

**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, March 15, 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

**Also present were:**

Chuck Adams	District Manager
Wendy Darby	Office Administrator
John Hall	Facilities Manager
Jason Liggett	Yellowstone Landscape Maintenance
Marcia Wolfe	Resident
Anuit Brennan	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:01 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor Woodards was not present.

**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**

There being no other Supervisors' opening comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

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

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

There being no public comments, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Presentation: Yellowstone Landscaping  
Landscape Maintenance Updates**

Mr. Jason Liggett, of Yellowstone Landscape (Yellowstone), provided the following overview/update:

- This winter is atypical; cutbacks commenced in February. March 15 was the usual cutback date and the focus is on rejuvenation
- The bougainvilleas were damaged and the larger plants were not yet trimmed
- In March and April, crewmen would continue to trim plant material that was not trimmed due to the cold weather that was still expected
- Trimmed plants would be monitored
- The plants at the Cross Creek Entrance would be trimmed lower than normal beginning tomorrow and continuing into the following week
- Annuals were installed in February
- The oleander removal and approved plant install will occur on March 23
- The beach was sprayed and would continue to be sprayed
- The leaning cedar trees would be removed on Friday
- The center islands were trimmed
- Weeds would be trimmed and kept at bay
- There was marked progress on the property

Mr. Shah stated that a cypress tree, in front of the tower on Cross Creek was leaning. Mr. Liggett stated that, generally, leaning trees were staked but, if it is windy, the trees lean the other direction. He would evaluate the Cypress tree and evaluate options, possibly placing metal re-bar through it and/or re-staking it; everything possible would be done to preserve the tree. Mr. Castillo inquired about the cedar trees at the Morris Bridge median. Mr. Liggett stated that they were immense; he would look into replacing them. Mr. Castillo asked Mr. Hall about the plan, when cedar trees are removed. Mr. Liggett stated that the trees would be chopped up and discarded. He voiced his opinion that cedars should not be used to cover bare areas in Java and Capri and if trees are not added there, the area would remain bare. Mr. Castillo requested proposals for plants for behind the Morris Bridge entrance, as home interiors were visible. Mr. Hall stated that the District's landscaping budget was depleted, as a result of the winter. Mr.

Castillo stated that the Board needed ideas regarding landscaping and the monument should be revitalized, as it looked very plain.

**SIXTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Shah asked when the Tampa Police Department (TPD) tag event would start, and wondered how many vehicles were left open. Mr. Hall stated that there was miscommunication and a TPD representative wanted to reschedule to 7:30 a.m., but Mr. Forbes and Sheryl were unavailable; the program has not commenced.

**B. Finance**

There being no report, the next item followed.

**C. Landscape Aquascape Facilities**

Mr. Hall stated that Mr. Liggett discussed the items covered at the meeting, including planned tree removals and installations and oil on the pavers. Mr. Burman questioned whether Yellowstone was more proactive than reactive. Mr. Hall stated that he met with Yellowstone last week and voiced his dissatisfaction. In response to Mr. Castillo’s question regarding crewmen cleaning up after themselves, Mr. Hall stated that they were getting better. Mr. Castillo found Yellowstone to be more reactive but the rainy season will be the true test. Discussion ensued regarding staking, leaning trees, a to-do list, assigning deadlines and work orders.

**D. Spirit Committee**

Ms. Haque stated that the big event would be the “Mom Prom.” The “Mom Prom” was a trademarked brand and the Committee obtained permission to use the brand for marketing purposes only. It would be a “ladies only” dance and all proceeds will go Marjory Stoneman Douglas High School, in Broward County. In response to Mr. Shah’s question regarding ticket prices, Ms. Haque stated the price was \$40 in advance and \$50 at the door. The event is slated for April 27; there will be a DJ and a bartender.

**E. Gym Survey**

Mrs. Darby reported receiving over 300 sealed envelopes and the deadline was still eight days away. Mr. Shah hoped that the Committee would meet on March 26 at 7:00 p.m., to open the envelopes. In response to Mr. Castillo’s question, Mr. Adams stated that it would be best to allow the Committee to reconvene, open the envelopes, tabulate the results and determine,

amongst themselves, the best way to decipher the results and raw data. Discussion ensued regarding verbiage, Ms. Elizabeth Ross, specific survey questions and feedback.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: February 15, 2018**

**i. Summary of Motions**

**ii. Staff Directives**

**iii. Regular Meeting**

Mr. Adams presented the February 15, 2018 Summary of Motions, Staff Directives and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 29: Insert “Levent Kara” and “Resident”

Lines 27 and 54: Change “Bald” to “Bauld”

Lines 28: Change “Reight” to “Reich”

Line 52: Change “outside” to “inside”

Line 71: Change “Amir Patel” to “Khamir Patel”

Lines 83: Change “entrée” to “entrance”

Line 111: Change “COT” to “DOT”

Line 137: Change “on the” to “and”

Line 156: Delete “Ms. Elizabeth Ross resigned from the committee”

Lines 348 and 349: Change “Security” to “Staff”

Line 350: Delete “Security and”

**B. Sunshine Board Online Workshop: February 27, 2018 to March 13, 2018 (to be provided under separate cover)**

**C. Other**

**On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, the February 15, 2018 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, and the February 27, 2018 to March 13, 2018 Sunshine Board Online Workshop, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: Communication with Republic Services Regarding Recent Lakes**

Mr. Adams stated the agenda item should be amended to read as “Recent Leaks” instead of “Recent Lakes.” Ms. Haque asked if anyone responded to the letter that was forwarded to District Counsel. Mr. Adams replied, “no” but a copy of the letter that was transmitted a few days ago was forwarded to the Board. He anticipated that a response was imminent and, as soon as Management received the letter, it would be circulated to the Board.

**NINTH ORDER OF BUSINESS**

**Update: Focused Gym Survey**

This item was discussed during Item 6E.

**TENTH ORDER OF BUSINESS**

**Continued Discussion: Café Kitchen Improvements to Allow for Serving Already Prepared Foods**

Mr. Hall conferred with several vending machine companies and, in order for hot/cold food machines to be installed, there should be at least 200 people utilizing the Club daily. Mr. Castillo inquired about the life span of the food in the machines and the types of food dispensed. Mr. Hall stated the life span was one week; sandwiches and pizzas were dispensed. It was noted that the vending machine sandwiches must be warmed, once purchased, and microwave ovens were not provided. Mr. Burman doubted that this venture would be successful. Mr. Shah suggested a snack machine that dispensed chips, peanuts, etc. Ms. Haque suggested purchasing an inexpensive freezer to store bottled water and popsicles that the pool attendants could promote. Mr. Burman asked about the financial commitment required to cover the contractor’s guarantee. Mr. Hall was unable to secure a quote from the vendor. Ms. Haque questioned the demand for vending machine sandwiches. The consensus was to forego the sandwich vending machine. Discussion ensued regarding ordering pizza, investing in a snack machine, a beverage machine and a Dippin’ Dots ice cream machine which cost \$0 each.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2018. Mr. Burman questioned the “Beach club gym supplies” under the Debt Service Schedule, on Page 11.

Mr. Adams would have it from the next financials. Mr. Shah questioned the “Undeposited funds”, for \$250,000, on Page 1. Mr. Adams explained that the funds were recently received from the Tax Collector and were not deposited in the District’s account, as of January 31. Mr. Shah asked if Management could provide a start date on the unaudited financials. Mr. Adams stated that he could add a footnote that tells the reader that the District’s fiscal year commenced on October 1. In response to Mr. Shah’s question regarding the “Community events coordinator” line item, on Page 3, Mr. Adams stated that the Evergreen contract was terminated and the District expended 25% of the budgeted \$15,000, as of December 31, 2017, and the remaining funds were used to offset overages in the Office Administrator payroll column.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, the Unaudited Financial Statements as of January 31, 2018, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being no report, the next item followed.

**B. Office Administrator**

Ms. Darby presented the March 15, 2018 Office Administrator Monthly Report, outlining the Office/Beach Club updates, Graphics, Upcoming Events, Community Relations and Proactive projects. She highlighted the following items:

- The Luau event scheduled for April was renamed “A Night in the Islands,” to avoid being pigeonholed and to incorporate other tropical themes.
- A sponsor was obtained for the complimentary beverages; coffee would be provided courtesy of McNatt’s Cleaners.
- A photo booth and a canopy would be secured for the “Spring Fling” event.
- A Lost and Found was created.

Ms. Haque asked to use the electronic sign to post events. Ms. Darby stated that such postings were to ensure that all residents were aware of the different events. Mr. Hall stated, generally, anything CDD-related was posted on the electronic sign and Staff sought permission to post all community-related events and items not sponsored by the CDD.

- The square card payment system was working very well. Discussion ensued regarding imposing a convenience fee for credit card payments and how to advertise the fee.
- In response to a resident's inquiry regarding the number of people who use the gym, research revealed 50 to 55 gym users per day. In response to Ms. Haque's question, Ms. Darby stated that the gym is open 24-hours per day.

### **C. Facilities Manager**

Mr. Hall presented the March 2018 Facilities Manager Activity Report. He highlighted the following items:

- In coordination with Yellowstone, options were being considered for the District's trees, plants and flowers.
- The reason there were no individual mailboxes in Capri Isle was because new construction/phasing rendered it inconvenient for postal carriers and the United States Postal Services (USPS) established centralized group mailboxes for all new communities. Ms. Haque suggested mailing Capri residents about the USPS decision. Mr. Adams suggested door hangers.
- Tampa Electric Company (TECO) continues changing the remainder of the lights in different parts of the community; Staff obtained a contract for the 16 new lights on the sidewalk on the Cross Creek and Morris Bridge entrances.

In response to Mr. Castillo's question, there was no blueprint of where the new lighting would be installed; Mr. Castillo stated it would be good to have a blueprint. Mr. Castillo inquired about the CyCop Patrol and Reporting System (CyCop). Mr. Hall stated that CyCop would track the rovers' activities and was operational, as of February 5. CyCop is a phone app which was also in each guard shack and little tracking discs were scattered throughout the community. Discussion ensued regarding Allied Universal (Allied) and the rover.

Mr. Shah asked if new composite benches were ordered. Mr. Hall stated that the existing benches were upgraded, as new benches were costly. Mr. Adams would budget for new benches in the Fiscal Year 2019 budget. Ms. Haque suggested soliciting donors and sponsors; benches could be named after them or in memory of someone, having a lasting impact on the community.

In response to Mr. Castillo's question, Mr. Adams stated that a composite bench on concrete would cost \$3,000 to \$4,000. Mr. Castillo inquired about street cleaning proposals. Mr. Hall received three proposals; two were in the amounts of \$348,000 and 360,000 for the streets, gutters and re-sanding. Discussion ensued regarding Republic Services, Care 24/7, the

Zamboni system and pressure washers. Mr. Castillo stated that presentations would be necessary when the Board was closer to seriously considering the street cleaning issue.

In response to Mr. Castillo's question regarding when Allied representatives would provide a progress update, Mr. Adams replied that it would be at the next meeting. Mr. Hall stated that guard performance was satisfactory although, there was still a staffing issue. One rover was in a serious car accident and may not return and another had questionable issues and would be removed. Mr. Burman noted that the protective film on the gatehouse windows made it difficult to tell if they were manned. Mr. Hall stated that the guards were not using the lamps or overhead lights. Discussion ensued regarding the guards, the lamps and Allied.

Ms. Haque asked about the lamppost on the basketball pole. Mr. Castillo asked if the light pole could be capped. Mr. Hall would research installing caps on the poles. Ms. Haque noted that there was an opening in the fence, with no gate, and asked if one could be installed. Mr. Hall replied affirmatively. Mr. Burman asked if the Capri fence was repaired. Mr. Hall replied affirmatively.

**D. District Manager**

Mr. Adams provided the following updates:

- The previously distributed handout requested, by Mr. Burman at the last meeting, provided a rundown of the CDD's infrastructure costs, over the years, and items that were funded by bond issues, at approximately \$20 million. Mr. Burman and Mr. Castillo thought that the additional items, such as the tennis facility and the pool areas, which cost \$2 million, were paid from other sources. The CDD's total infrastructure cost \$22 million, which was financed.
- The CDD started to re-invest in infrastructure, such as expending \$160,000 on the two outfall structures and the roadways; infrastructure reinvestment would continue.
- Management recently mailed the prepayment reminders to residents.
- Management recently received an email from Mr. Rory Harding; the new POA members would like to meet with the CDD Board Members on March 27 or 28 or April 2 or 5, from 6:00 to 8:00 p.m., at this location.

The consensus was to meet on April 2, 2018. Mr. Adams would finalize the details with Mr. Harding. Discussion ensued regarding whether to hold a joint Board Meeting versus a workshop and potential discussion topics. Mr. Castillo suggested inviting District Counsel to the meeting. Mr. Adams would advertise it as a Board Meeting.



➤ The Fiscal Year 2017 Audit would be presented by the auditor, at the next meeting.

Ms. Haque inquired about closing off the Beach Club for the POA meetings, similar to CDD meetings, as it was difficult to hear over the children playing. Mr. Castillo requested an update on the trailer storage area. Mr. Adams stated that nothing was posted on Zillow or other realtor websites regarding the trailer storage area being for sale. Ms. Haque stated Mr. Patel, at KHP Developers, confirmed that a rumored 55-plus community would not be developed in Cory Lakes.

**i. NEXT MEETING DATE: April 19, 2018 at 6:00 P.M.**

The next meeting will be held on April 19, 2018 at 6:00 p.m., at this location.

**THIRTEENTH ORDER OF BUSINESS                      Other Business**

Mr. Burman stated that, during the last POA Board Meeting, he felt that they wanted to criticize the CDD. Since there will be a joint meeting, the CDD Board should be aware of the atmosphere and mindset that they would be walking into. Mr. Shah stated that the POA was a democratically-elected new Board who were very consistent with highly-professional backgrounds and should not be pre-judged. Discussion ensued regarding sending, notices to speeders, cameras and speeding reports. Ms. Haque asked if the POA’s Counsel would attend the Joint Meeting.

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

There being no public comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS                      Supervisors’ Requests**


There being no Supervisor’ requests, the next item followed.

**SIXTEENTH ORDER OF BUSINESS                      Adjournment**

There being no further business to discuss, the meeting adjourned at 8:41 p.m.

SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair