

**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, April 19, 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
Rich Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
Mike Michener	Allied Universal
Ricardo Vargas	Allied Universal
Roya Monfared	Resident and POA Board Member
Rick Chehad	Resident
Carlos Guzman	Resident
Steven Hancz	Resident
Harry Ramphal	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:01 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 commended Mr. Castillo for successfully presiding over the recent joint CDD/POA Board Meeting. In response to Mr. Burman's question regarding the minutes, Mr. Adams stated that the minutes from the joint meeting would be available in a few weeks, in draft form, and on the next CDD agenda. Mr. Burman was concerned that no one mentioned the breach of contract between the Entity POA and the CDD due to the Entity POA not adhering to the contract drafted by the CDD and Entity POA attorneys. He felt that nothing was accomplished at the joint meeting and that the Entity POA called for the joint meeting but was unprepared and had very little to offer. Mr. Shah stated that, of the five Entity POA Board Members, two participated in their official capacity, two were in the audience and the last did not attend because she was not invited. Mr. Burman reiterated his opinion that the joint meeting was a waste of time. Mr. Castillo concurred that little was accomplished. There was a breakdown regarding the type of meeting; some thought it was a meeting, versus a workshop, and some Entity POA Board Members learned of the meeting that day. He felt that, since it is a new Entity POA Board and were trying to understand their roles, responsibilities and grasp all the issues, they should be given the benefit of the doubt. Both Boards agreed to quarterly meetings and the CDD agreed to work with the Entity POA on duplication of costs for items utilized by both entities, such as the internet in the guard shack. A list of services outlining the duplication of services and associated costs was requested but is pending. In response to Mr. Castillo's question regarding the breach of contract, Mr. Burman stated that he negotiated an agreement between the CDD and the Entity POA, for the Entity POA to enforce the speed limits and radar systems and, after the negotiations, the Entity POA went back on that, thus it is a breach of contract. Mr. Adams stated that an agreement was drafted, the CDD Board approved, executed and forwarded it to the Entity POA for approval but, shortly thereafter, the Entity POA election occurred and the new Entity POA Board deferred approval because they wanted to revisit the issue. Mr. Castillo stated that the Entity POA did not have the guidelines to enforce the actual speeding and, until they established written guidelines, they cannot execute the agreement. He understood that, supposedly, they were actively working on developing the guidelines as of the last meeting. Discussion ensued regarding additional cameras, the Entity POA and the joint meeting.

Mr. Shah stated that the landscaping looks great; the current contractors are doing a fantastic job compared to the previous landscapers. Mr. Castillo concurred but was concerned that many bushes were trimmed too low, which removed a lot of privacy from residents' yards

and was not beneficial to the District or residents; Yellowstone Landscape (Yellowstone) should be cognizant of privacy. Mr. Hall stated that the Oleanders were trimmed once each year, to stay full and keep the natural progression, and planting more Evergreen or Viburnum trees, to block the homes from view, could be considered. Mr. Adams stated that, when the Board considers reinvesting in the landscape programs, it should consider plants and trees that provide more consistent year-round privacy and do not require seasonal cutbacks.

FOURTH ORDER OF BUSINESS

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

Ms. Roya Monfared, a resident and Entity POA Board Member, stated that she was informed about the joint POA/CDD meeting 3:15 or 3:20 p.m., on the day of the meeting, and was told, at first, that it would be an informal meeting with two members from each Board but later learned, via email, that it would be a formal joint meeting. The Entity POA Board was working on a 90-day transition plan wherein all pending agreements and contracts would be evaluated and executed. She requested that the Beach Club remain open until 9:00 p.m. Ms. Darby stated that the Beach Club was open until 9:00 p.m., nightly, except for Sunday. The consensus was to keep the Clubhouse open until 9:00 p.m., every night, including Sundays.

FIFTH ORDER OF BUSINESS

Presentation/Update: Security Guard Service Activities – Allied Universal Security

Mr. Mike Michener, Client Manager with AlliedUniversal (AU), stated that he was filling in for Mr. Donald Benoit, who was unable to attend today’s meeting, and introduced Mr. Ricardo Vargas, a new AU Operations Manager. Mr. Michener provided the following update:

- The staffing issues were rectified.
- Security for the upcoming yard sale on was fully staffed.
- A new employee will start next week.
- All officers are trained and doing what they are supposed to do.

Mr. Castillo asked Mr. Hall and Ms. Darby for their input since they regularly received complaint calls from residents regarding security services. Mr. Hall stated that, once the guards are trained and placed, they often become complacent, which leads to complaint calls. Discussion ensued regarding guard training and support. In response to Ms. Darby’s question

regarding the Supervisor's role, Mr. Michener stated that the Supervisor is expected to uphold the CDD's standards and policies, as well as AU's, including completing paperwork, inspections, counseling, coaching and mentoring security staff. Ms. Darby asked how often District Staff should expect to see AU Client Managers on site. Mr. Michener stated that Client Managers made on-site visits weekly or bi-weekly and could be reached via text, e-mail and telephone or face-to-face; whichever was most convenient for District Staff. Mr. Hall preferred regular on-site visits. Mr. Castillo requested an on-site visit every two weeks. Mr. Woodards asked if Linda had a good point of contact when she has a problem. Mr. Hall stated that it was improving, since the Manager she previously reported to was no longer with AU. He explained how, oftentimes, she could not take a day off because there was no coverage. Mr. Michener stated that was unacceptable and assured that he would introduce himself to her and provide her with the support that she needed. In response to Mr. Woodards' inquiry, Mr. Michener stated that he would be Linda's point of contact going forward.

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

Mr. Forbes reported an incident involving a resident who presented her ID card at the gate, was denied access because she was not in the system and her license was expired and she made a scene, screamed at the guard and threatened to sue the CDD. He and the Facilities Staff were frustrated with residents not knowing the rules and asked the Board to recommend that the Security Committee work with office staff to create additional documentation to include in the welcome packet. Discussion ensued regarding the incident and the pros and cons of circulating additional documents. Mr. Castillo felt that additional documentation was not necessary, as residents knew what they needed to do. He asked Ms. Darby to research the cost to send welcome packets to the over 900 residents and suggested that Mr. Forbes coordinate with Staff to create additional documentation, place welcome packets in the gatehouses and communicate to the community, via email or regular mail. Ms. Darby would coordinate with her assistant to add a security tab on the CDD webpage, including all the forms required by Envera and upload details of frequent security scenarios and issues. She could send an e-blast and include it in the newsletter. Ms. Haque suggested offering an Envera training again.

Mr. Forbes stated that, on June 4 at 7:00 p.m., at the Clubhouse, the Security Committee, along with City officials, would hold an Emergency Disaster presentation related to hurricane

preparedness. Mr. Castillo asked Ms. Darby to send a reminder. With regard to speeding, Mr. Burman disagreed with the Security Committee's position to decrease the Entity POA's enforcement of speeding laws. He believed that the community needed the Entity POA to continue speed enforcement because the CDD could not do it and having the Security Committee take an opposite view from the CDD Board was counter-productive. Mr. Forbes stated that it was not a recommendation; rather, it was a comment by a new Security Committee Member. Mr. Castillo stated that, based on the conversation from the recent joint meeting, the Entity POA will be working on guidelines and should be given 45 to 60 days to develop them; otherwise, the CDD will revert to sending warnings to speeders captured on camera. Mr. Hall stated that all resident violations were submitted to Mr. Harding and notices were continuously forwarded to non-resident violators. In response to Mr. Castillo's question, Mr. Hall stated that most speeders were apologetic. Mr. Forbes stated that most of the speeding occurred on the south side of the community. Mr. Burman asked if the Security Committee Reports went to the CDD first, as opposed to the general public. Mr. Adams stated that the Reports should come to the CDD first and, once received, become public records. The proper flow is from the Committee to the CDD, who hears a presentation, decides whether to take action with regard to the results and then the results become available to the public.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

There being no report, the next item followed.

D. Spirit Committee

Ms. Haque provided the following update:

- For Ramadan, this June, some residents suggested having a "Peace Month" celebration, including house decorations and informational articles in "The Islander."
- For Dawali, on November 7, residents suggested holding a festival of lights.
- The committee will host a fishing tournament on June 9, with Mr. Harding's help.
- An International Festival and an African Festival were being considered for the future.

Mr. Rick Chehad, a resident, stated that the Cory Lakes community was very diversified and, in an effort to remain united, a group of residents proposed home decorations for all the houses, to celebrate Eid at the end of Ramadan; all volunteers were welcomed. Ms. Haque stated that the Spirit Committee met once each month and could help work out all the details. Mr.

Chehad inquired about a time change at the Club and a scanner and Envera. Mr. Castillo stated that it would be taken care of.

E. Gym Survey

Mr. Steven Hancz stated that the final numbers were emailed to Mr. Adams, which were displayed on a projector. Residents voted “no” for the gym through either financing or sale of the land, by an overwhelming margin; 15% to 16% of the ballots were invalid. One individual did not vote but wrote a full tendered note on the back of the ballot; it was marked invalid. The ballots were distributed to four groups and each group had two members who reviewed and tallied the votes. Ultimately, there were 234 “yes” votes and 524 “no” votes, yielding a two-to-one margin. He did not suspect any fraud and the ballots were straightforward. Discussion ensued regarding the gym survey, the reasons why residents voted “no” and previous surveys or meetings for the tennis courts and the playground. Mr. Guzman stated that the gym is a “want” and not a “need” and, to force every homeowner to pay for something that few residents want, would be wrong. Mr. Castillo stated that the majority of people that voted were passionately against the gym for specific personal reasons. The Board now had a clear idea of how the community feels and the issue was obsolete for now but may be resurrected in the future. Mr. Burman felt that the Board should revisit constructing a fitness trail throughout the community, utilizing the open space. Further discussion ensued.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: March 15, 2018

- i. Summary of Motions**
- ii. Staff Directives**
- iii. Regular Meeting**

Mr. Adams presented the March 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 57: Delete “the”

Line 171: Delete “which cost approximately \$2,000.”

Line 207: Change “Ms. Haque questioned the use of the electronic sign.” to “Ms. Haque questioned the need to pre-approve postings on the sign.”

Line 214: Delete “only”

Line 101: Insert “and whether alcohol would be served” after “ticket prices”

Lines 127: Retain “Ms. Elizabeth Ross resigned from the committee”

Line 289: Insert “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.”

- B. Landscape Aquascape Facilities: March 13, 2018**
- C. Security Committee: April 3, 2018**
- D. Spirit Committee: February 8, 2018**
- E. Sunshine Board Online Workshop: April 3, 2018 to April 17, 2018 (*to be provided under separate cover*)**
- F. Other**

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the March 15, 2018 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, the March 13, 2018 Landscape Aquascape Facilities Meeting Minutes, the April 3, 2018 Security Committee Meeting Minutes, the February 8, 2018 Spirit Committee Meeting Minutes and the April 3, 2018 to April 17, 2018 Sunshine Board Online Workshop, as presented, were approved.

Mr. Castillo asked if anything on the Sunshine Board required review. Mr. Shah cautioned that the TV audio should be monitored closely so as not to disrupt residents. In response to Ms. Haque’s question, Mr. Hall stated that only one person requested the TV. The Board’s consensus was to remove the TV from the gym.

EIGHTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Castillo clarified that the agenda item should be amended to “Recent Leaks” instead of “Recent Lakes.” Mr. Hall stated that he conferred with Mr. Eddie Ray, the Property Damage Appraiser for Republic Services, and he was more than surprised that the District had fully paved streets to the extent of the damage. In most communities, the streets could be sealed and repaired at an approximate cost of \$200,000 but Cory Lakes was different, with a \$1.7 million

estimate. Mr. Hall secured another proposal, submitted it to Mr. Ray, and was awaiting a response. Mr. Shah asked if Management received an official response from Republic Services. Mr. Adams stated that neither he nor District Counsel received a response. Mr. Castillo stated that, most likely, Republic Services would request additional proposals or dispatch its own experts to inspect the pavers. The Board's consensus was to wait for the Adjuster's response.

NINTH ORDER OF BUSINESS

Update: Results of Focused Gym Survey

This item was discussed during Item 6E.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2018

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2018. Assessment revenue collection was at 93%. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

B. Office Administrator

Ms. Darby presented the April 19, 2018 Office Administrator Monthly Report, outlining the Office/Beach Club updates, Graphics, Upcoming Events, Community Relations and Proactive projects. She stated that the Hillsborough County School District (HCSD) forwarded an email and, essentially, nothing would be done this year regarding the bus stop at Cory Lake and Java; however, they will continue to evaluate and review the area to ensure that the bus stop is compliant and look into relocating it for the following year. Mr. Adams stated that Management must provide HCSD with a hold-harmless indemnification for a potential new location to enter the community, as it is considered a private, gated community. The original hold-harmless could not be located and another would be sent; District Counsel was coordinating with a representative from HCSD. From there, the HCSD must apply its own policies, in terms of a relocation of a school bus stop. Discussion ensued regarding the Java bus stop, student safety and changing the location. Mr. Castillo asked if the pool attendant on duty the previous Saturday left early as he was not seen for two hours. Ms. Darby would review the records.

There was a request to reconsider a fee charged for the Ladies' Bingo Night since it was posted or advertised as a charity event. Discussion ensued regarding reimbursement, charity events, non-charity events and costs. Mr. Shah stated that the Board must be selective of the functions that it approves. Mr. Burman stated that District was obligated to cover its costs. Mr. Adams stated that the Board should refrain from saying "no" to hosting all charity functions and review each, on a case-by-case basis. Charity groups must bring their requests before the Board with enough advance notice to be considered at a public meeting.

C. Facilities Manager

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

- Yellowstone crews were on site frequently.
- Mr. Hall conferred with Mr. Jason Liggett, of Yellowstone, daily.
- A new Crew Supervisor was recently hired; Mr. Hall was pleased with the progress.
- Tampa Electric Company (TECO) completed the conversion to LED light bulbs.

Mr. Castillo observed that there were still old light fixtures on Java and asked if a few of the light poles were not changed. Mr. Hall stated that, at some point, during the conversion, TECO ran out of light fixtures; he would re-inspect the light poles. Mr. Shah asked if the Capri work commenced. Mr. Hall stated that he would check on the progress. Mr. Castillo asked if SOLitude Lake Management (SOLitude) was the new name for LakeMasters Aquatic Weed Control, Inc. Mr. Hall replied affirmatively and confirmed that the employees were the same and only the name changed. Ms. Haque asked for an update on the bridge discussed at the previous meeting. Mr. Hall stated he was coordinating with a Structural Engineer on the Cache bridge work and stabilization and recently received a bill for \$5,000 for consulting fees for arranging the Request for Proposals (RFP), the specifications and overseeing the project. Mr. Burman asked about the security cameras in the gym. Discussion ensued regarding the maintenance employee, the TV, the size of the gym, etc.

- A Capri Isle fence came down and was being repaired.
- The Spring Fling and Easter Egg Hunt events were successful; there were more children in the community than the previous year.

Mr. Castillo stated that, during the joint CDD/POA meeting, there was a discussion regarding the Sunshine Board street trees, sending notification to residents that did not have trees and Mr. Hall was advised that five palm trees were dying. Mr. Hall stated that Ms. Darby was

drafting a letter to residents regarding the joint POA/CDD discussion about replacing missing trees and he was working on obtaining a list of trees and updated proposals from tree vendors reflecting the current costs for trees. In response to Mr. Shah's inquiry, Mr. Hall stated that the letter would be forwarded to Mr. Harding before circulation to homeowners. Discussion ensued regarding the rummage sale, the letter and diseased trees. In response to Ms. Haque's question, Mr. Hall stated that the box for the basketball post base was received.

Mr. Hall presented an \$8,645.12 proposal from Yellowstone to replace the Oleanders with Bottlebrush. Discussion ensued regarding the enhancement proposal, irrigation repairs, weeds, culverts and the budget. Mr. Shah asked about obtaining another quote from another company. Mr. Adams stated that the Board could utilize another company for the irrigation improvements. Mr. Castillo felt that the District should aim to expend half the cost and requested additional options. Mr. Adams recommended approving the project in a not-to-exceed amount, directing staff to obtain one or two other proposals and to go with the lowest-bidding contractors. Discussion ensued regarding whether the project was a need or a want, obtaining additional proposals, the amount of Bottlebrush and the not-to-exceed amount.

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, proceeding with turf and irrigation repairs, in a not-to-exceed amount of \$11,500, and authorizing Staff to obtain additional proposals, was approved.

Mr. Shah asked Staff to secure other proposals for Java and for the Cache keypad area. Ms. Haque asked if the Committee should verify that participants have a fishing license. Mr. Adams stated that a waiver should be prepared. He would research the item and apprise the Board of his findings.

D. District Manager

Mr. Adams received a request from Mr. Harding to schedule joint CDD/POA meetings for June, September and December. Discussion ensued regarding potential meeting dates and times. Mr. Burman questioned whether the POA had enough time to prepare for the June Meeting. Mr. Adams stated that he would confer with Mr. Harding and explain some of the concerns and give them the next 30 days to develop an outline and specifics to ensure that the next meeting was productive. Mr. Castillo stated that the Entity POA should create the speeding guidelines before the meeting.

i. NEXT MEETING DATE: May 17, 2018 at 6:00 P.M.

The next meeting will be held on May 17, 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*)

A resident complimented the Board for the structure of the meetings, the brevity of tonight's meeting and for appointing a Gym Survey Committee to organize, manage and tabulate the results of the survey.

Mr. Hancz asked if it was possible to move two of the lights on the far side of the fence to the edge of the basketball courts. Mr. Hall stated that the poles were recently covered. Mr. Castillo stated that proposals could be obtained to determine the cost to move the lights. Regarding the gym, he felt that, although the Board was there to cater to residents, it should not feel pressured when making a final decision and he felt that the gym was a want and not a need.

Mr. Harry Ramphal, a resident, voiced his opinion that the new POA Board Members infused new energy into the community and should be treated with respect. The TPD was there to protect residents, especially children, and their presence should continue. Seniors in the area should be granted access to the community to make stops at the Clubhouse and the hours should be extended. Ms. Haque stated that the hours were extended to 9:00 p.m., every night. With regard to hurricane season, Mr. Ramphal asked that safety instructions and policies be communicated to residents, especially seniors. Mr. Castillo stated that notices of the June 4 Hurricane Preparedness Meeting would be emailed to residents.

Mr. Richard Carpenter, a resident, asked the Board to consider adding Sabal palms to the tree list, since they are stronger and less costly than other palm trees. Mr. Hall stated that, in 2010, the Board voted to plant Sylvester and Queen Palms, over Sabal palms. Discussion ensued regarding tree types and pricing.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, the addition of Sabal palm trees to the list of approved street trees that residents could plant, was approved.

Mr. Guzman stated that, if the Board decides to proceed with the new gym and the paving project, residents could be assessed approximately \$500 per home for those improvements, which was excessive. Mr. Castillo stated that, although the District has reserves, a capital assessment was inevitable; the Board should re-examine its 10-Year Plan.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Shah stated that the sidewalks between 10505 and 10507 Cory Lake Drive, between 10613 and 10615 Cory Lake Drive and across from 10624 Cory Lake Drive required repairs. A sewer cleanout at residence 10515 Cory Lake Drive was dangerous and should be covered. Mr. Adams stated that it was probably a County cleanout because it is in the right-of-way and Mr. Hall could place a flat top over it.

FIFTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 9:41 p.m.

SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair