the land, which he felt was the consensus of most residents. Discussion ensued regarding the survey, facts and information on social media. Mr. Burman stated that the Survey Committee was set up, formally, on November 17, 2012.

Dr. Amrit Patel, a resident, presented photographs and expressed concern about the bumpy road conditions. Discussion ensued regarding the road conditions, truck traffic, installing speed bumps, road settling and destruction of pavers.

In response to a resident's question, Mr. Castillo confirmed that the public's comments would be in the minutes and urged residents to submit their names prior to making comments.

Mr. Scott Walley, a resident, stated that he was opposed to building a gym with funds from the sale of the land and that many residents were at an age where they do not frequent the gym; some seniors would not participate or utilize a gym. Since he was a caregiver to his 100-year old mother, he seldom accessed his emails and requested all CDD correspondence be mailed to him. In response Mr. Castillo's question, Mr. Walley participated in two of the surveys with Ms. Darby's help. He felt that infrastructure repairs were more pressing than a new gym and that the community has deteriorated in the ten years that he has resided in Cory Lakes.

Discussion ensued regarding infrastructure, ticketing speeders, the TPD and manholes. Mr. Burman stated that the District went back to utilizing State Troopers this week. Mr. Castillo stated there were funds in the budget for sidewalk repairs. Mr. Shah urged the audience to provide Mr. Hall with the addresses where sidewalk repairs are necessary.

Mr. Adam Khan, a resident, voiced his opinion that the Regular Meeting Minutes were unfairly censored because a portion of his comments at the previous meeting were drastically

edited and asked for an explanation. Mr. Adams stated that Management provided summary minutes, which exceed the requirement to provide just motions and directives, with no narrative in between. The meetings were paraphrased, as opposed to verbatim, to give an overview of the public's comments; there was no censorship and not every comment or issue could be included. Mr. Khan stated that his comment/speech was completely ignored and took issue. Mr. Castillo asked if there was anything specific that needed to be addressed that was not. Mr. Kahn stated that the point was related to the building of the gym and his opposition to the Board Members who said they have "no dog in the fight" and he voiced disagreement because, as Board Members, they definitely "had a dog in the fight" and he felt that it should have been included in the minutes. Mr. Khan felt that the survey questions were misleading, were not written in the most proper manner and could be misconstrued; he was familiar with data analytics from having served in the military. Mr. Khan stated that Mr. Levent Kara and Mr. Carlos Guzman were concerned residents who volunteered to help write the survey and were being denied, which was wrong. Mr. Kahn voiced his opinion that the Board asked for community input yet completely ignored the two gentlemen on the Nextdoor website. Mr. Castillo stated that the Board could not legally respond to anything outside of the Regular Meetings and shared that the Board would not vote on the gym or the land for some time. Mr. Castillo assured Mr. Khan that another survey would be created and circulated by mail. In response to Mr. Khan's question regarding resident participation, Mr. Castillo welcomed all interested residents to be a part of the survey. Discussion ensued regarding resident involvement in the survey, the gym, the land sale and preserving home values. Mr. Castillo reiterated that the Board did not want homes devalued and asked to reposition the Tenth Order of Business.

Mr. Steven Hancz, a resident, thanked the Board for their efforts to better the community despite facing a monthly "firing squad", and finding consensus among people, which was very difficult. He felt that whatever the Board decided about the gym, speeding or anything else, the Board's main purpose was to increase home values and improve the quality of life in Cory Lake Isles, and improving the gym would benefit the community. It was impossible to please everybody and the Board Members were doing a fine job. Mr. Castillo stated that the Board's intention was to do the right thing for the community and seconded Mr. Shah's motion regarding repositioning the Tenth Order of Business.

On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, moving the Tenth Order of Business, Continued Discussion: Focused Gym Survey, to be the next item addressed, was approved.

▪ **Continued Discussion: Focused Gym Survey**

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

Mr. Shah stated that he researched the gym issue and shared his findings:

- The existing gym is about 900 square feet and, if expanded, it would only be 200 square feet bigger.
- Two load bearing walls could be converted.
- Existing restrooms must be renovated to be in compliance with the Americans with Disabilities Act (ADA).
- Entire project cost was estimated at \$350,000 to \$400,000, instead of \$60,000 to \$120,000, as rumored on social media.

In response to a resident's question regarding reserved funds, Mr. Shah stated that the District did not have \$1.2 million to spend. There were no increases in CDD assessments, since 2013, and the District had an excess of \$400,000 in the reserve fund. In response to a resident's question, Mr. Adams stated that funds were used to repair the control structures and some leftover capital projects. Mr. Castillo concluded that the District had \$600,000 or \$700,000 in reserves, minus \$450,000, which was set aside to pay expenses during the first three months of the fiscal year, prior to receiving tax revenues.

Regarding comments about Capri, Mr. Shah gave the backstory on why the Capri Isles homes were different. Dr. Spiro confirmed that the builder wanted smaller homes than usual and, if the District objected, the land would have been foreclosed on. At that time, the District was \$2 million in debt, which was tied into all of the homes in the community. The land in question is only 2.95 acres, zoned for 10 single-family homes and was controlled by the CDD. The POA answered to a Design Review Committee (DRC), which controlled architectural and aesthetic matters and what the square footage would be. Mr. Castillo stated that there were options with regard to the land and the Board could opt to build a dog bark, the gym or not do anything with the land. The community would be surveyed again before any decisions were made. He anticipated opposition from residents who must pay a \$500 assessment when they did

not use the gym and stated that the best answer would be that it impacts property values. In response to a question regarding instituting a membership fee, Mr. Castillo stated that it would be very difficult to manage and would involve taking out a loan, which was not under consideration. Discussion ensued regarding the three options and the new survey. Ms. Haque wanted to know how the new survey would be created. Mr. Adams stated that a new Survey Committee should be formed, with Mr. Shah remaining as liaison, and including Dr. Spiro, Mr. Levent Kara, Mr. Carlos Guzman, Mr. Gulab Sher and Ms. Elizabeth Ross. Ms. Darby would contact Ms. Ross. Dr. Spiro stated that he could only commit to limited participation.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, accepting the Survey Committee Members, Dr. Cyril Spiro, Ms. Elizabeth Ross, Mr. Gulab Sher, Mr. Carlos Guzman, Dr. Levent Kara, Mr. Steven Hancz and Mr. Rene Fontcha, as stated, were approved.

Dr. Spiro suggested that Mr. Shah set up the first meeting and the Committee Member who presided over subsequent meetings would invite the CDD Chair and the Vice Chair. Mr. Adams asked to be informed of the meeting schedules to facilitate posting them on the CDD website. Mr. Castillo hoped that the Committee would only operate for a few months.

Mr. Burman recalled that the CDD Board previously contemplated building a dog park and the project was rejected by the community three times. Dr. Spiro stated that residents liked the dog park idea but not the price. Discussion ensued.

FIFTH ORDER OF BUSINESS

Vendor Presentations

i. Allied Security – *Don Benoit, Client Manager*

Mr. Benoit provided a brief overview of Allied Security (Allied) and his professional background. He was new to the position but already established a rapport with Mr. Hall and Ms. Darby. Mr. Fajardo was in charge of day-to-day operations while he primarily handled direct client contact. In response to Mr. Castillo’s question, Mr. Benoit confirmed that he was Mr. Fajardo’s manager. Mr. Burman asked Mr. Benoit to give the Security Committee recommendations of how to improve the community’s security. A resident expressed the opinion that the District’s security was referred to as “a joke” in neighboring communities, as

anyone could gain access and the guards do not ask for identification or call ahead. Mr. Benoit stated that a strong law enforcement presence would be helpful and suggested hiring the TPD or Florida Highway Patrol (FHP) to patrol the area for two or three days per week. Mr. Shah noted Uber drivers gaining easy access to the community and issues with guards not calling residents to announce visitors. Mr. Benoit stated that there was some confusion with residents having similar last names, which was an excuse, and promised to investigate the matter and provide an update. Mr. Castillo stated that he added his visitors on the Envera App. Mr. Walley asked if he could continue to call the gate to inform them of visitors. Mr. Adams stated that there was a new process; residents could call the office or Envera directly and provide visitor information to customer service, which would put the visitor's name in the computer for security personnel. Mr. Adams suggested allowing Mr. Benoit to become familiar with the community and invite him back in 60 days or more for a report. Mr. Castillo suggested that Mr. Benoit make quarterly presentations and directed Ms. Darby to circulate a reminder every quarter. In response to Mr. Castillo's question, Mr. Benoit confirmed that security was fully staffed. Mr. Castillo asked Mr. Benoit to share contact information with Mr. Forbes.

ii. Safari Landscape and Horticultural

Mr. Ariel Hernandez stated that Safari Landscape and Horticultural Services, Inc. (SLH) was a local company was asked to create a lighting system in the Cross Creek, Morris Bridge and Clubhouse areas and presented diagrams and photographs. Mr. Hernandez explained the different types of installation in SLH's proposal. Mr. Castillo wanted to know if the depth would be higher than the sprinkler system conduit. Mr. Hernandez replied that it was a bit lower; there would be three zip ties to every connection. Discussion ensued regarding the junction boxes, conduits and installation. In response to a question, Mr. Hernandez stated that the fixture had a five-year lifespan. Ms. Haque asked about interchangeable color lenses on the lighting fixtures. Mr. Hernandez was unsure but would check with the product specialist and the installer. Due to the high cost, Mr. Burman suggested dividing the project into phases. In response to Mr. Castillo's question regarding the next step, Ms. Haque suggested including the low voltage lighting project into the survey. Discussion ensued regarding the electrical conduits and commercial grade solar lighting. Ms. Haque asked if lighting would still be installed around the pool and if there was a way to add lighting on the sidewalk towards the Morris Bridge. Mr. Castillo stated that the pool already had lighting. Since this was an expensive item, Mr. Castillo

felt that it should be included in the survey and, by that time, TECO would be done with its lighting and the Board would know how the community looked. Mr. Shah cautioned about adding too many items on the survey. Ms. Haque felt it would be good for residents to see where funds should be spent, as things needed to be improved in the community. Mr. Castillo asked if some TECO lights would be removed in Capri. Mr. Hall stated Engineering toured the community and recommended that 11 light poles be moved in Capri, another should be relocated elsewhere and six new light poles should be installed; the costs for running the power to the lights was pending. Discussion ensued regarding the lighting in Capri, Morris Bridge and Cross Creek entrances. Mr. Castillo stated that the project would be included in the survey, along with pictures, and the District would get back to Mr. Hernandez.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Security

This item was addressed during Item 6C.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

Ms. Haque stated that most of the issues related to Landscape Maintenance Professionals, Inc. (LMP) should be resolved. In response to Mr. Castillo's question, Mr. Adams confirmed that December 31 would be the last day of the LMP contract and the Agreement with Yellowstone would be ratified later in the meeting.

▪ Security

******This item, previously Item 6A, was presented out of order.******

Mr. Burman requested an overview of the security conference call with the POA. Mr. Adams reported that he participated in a conference call with the POA attorney, District Counsel, including Mr. Straley and Mr. Babbar, and Mr. Burman to discuss sharing the speed board and radar information with the POA and the POA's ability to utilize it in a fining scenario, through the POA's documents. District Counsel was confident that could be accomplished and discussed what to be careful of and potential pushback about the stop sign and stoplight cameras that some communities installed and then removed to minimize complaints. From District Counsel's perspective, the radar and speed board information was public record and the CDD could share it

at no cost and the POA could compensate the CDD with a monetary contribution; however, the CDD would not accept a portion of any fines collected, as a part of that the arrangement. The POA's attorney would draft the Agreement and District Counsel would review and revise it. In response to Mr. Castillo's question regarding traffic control, Mr. Adams stated that today FHP will commence weekly four hour patrols, on random days and times, at a cost of \$1,000 per month and TPD patrols would be reserved for holidays and special events. Mr. Burman asked if FHP would check in with Staff, upon arrival. Mr. Adams stated that the guard at the gate would notify Staff of FHP's presence. Mr. Burman opposed warnings and felt that FHP should be informed that the District was not interested in warnings. Mr. Adams replied that the District could not direct FHP, as stipulated in the Agreement. Discussion ensued regarding warnings versus citations, FHP report contents and the speed limit.

Ms. Haque stated that LAF requested a bench for the picnic table at the basketball courts and greatly appreciated having Mr. Hall at the LAF meetings. The Committee felt strongly that the CDD should keep the green space as is. Favorable feedback on the Christmas lighting was received and Ms. Haque suggested decorations for the holiday party at the Beach Club.

D. Spirit Committee

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

A. November 16, 2017, Board of Supervisors

i. Summary of Motions

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

ii. Staff Directives

Mr. Castillo presented the November 16, 2017 Staff Directives and asked for any additions, deletions or corrections. The following change was made:

Change: "Mr. Adams to discontinue Lifestyle Committee and Spirit Committee Reports from future agendas." to "Mr. Adams to exclude Lifestyle Committee and keep the Spirit Committee Report on all future agendas."

iii. Regular Meeting

Mr. Castillo presented the November 16, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 33 and throughout: Change “Shirap Disan” to “Sharab Desai”

Line 95: Insert “Mr. Castillo left the meeting.”

Line 211: Change “\$30,000” to “\$13,000”

Lines 244 to 246: Delete “Mr. Shah felt that the Board should decide on the gym expansion today and not belabor the topic further; in order to attract young, educated and successful individuals, the community must have a modern gym.”

Lines 322 and 323: Delete “Ms. Haque noted that Mr. Forbes did not formally approved the Committee reports”

Line 358: Change “Mr. Burman” to “Ms. Haque”

Line 375: Change “discontinue” to “remove”

Line 375: Delete “and remove it”

Line 383: Delete entire line

Line 506: Change “the Board brokered a deal” to “the Board, at that time, brokered a deal”

Line 507: Insert “vacant” before “property”

For clarification purposes, Mr. Burman suggested adding a disclaimer to the minutes stating that the minutes were a summarized version of the meetings, as opposed to verbatim minutes. Mr. Adams would add a footnote to the first page.

B. LAF Committee

i. December 12, 2017 (to be provided under separate cover)

Mr. Castillo presented the December 12, 2017 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

C. November 28, 2017 to December 12, 2017 Sunshine Board (to be provided under separate cover)

Mr. Castillo provided and presented the November 28, 2017 – December 12, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the November 16, 2017 Board of Supervisors Summary of Motions, Staff Directives and Regular Meeting Minutes, as amended, the December 12, 2017 LAF Committee Meeting Minutes and November 28, 2017– December 12, 2017 Sunshine Board Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2017. Mr. Burman questioned the “Pool repairs” line item, at 29%, and asked if anything extraordinary was done. Mr. Adams clarified that the \$12,000 was for restringing the pool furniture. In response to Mr. Castillo’s question regarding leftover funds from Fiscal Year 2017, Mr. Adams would compile the journal entry changes and forward them to Mr. Castillo.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

B. Office Administrator

Mr. Shah thanked Ms. Darby for hosting the Holiday Boat Parade event and stated that it was managed and organized very well and was successful.

Ms. Darby presented the Office Administrator’s Monthly Report dated December 14, 2017, including a letter notifying the Board of Ms. Lisa Kagan’s resignation as Events Coordinator for Evergreen and a draft outline for an in-house events coordinator position titled “*Events, Graphics and Community Relations Administrant.*” In response to Mr. Shah’s question regarding funding, Mr. Adams stated that the full-time position would fill the gap that Evergreen created. Evergreen’s contract was up for renewal at year end and would not be renewed if the

Board chose to fill the position. Discussion ensued regarding the responsibilities of the position and potential candidates for the new position.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, the In-House Events, Graphics and Community Relations Administrant position, was approved.

Ms. Haque asked for an update on whether online payments for event tickets could be made. Mr. Adams stated that it would be costly to process online payments and the square cash option was more feasible. In response to Mr. Shah's questions regarding the CDD website, Mr. Adams stated that the company Strange Zone managed and safeguarded the District's webpage at a cost of \$650 per year. He doubted that the website would be hacked since all information was public record. In response to Mr. Castillo's question regarding the Office Administrator's bonus, Mr. Adams stated it was previously agreed that Management would deal with bonuses and salary increases, based upon prior Board approval and provided the amount was within budget.

C. Facilities Manager

Mr. Hall presented the Facilities Manager Activity Report dated December, 2017, and highlighted the following developments:

- TECO lighting changeovers: Contract price would increase by \$100 monthly,

Mr. Castillo asked about installing lighting shields in locations where the lights were too bright. Mr. Hall stated the resident side could be covered but the roadway side could not and nothing could be done in the cul-de-sacs. In response to Mr. Castillo's question, thus far there were no complaints and the shields cost \$168 apiece. Mr. Castillo asked about the weir at the Cross Creek entrance. Mr. Hall stated that two concrete structures were replaced last year. They were the primary outflows into the lake from the Conservation Areas and LakeMasters Aquatic Weed Control, Inc. (LakeMasters) was repairing one of the two weirs.

- The pool furniture was being re-slung.
- The slide at the playground would be replaced.

In response to Mr. Castillo's question regarding a leaky roof in Mr. Hall's office, Mr. Hall contracted a company to make the repairs. Mr. Castillo asked what led to LMP's

termination. Ms. Haque stated that there were so many complaints about LMP's performance during the LAF Committee meetings that she raised the issue at the previous meeting and the decision was made to terminate LMP and engage Yellowstone. Mr. Adams stated that Yellowstone was the best bidder and honored their previous bid amount. Management sent a termination letter to LMP, after Thanksgiving, and \$2,363.76 would be credited back to the District. Mr. Shah wanted to know how an individual accessed the gym, despite the fingerprint entry system, and stated that a resident who frequented the gym would yank the door until it opened and he was afraid it would damage the mechanism. Mr. Hall was asked to notify the resident to obtain a gym key from the Clubhouse when the fingerprint entry did not work.

D. District Manager

i. NEXT MEETING DATE: January 18, 2018 at 6:00 P.M.

The next meeting will be held on January 18, 2018 at 6:00 p.m., at this location.

TENTH ORDER OF BUSINESS

Continued Discussion: Focused Gym Survey

This item was addressed following the Fourth Order of Business.

ELEVENTH ORDER OF BUSINESS

Consideration: Ratification of Agreement for Landscape Services with Yellowstone

Mr. Adams stated that the Yellowstone contract was \$25,000 more than the LMP contract. A competitive bidding process took place and LMP bid \$25,000 more and, since the CDD wanted to improve the level of service, this would allow Yellowstone to meet the desired standard. The first two flower change outs for the first year would be completed at no cost and the District would pay for the third. In response to Mr. Castillo's question regarding the contract, Mr. Adams stated that it would be an annual contract with an option to renew for two additional years and had a 30-day termination clause. Discussion ensued regarding Yellowstone, LMP, community landscaping and pending maintenance work.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the Yellowstone Landscape LLC Agreement for Landscape Maintenance Services, deeming them to be the lowest responsible and responsive bidder who would best serve the interests of the community, based upon the sealed bidding process during the summer, at a first-year cost of \$385,254.89, with a credit of \$2,363.76 for the first two flower rotations in the first year, and a two-year renewal option, was ratified.

TWELFTH ORDER OF BUSINESS

Other Business

Ms. Haque stated that Ms. Stephanie Squires sent a reminder about the ribbon cutting ceremony for the three book boxes, on December 23 at 12:30 p.m., and suggested announcing the event on the message boards. Mr. Hall was asked to notify the Office Administrator and to extend an invitation to the community.

Mr. Burman informed the Board that he received a packet of information from Mr. Kara regarding his comments on social media and subsequently circulated a letter regarding his own comments on social media and copied Management.

THIRTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

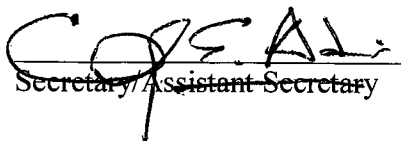
There being no Supervisor's requests, the next item followed.

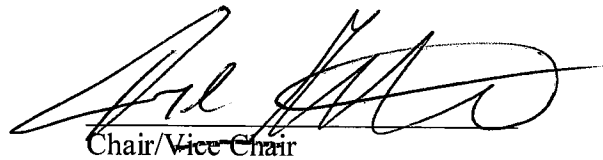
FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair