

**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, January 18, 2018 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
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
John Hall	Facilities Manager
Jason Ligett	Yellowstone Landscaping
Rich Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
Prashant Bodhe	Resident
Kishore Vutukuri	Resident
Levent Kara	Resident
Carlos Guzman	Resident
Haresh Ramphal	Resident
Atta Khan	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no Chairman's opening comments, the next item followed.

THIRD ORDER OF BUSINESS

Other Supervisor(s) Opening Comments

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

Mr. Burman reported that, one week ago, there was a posting on Nextdoor that accused him of signing documents for the sale of Phase 7, which was inaccurate. Residents must understand that the Chairman of the Board signed countless documents, whether or not he or she agreed with a passed motion, and that the Chair, whoever it was, only signed documents after a motion was passed by the Board. He noted that there was an influx of individuals posting items on social media that did not know the facts. Mr. Castillo was not familiar with that specific posting but concurred that there were several non-factual comments posted on Nextdoor.

FOURTH ORDER OF BUSINESS**Public Comments (*agenda items*) [3 minutes per speaker]**

Mr. Adams explained the difference and reasoning for the public comments, agenda items, at the start of the meeting, and the non-agenda items towards the end of the meeting.

Mr. Prashant Bodhe, a resident, stated that the vinyl fencing in Capri Isle was damaged during Hurricane Irma and asked the Board to take action. Emails were previously sent to District Staff but no repairs were made. Mr. Hall stated that contractors were not interested in minor repairs. In response to Mr. Burman's question, Mr. Hall stated that it was the CDD's responsibility to facilitate the repairs, as the fence has been conveyed to the CDD. Three proposals were received from fence companies, one was approved and repairs would commence in two to three weeks. Mr. Adams stated this was a unique situation and asked for patience. Mr. Castillo asked Mr. Hall to alert the Board if the repairs were not made by the third week of February.

Mr. Kishore Vutukuri, a resident, stated that Capri Isles residents do not have individual mailboxes and must retrieve their mail from mailboxes in the common area; emails and letters of complaint were forwarded to District Staff, but nothing was done. Mr. Hall stated that the Postmaster General determined the rules and would not allow individual mailboxes in Capri Isles; the CDD Board, Developer and Builder were unsuccessful in their attempts to change the ruling. Capri Isles and other sections of the community were originally slated as townhomes and set up to have group mailboxes because they were easier and more cost-effective. Mr. Shah asked Mr. Hall to share the Postmaster's letter with Capri Isle residents in order to put an end to the mailbox issue, as it was being revisited every two to three months. Mr. Castillo stated that it would be more helpful if the letter was circulated via email.

Mr. Haresh Ramphal, a resident, asked to be alerted when the discussions on roadway cleaning and the gym occurred. Mr. Castillo agreed to notify Mr. Ramphal. Mr. Ramphal asked the Board to consider implementing a design committee to help design the building, if a gym would be built. Mr. Castillo stated the gym was a large enough project to warrant a control committee, similar to the Survey Committee, would approve it, if other Board Members were in agreement.

Mr. Atta Kahn, a resident, visited neighboring communities recently, such as Arbor Green and Heritage Isle, and those communities offered refreshments and snacks at their community clubhouses. Conversely, the Cory Lakes Clubhouse does not have beverages and snacks and he felt that the CDD would be a more inviting and welcoming place if the Clubhouse offered complimentary beverages and snacks. Mr. Castillo had no issue with Mr. Kahn's request because the cost would be nominal and asked Staff if there were any challenges to consider. Ms. Darby stated that it would not be a challenge during the day, as a staff person could replenish supplies but would be a challenge at night, when there was no one on duty; it could be a free-for-all. Mr. Castillo felt it would be best to limit it to when Clubhouse staff was on duty. Mr. Shah suggested limiting refreshments to weekends. Ms. Darby would research how neighboring communities handled complimentary refreshments in their Clubhouses and report her findings.

Mr. Carlos Guzman, a resident, raised the issue of sealing the road pavers, from the Sunshine Board, and received an estimate from one contractor, who was only in business for two years, which he found very concerning, as he opposed awarding a \$2 million dollar contract to any entity that was in business for only a short time. He felt that there should be at least six bids or estimates from large, reputable companies, not a "start-up". Mr. Castillo stated that this project should go through the sealed bid process. Mr. Shah stated that the one contractor completed sample work on Morris Bridge and Cory Lake Drive and the work was very good. The Board was led to believe that the Contractor was using a unique product that was not available anywhere else. Discussion ensued regarding the contractor, warranties, the Cross Creek and Morris Bridge entrances and possibly assessing homeowners to fund the paver project.

Regarding expanding the gym and making the restrooms compliant with the Americans with Disabilities Act (ADA) standards, Mr. Guzman questioned why the restrooms were not already compliant. A wheelchair-bound homeowner could not comfortably use the restroom, which he felt was shameful. Mr. Castillo stated that the issue was previously discussed and Mr. Hall could provide an update. Mr. Hall stated that the estimates to make the restrooms ADA-

compliant were approximately \$40,000. Mr. Shah stated that the project was pending because the Board was uncertain as to what would happen with the area, such as opening a restaurant. Mr. Hall stated that a new kitchen would cost approximately \$100,000. Mr. Castillo stated that this item would be revisited during the Staff Reports portion of the meeting.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes reported that the Security Committee had a successful meeting with Mr. Hall and Ms. Darby regarding security issues. State Troopers commenced patrolling the CDD regularly; however, speeding was still prevalent in certain locations. The Committee would continue to engage the Tampa Police Department (TPD) to curtail speeding. Mr. Shah asked if the Florida Highway Patrol (FHP) filed a report of how many tickets were issued. Mr. Hall replied that six to seven tickets and nine warnings were issued. Mr. Woodards questioned why the Security Committee could not alert Troopers to problem areas. Mr. Adams stated that FHP could not be directed by the District, as outlined in the Agreement; however, the issuance of seven citations in one month was a positive sign and Management would re-evaluate the results in a few months. Mr. Forbes commented that most of the speeding occurred in the smaller Isles such as Canary, Java, Maui, and most of the speeders were delivery vehicles. The next community cleanup was scheduled for February 3.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

Ms. Haque stated that the Committee was very pleased with Yellowstone Landscaping (Yellowstone) thus far. He discussed plants killed by the recent frost and many trees that would require replacement in the spring. The roof at the Beach Club was leaking more and more frequently and should be replaced. Estimates would be obtained.

Mr. Hall introduced Mr. Jason Ligett, the Deputy Onsite Manager for Yellowstone. Mr. Ligett stated that he was quite familiar with the Cory Lakes community and looked forward to working with the Board. In response to Mr. Castillo's question regarding his previous employer, Mr. Ligett confirmed that he headed the Landscape Maintenance Professionals, Inc. (LMP) branch that serviced Cory Lakes but resigned because he was dissatisfied with the company's

direction. In response to Mr. Woodards' question, Mr. Ligett stated that he was well aware of the District's landscape maintenance issues and informed Mr. Hall that detail crews would be on site Monday through Friday and a "service day" would be set aside specifically for mowing. Mr. Castillo requested straightening of a cluster of trees on Morris Bridge that were leaning and unsightly, due to the hurricane. Mr. Ligett stated that crews would remove all of the stumps and apply braces to all leaning trees. Mr. Shah stated the recent freeze destroyed the banana trees and inquired about Yellowstone's maintenance plan. Mr. Ligett explained that the banana trees would be chopped down to about 1' tall and would eventually grow back, over time. In response to Mr. Castillo's inquiry, Mr. Ligett confirmed that he would provide a monthly status report.

With regard to the roof, Ms. Haque stated that the issue was being addressed and inquired about the age of the guard shack roofs. Mr. Hall stated that the Morris Bridge shack was the same age as the Beach Club and the Cross Creek roof was newer.

D. Spirit Committee

Ms. Haque reported that the Wine and Cheese Pairing event was cancelled.

E. Gym and Landscape Lighting Survey

Mr. Shah reported that two meetings were held, thus far, and progress was made. During the first meeting, a Chair, Vice Chair and Secretary were appointed; the consensus goal was to increase property values in the community. The Committee decided to forego the low voltage lighting, due to insufficient information, and exclude it from the survey. The Committee recommended consideration of solar energy, as it would reduce costs and maintenance issues. At the second meeting, the Committee agreed that surveys should contain very few questions, in an abbreviated manner, and discussed relocating the gym. A third meeting will be held next week, after which survey questions would be revised and forwarded to the Board for consideration. Ms. Haque asked if Ms. Elizabeth Ross was attending meetings. Mr. Shah replied that the only Committee Members who missed meetings were Mr. Gulab Sher and Dr. Cyril Spiro. With regard to solar energy, a resident commented that the District could easily relocate it compared to affixed lighting. Mr. Hall stated that anything that could be easily relocated was subject to being stolen and the current technology only benefitted lighting shrubs, plants and small signs and monuments. He doubted that the District's needs could be met but would welcome local solar manufacturers to inform and educate the community. Mr. Castillo stated that solar lighting could be triple the amount of normal low voltage lighting because huge, costly battery packs would be necessary. Mr. Shah stated that the Survey Committee could conduct additional research.

Discussion ensued regarding low voltage lighting bids, schematics and proposals. The consensus was to revisit the low voltage lighting project after the gym matter was resolved.

Mr. Burman inquired about the annual cost increase for the holiday lighting. Mr. Adams would examine the year-over-year costs and provide an update.

Ms. Haque noticed recommendations on the Sunshine Board that survey questions should be filtered and mailed by an attorney and requested feedback. Mr. Adams stated that attorneys did not usually handle CDD surveys and volunteered to tabulate and disseminate the results. Mr. Shah stated that further discussion was required by the Committee.

In response to Mr. Burman’s question regarding the holiday lighting contract, Mr. Adams stated that it was a \$7,000 increase, from \$26,000 to \$33,000. He could not readily provide the amount for the increased power supply, which tied into the streetlight poles and was taxed.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: December 14, 2017

i. Summary of Motions

The following changes were made:

Page 1: Change “Walley” to “Hall”

Page 1: Change “Caro” to “Carroll”

ii. Staff Directives

iii. Regular Meeting

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

Line 370: Change “a bench for the picnic” to “a bench versus a picnic table”

Line 76: Change “Mr. Harry Ramphal” to “Mr. Carlos Guzman”

Lines 159 through 189: Insert

“Mr. Burman stated one of your comments was that my wife is on the survey committee. She is not and never has been on the survey committee. My wife is a member of a survey committee of the POA and is not a member of the CDD. My wife took that position back in 2015, prior to me joining the CDD Board and she took it because nobody else in the community wanted to step up and I twisted her arm to take the job as I was the POA Chair at that time. Her

survey has nothing to do with what the CDD is currently doing. Her survey deals with the existing covenants of the POA and what changes this community would want to make in the existing covenants of our community; that will be an electronic voting conducted by a private institution that the POA has hired, and that will probably take place in either January or February but she has nothing to do with the decisions and the discussions we are having here at the CDD.

Dr. A. Cyril Spiro, a resident, stated, "Let me just say one quick thing about facts. After that meeting... so what happened at the meeting is that David said that his wife was the Chair of the POA committee that is managing the survey for a committee that's figuring out how to change the rules, the covenants, that's what he said to me. Carlos, what you took out of that meeting and what you put on the Sunshine Board is that my wife is in charge of the CDD survey process and that she's the one distributing it and I'm creating it and that we are..."

Mr. Guzman apologized for the error.

Dr. Spiro stated, "Everybody makes mistakes, I'm just talking about facts here, so he said that and then it became my wife then I corrected that and then it became his wife who is involved with this survey and, it's again, completely wrong, so I don't know what mechanism you're using to filter the information that you're hearing. What I recommend is that you double check it before you start accusing people of doing things."

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. Spiro took issue with Mr. Guzman falsely posting, on the Sunshine Board, that Mrs. Spiro was in charge of the CDD survey and handled distribution and when corrected, Mr. Guzman then posted that Mrs. Burman was the party involved with the CDD survey, which is completely wrong. He recommended that Mr. Guzman verify the facts before making false accusations."

Line 146: Change "Ramphal's" to "Guzman's"

Line 148: Delete “not”

Line 240: Insert “not” after “could”

Line 241: Insert “Fire suppression and” before “Existing” and change “Existing” to “existing”

Lines 493 through 496: Delete Mr. Shah’s entire comment

Mr. Shah clarified that he called for the dissolution of the Life Style Committee; not Spirit Committee.

B. LAF Committee

i. **January 9, 2018** *(to be provided under separate cover)*

C. January 2, 2018 to January 16, 2018 Sunshine Board *(to be provided under separate cover)*

D. Gym and Landscape Lighting Survey Committee

i. **January 9, 2018**

ii. **January 16, 2018** *(to be provided under separate cover)*

Mr. Adams stated that the January 16, 2018 Gym and Landscape Lighting Survey Committee Minutes would be included on the February agenda.

E. Other

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the December 14, 2017 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented, and Regular Meeting Minutes, as amended, the January 9, 2018 LAF Committee Meeting Minutes, January 2, 2018 to January 16, 2017 Sunshine Board Meeting Minutes and January 9, 2018 Gym and Landscape Lighting Survey Committee Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Speeder Information Sharing and Cooperation Agreement with POA

Mr. Adams presented the Cooperation Agreement between the POA and the CDD, which was initially drafted by the POA’s attorney and was reviewed by District Counsel and the District Manager. The Agreement involves the CDD’s sharing of the information from the radar sign. Vehicle information would be automatically shared, set upon certain thresholds, with the

POA. Mr. Castillo asked if this was a manual process that must be facilitated by Mr. Hall. Mr. Adams stated that Mr. Hall received a report from the machine and, in some instances, would need to contact Envera to generate a report, which would then be forwarded to the POA. In response to Mr. Castillo's question regarding report frequency, Mr. Adams stated that reports were generated weekly by Envera. Mr. Castillo asked if the POA summoned the resident upon receiving the information. Mr. Adams replied that the POA would take appropriate measures, under the Covenants, Conditions and Restrictions (CC&Rs) under which it operated, and it would be under the POA's authority and not the authority of the CDD. All documents provided by the CDD were public documents and there were no exemptions in terms of the information that would be provided to the POA and the POA, under their own jurisdictional authority, will take actions that they feel is appropriate. Those decisions would be up to the POA and their attorney and had no reflection or obligation from the CDD. The Agreement contained Bylaws that outlined the relationship between the entities and the POA.

On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the Speeder Information Sharing and Cooperation Agreement with the POA, as presented, was approved.

Mr. Burman stated that there were several postings concerning the rover's authority and the Board's ability to back up or reinforce the rover's decisions. He suggested that the Board reopen the discussion with the POA to find out if they would fine residents that the rover caught violating District laws during his rounds within the community. Mr. Woodards noticed that parking on the sidewalk, after midnight, increased, as well as a large number of cars parked in driveways, not just during the holidays. In one location, up to six cars were parked at night. Mr. Adams stated that having a roving patrol was good and the rover could observe and report potential POA infractions and provided those reports to the POA. The CDD had the authority, through the POA, to gain knowledge of their actions, related to improper parking. Mr. Burman felt that Management should negotiate a discussion with the POA so that the POA would help enforce CDD rules. Mr. Adams felt that that could be accomplished at the Staff level, working with the POA Property Manager, Mr. Rory Harding. Mr. Castillo suggested obtaining District Counsel's approval because, in past discussions, signage or "No Parking" signs were always at issue. Mr. Burman stated that he raised the issue because, with the Sharing Agreement, as long

the Board opened the dialogue and the POA agreed, he felt that it was time to expand that. Mr. Adams stated that the rover was not at all part of the Agreement. Mr. Castillo thought the Agreement benefitted both entities. In response to Mr. Woodards' question regarding rover instructions, Mr. Adams stated that implementing additional rover duties would add to the Post Orders, with an Amendment indicating that the rover would look for specified types of infractions and report those, via an incident report, and Mr. Harding would provide details of what was needed to enable him to pursue it. Mr. Castillo directed Staff to confer with Mr. Harding regarding the rover and resident infractions and update the Board at the next meeting. Mr. Woodards recalled that the rover previously affixed stickers on vehicles. Mr. Adams stated that did not deliver the desired results.

EIGHTH ORDER OF BUSINESS

Update: Focused Gym and Landscape Lighting Survey

▪ Board of Supervisors: December 14, 2017 - Regular Meeting

Mr. Shah asked to revisit the minutes to include the following addition:

Line 238: Insert "useable" before "900"

Mr. Shah stated that the Survey Committee did not have design plans for the gym expansion and asked District Staff to submit plans or documents because all the Survey Committee had was a letter from a company. Mr. Hall stated that the contractor charged a fee for design specifications. Mr. Shah stated that the Committee received a \$60,000 proposal with little to no expansion details, just a reshuffling of space inside the existing gym. He also received a proposal with a general overview and no general contractor's license, from Dr. Spiro, dated September 2017, and noted that, from the letterhead, it seemed as though the contractors were interior decorators, who would move the breaker box in the storage room and reshuffle equipment in the existing gym. Mr. Shah felt that he was misled and there was a big hype that the existing gym would be expanded but, in reality, no expansion plan was defined, which was discovered prior to the first Gym Survey Committee meeting. In response to Mr. Castillo's question, Mr. Shah confirmed that the proposal did not include breaking down the walls and one of the proposals involved relocating one of the restrooms and putting the women's bath on the right and vice versa. Discussion ensued regarding the restrooms, design specifications, proposals and usable space. Mr. Shah directed District Staff to submit any gym expansion plans to the Gym Survey Committee. Mr. Castillo stated that the purpose of adding more space was to add

equipment and provide more room to move around; currently there was very little room to move around in and work out comfortably. Mr. Shah would enlighten the Board once the survey questions were finalized.

NINTH ORDER OF BUSINESS

Discussion: Roadway Cleaning

Mr. Hall stated the entire roadway cleaning process started when he presented a proposal to seal the parking lots. Mr. Castillo asked what led to the roadway cleaning request. Mr. Castillo realized that the Board previously discussed this item at the beginning of the meeting and suggested tabling the discussion, as the gym survey took precedence. Discussion ensued regarding sealing the roadway, warranties, a St. Petersburg neighborhood with pink streets, dyed concrete, brick pavers and maintenance.

Mr. Woodards' noted that the gutters needed to be addressed, as nothing was accomplished in three years. Mr. Hall stated that the gutters and sidewalks were cleaned last year, in the dry season, at a cost of \$30,000 and, during the rainy season, dirt from the streets dirtied the gutters. Previously, the cost to cleaned and sand the streets was \$300,000 to \$600,000 In response to Mr. Castillo's question, Mr. Hall stated that it was best to clean the streets prior to cleaning the gutters and confirmed that it was not cost-effective to only clean the gutters because, during the rainy season, the dirt from the streets dirties the gutters. Mr. Woodards' asked if there was a previous program to pressure wash or clean the streets. Mr. Castillo stated that the program was only for the gutters and sidewalks, not the streets.

Discussion ensued regarding the gym, the roadway, the cost of pressure washing and sanding the streets and gutters and imposing a special assessment. Mr. Woodards felt that roadway maintenance should be an annual requirement and a set amount should be budgeted every year for road maintenance, which should include cleaning and repair of the streets. Mr. Adams stated that a base of \$125,000 for the initial cleaning should be set first, for which the District had sufficient reserves.

Ms. Haque stated that, at the last LAF meeting, the opinion was that the CDD lacked a plan for the community and discussion ensued regarding implementing a plan. Ms. Haque felt that the Board should examine what was urgent, important and optional and develop a plan; in her opinion, the gym was optional. Mr. Burman asked if a reserve study conducted a decade ago was still in the CDD files. Mr. Hall replied affirmatively. Mr. Burman stated that what Ms.

Haque was requesting was contained in the study. Ms. Haque felt that the plan should be included in every agenda so the Board can refer to it to determine if they are on track. Discussion ensued regarding a one-time special assessment or incorporating funding into the annual assessments for major projects. Mr. Castillo voiced his opinion that, while the reserve fund contained \$600,000, it should be used wisely and not expended all on one project, as it would leave nothing in reserves for emergencies. He felt that the CDD accomplished a lot during his tenure on the Board, while not raising assessments. Ms. Haque stated that the Board needed an inventory of what it already has and upcoming expenses, in order to properly plan.

Mr. Adams felt it best to finance improvements at the time of need and then assess for it on a going forward basis on the annual assessments.

*****The meeting recessed at 8:08 p.m.*****

*****The meeting reconvened at 8:16 p.m.*****

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2017

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2017.

Mr. Castillo asked about the budgeted “Unassigned” funds, on Page 4. Mr. Adams stated that Mr. Castillo should focus on the “Year to Date”. Mr. Castillo asked if the “Year to Date” was the \$1,015,147 amount. Mr. Adams stated that it was the \$1,015,147, less the collected; at this point, the District had approximately \$500,000 of actual “Unassigned” and \$463,954 of “3 months working capital”. In response to Mr. Castillo’s question, Mr. Adams confirmed that the CDD had \$500,000 in reserve funds. Since there were no further questions or comments, Mr. Adams stated that there was no need to vote for acceptance of the financials.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

B. Office Administrator

Ms. Darby presented the Office Administrator Monthly Report dated January 18, 2018, outlining the Office/Beach Club updates, Proactive projects and Upcoming Community Events. A web hosting company, obtained through the District Manager, would be removing outdated

data and revising the official CDD website with a link to the Events Page to better serve the community. In response to Mr. Castillo's inquiry, Ms. Darby stated that the new, full-time hire was doing well and the office was reorganized to better accommodate her.

C. Facilities Manager

Mr. Hall presented the Facilities Manager Activity Report dated January, 2018, and highlighted the following developments:

- The holiday lighting was well-received and a meeting with the contractor would be scheduled to discuss the pros and cons of the displays
- A full assessment of the roofing issue occurred
- The TECO lighting project was on hold because of manufacturer delays due to the hurricane. Mr. Shah asked if the lights would be installed on Cory Lake Drive or in one of the Isles. Mr. Hall stated that the majority of the lights would be installed on Cory Lake Boulevard East and West and in different areas throughout the community. In response to Mr. Castillo's question, Mr. Adams confirmed that another light pole would be installed at the entrance to Capri Isle. TECO would remove 11 lights and relocate one, at no expense to the community; however, the cost for boring for electrical, as requested, was \$30,128.42. Mr. Castillo asked what the District typically budgeted for the TECO utility expense. Mr. Adams stated that the amount was reduced from \$120,000 to \$65,000. In response to Mr. Castillo's question regarding the funding source, Mr. Adams stated that funds could be repurposed from the reserve fund. Discussion ensued regarding unused funds from previous repairs and projects, manholes and the streets. Mr. Adams stated that CDD streets were public because the CDD is a public entity, with public assets on public streets and the City did not bear any responsibility for CDD-owned streets.

On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, installation of 16 new lights, including moorings and electrical wiring, in accordance with the TECO estimate, dated August 7, 2017, Version 13.8.2, in the amount of \$30,128.42, was approved.

- Pool furniture was delivered yesterday

➤ LED light installation would commence in the next week or two. In response to Mr. Castillo’s inquiries, Mr. Hall confirmed that the handrails were installed in the pool area and the steps would be resurfaced

➤ Storm sewer investigations would commence next week

Mr. Castillo asked if the pool was heated during winter. Mr. Hall replied affirmatively. In response to Mr. Castillo’s question regarding the playground, Mr. Hall was working with the manufacturer on the slides. Regarding landscaping, Mr. Castillo asked for Mr. Hall’s assessment of Yellowstone. Mr. Hall toured the community with crewmembers to acclimate and familiarize them with problem areas and felt that a plan was in place for things to work smoother than with the previous contractor. Discussion ensued regarding Yellowstone’s Area Manager, Site Manager, LMP and progress reports.

Mr. Castillo commented that the Christmas lights were much better than previous years; although, certain areas could have used additional lights. Discussion ensued regarding the lights, the entrances and suggestions for next year’s holiday decorations.

D. District Manager

Mr. Adams stated that the CDD’s audit was underway, would be completed in the next 60 days and would be delivered by April or May.

i. NEXT MEETING DATE: February 15, 2018 at 6:00 P.M.

The next meeting will be held on February 15, 2018 at 6:00 p.m., at this location.

TWELFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Rich Carpenter, a resident, suggested changing the outdated sign at the Cory Lake entrance.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests


Mr. Woodards inquired about Christmas bonuses for the Facilities Manager and the Office Administrator. Mr. Adams stated that Mr. Hall and Ms. Darby’s bonuses were processed.

Mr. Shah directed Mr. Hall to remove two sign boards from the Morris Bridge and Cross Creek entrances and asked Ms. Darby to circulate an email regarding the lights to the Board and to be disseminated to the community. Discussion ensued regarding the cost-savings from converting to LED lights. Mr. Hall stated that, by switching to LED lighting the District was paying a flat rate of \$20 per pole as opposed to \$40 per pole and the LED lights draw less amps so, over the long run of the bulb, while lit, the LED lights draw less wattage than standard bulbs.

Mr. Castillo asked Mr. Hall for an update on the kitchen. Mr. Hall stated that, per the design plans, it would cost \$36,000 to update the restrooms or \$100,000 for the entire remodeling project, which would include replacing the grease trap. In response to a resident's question, Mr. Hall stated that, in order to open a functioning café, where a caterer prepared food, the District must have an operating license and, in order to obtain an operating license, the kitchen must be up to code. Discussion ensued regarding the cost, previous plans to lease the kitchen to a caterer, zoning, licensing, food preparation equipment and warming stations. Mr. Castillo voiced his opinion that a partial remodel, with an investment in warming stations, might be the answer, as he felt that the community would not benefit from expending \$100,000 for a full remodel; he suggested liquidating the old kitchen equipment. Staff was directed to circulate a price list to Board Members, detailing the financial impact of transforming the Clubhouse kitchen into a food staging or warming kitchen.

Mr. Burman recalled previously requesting pool use averages and asked if the number of children and adults was known. Ms. Darby stated the averages were per person, which included children and adults. Mr. Burman felt that the raw numbers were extremely low. Discussion ensued regarding winter and summer/peak averages, catering plans, etc. Mr. Burman pulled the numbers because the Board was considering amending kitchen expenditures and leasing the kitchen to a caterer and stated that it would not be profitable if the caterer served only 10 people per day during the winter. Ms. Haque questioned how it would be handled if the Beach Club was booked and the caterer was cooking. Mr. Castillo stated the caterer previously indicated that she would have all rights to cater all parties that were booked. Ms. Haque stated that would be a problem, given the demographics. Mr. Adams stated that parties that contracted outside catering could not use the kitchen and residents who were not associated with the party could order food from the window. Mr. Castillo stated that the logistics needed to be worked out and directed Staff to notify the caterer of the permitting constraints and other issues. Mr. Adams would contact the caterer and provide an update at the next meeting.


Secretary/Assistant Secretary


Chair/Vice Chair