

**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, May 17, 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
Prashant Bodhe	Resident
Kishore Vutukuri	Resident
Brijesh Patel	Resident
Mrs. Faisal Shah	Resident
Carlos Guzman	Resident
Harry Ramphal	Resident
Mr. Ketan	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 circulated copies of an article, posted online, about the status of the Cory Lake Isles community that he felt merited discussion. Mr. Castillo suggested inviting local realtors to a workshop to express their opinions about things that were lacking in the community and that may be missing; essentially, things that outsiders see but the Board or community does not. The article was positive but certain individuals made negative comments about mosquitoes and swamps. He felt that these were issues that the CDD and the POA should both be cognizant of and, perhaps, take action on. Mr. Shah stated that there was no truth in the comments; residents should counter those statements, as there was very little that the CDD Board could do about the comments. Mr. Castillo felt that the Board should attempt to obtain feedback from the community and local realtors and advocated further discussions about scheduling a realtors' workshop.

FOURTH ORDER OF BUSINESS

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

Mr. Carlos Guzman, a resident, recalled that the issue of whether the boat storage lot was for sale was previously raised and there were concerns that the lot could be sold to a Developer and the CDD could eventually lose it. Since this is a lake community, offering boating, fishing and tranquility, he requested that the Board consider scheduling a meeting with the owners of the lot to offer a long-term lease with an option to purchase and a right-of-use to secure the land and prevent it from being sold. Mr. Castillo concurred that the lot was important to the community and stated despite the rumors, it was not publicly listed but was sub-leased to the POA. Mr. Burman provided a brief history of the boat storage lot and noted that the POA has an agreement with the owner. A source informed Mr. Guzman that the owner was approached by KHP Developers, Inc. (KPH) to purchase the boat storage area but it is not finalized; he felt that the community, as a whole, could perhaps purchase it. In response to Mr. Woodard's question regarding the POA, Mr. Burman replied that such a transaction would require approval by the POA because they did not own land in the District. Mr. Castillo stated that the POA just managed the lot and charged the owner a fee for managing it. Mr. Shah stated that, perhaps, Mr. Harding can provide Staff with Mr. Gene Thomason's contact information so Management could confirmation that the lot was not for sale. Mr. Adams was directed to inquire about the status of the boat storage area. Mr. Adams stated that he was unsure if the property was within the

boundaries of the District, which could be the first question to be answered. Discussion ensued regarding a gate, gaining access to the boat storage area, acquiring a long-term lease and the size of the property. Mr. Adams would contact the owner of the property and report his findings.

Mr. Preshant Bodhe, a resident, asked if the Ninth Order of Business could be moved up. Mr. Castillo replied affirmatively. In response to Mr. Bodhe's question regarding the mailboxes, Mr. Hall stated that when the plans for the Capri Isle townhomes were submitted, the United States Postal Service (USPS) received plans at the same time and the USPS was already planning to install communal postal boxes. When the Developer switched from building townhomes to single-family units, the USPS had already implemented the communal mailbox policy. Although the Board and Developer requested individual mailboxes for Capri Isle, it was too late. A new Development had individual mailboxes because their plans were submitted prior to USPS implementing the group mailbox policy so they were grandfathered in. Mr. Burman stated that the USPS controlled whether mailboxes are installed as individual or communal and suggested that Capri residents contact the USPS, as there was very little that the Board could do. Mr. Adams stated that the decision to allow residents to switch from communal to individual mailboxes was up to the USPS and the POA; it would cost approximately \$1,000 to purchase each individual mailbox. Mr. Castillo pledged the Board's support in gaining approval from the USPS and purchasing individual mailboxes. In response to Mr. Bodhe's question, Mr. Castillo confirmed that the POA is responsible for enforcing covenants and any changes or additions that residents make to their homes. It was suggested that Mr. Bodhe hire an attorney to draft a letter of representation to the USPS and include letters of support from the CDD and the POA. Mr. Adams would advise the attorney on the content.

Mr. Harry Ramphal, a resident, voiced his opinion that District funds were not being allotted to enhance or beautify Capri Isle and asked the Board consider that. There was a need for benches to accommodate residents. In response to a question regarding District funds and purchasing refreshments, Mr. Adams recommended going through the committee rather than Management. Mr. Ramphal commented on the mailbox issue and the growing diversity in the Cory Lakes community. Discussion ensued regarding the mailbox issue, Design Review Committee (DRC), original Developer, acquiring documentation and the USPS.

Mr. Brijesh Patel, a resident, asked if the Ninth Order of Business could be moved up. He requested benches and more palm trees.

Mrs. Faisal Jahangir, a resident, stated that the POA suggested that she bring her issue to the CDD Board. She circulated photographs of a strip of what she believed were CDD-owned pine trees between her home and her neighbor's home that were overgrown and not being maintained and algae had formed. The pine trees were encroaching on her lanai, interfering with family pool use, which was costly and presented a health issue for her and children. She appealed to the Board for help. Mr. Hall stated that there was an easement on the property and the CDD was not responsible for it. Mr. Shah recommended asking the City of Tampa to issue permits to remove the pine trees and to the contact POA and the DRC for approval.

▪ **Discussion: Resident Maintenance Responsibilities to Waters Edge Within Adjacent Lake Tracts**

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

Mr. Castillo requested an update regarding the lake and the CDD's involvement. Referencing slides, Mr. Patel stated that, when he initially moved into the community, the CDD was maintaining the backyard but recently discontinued maintenance. He would like the CDD to either maintain the land or allow him to build a lanai or some other structure, apart from the lake easement. Mr. Castillo stated that SOLitude Lake Management (SOLitude) maintains the CDD's lakes and ponds, including algae, but he was unsure whether SOLitude mowed the surrounding lawns. Mr. Adams stated that there is an inconsistency in how Capri Isle was platted versus the rest of the CDD. The CDD owns 20' to 30' around the lake and, according to the deed restrictions, the CDD is responsible for maintenance because there is nothing in the deed restrictions requiring the homeowner to maintain up to the water's edge. The CDD must have access to the water's edge and could not deed the property to the homeowners unless all the adjacent property owners agreed and, since that was unlikely, it would be best for the District to continue maintaining the area. In response to Mr. Castillo's question regarding the Yellowstone Agreement, Mr. Adams stated that there would be an addendum to the Agreement to maintain areas around two ponds. Discussion ensued regarding the Covenants, Conditions & Restrictions CC&Rs, the water's edge, the access easement and pond and tract maintenance. Mr. Castillo stated that the CDD will resume maintaining the entire tract. Mr. Patel inquired about building a pool, fence or other structure on his property. Mr. Adams stated the entire process, including acquiring permits, a sketch and the legal, would cost \$30,000 to \$40,000 and all adjacent property owners, the POA and the DRC must consent to it.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Security

There being no report, the next item followed.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

Ms. Haque asked about a temporary solution, short of purchasing a \$7,000 bench, so children at the bus stop would have somewhere to sit. Mr. Hall would install a previously purchased bench at the bus stop. Mr. Carpenter stated that the current Gator™ vehicle was fairly old and suggested purchasing an extra vehicle; with two, nothing stops and work could be continuous. In response to Mr. Castillo's inquiry regarding a small pickup truck and a Gator™, Mr. Adams stated that the CDD could purchase a basic, full-size pickup and a Gator™ from a government bid list. For budget purposes, Mr. Castillo wanted to know how much Management would expend on the Gator™. In response to Mr. Woodards' question regarding the difference between the price of a Gator™ and a pickup, Mr. Adams stated that the pickup is three times the cost of a Gator™.

D. Spirit Committee

Ms. Haque stated that the Committee was proceeding with plans for the Eid Festival and the Fishing Tournament.

E. Gym Survey

Mr. Castillo thanked everyone that participated and motioned to dissolve the Gym Survey Committee.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, dissolving the Gym Survey Committee, effective immediately, was approved.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. Joint Board of Supervisors and POA Meeting : April 2, 2018

Mr. Castillo presented the April 2, 2018 Joint Board of Supervisors and POA Meeting Minutes and asked for any additions, deletions or corrections. Mr. Burman stated that there was

a discrepancy with the number of POA attendees at the Joint meeting and advised that four members of the POA were present during the meeting. Mr. Adams stated that the minutes accurately reflected that. The following changes were made:

Lines 109 and 110: Change “discuss the Sunshine Laws” to “be educated on the Sunshine Laws” delete “and comments or statements by Board Members, on certain items outside of meetings.”

B. Board of Supervisors: April 19, 2018

Mr. Adams presented the April 19, 2018 Summary of Motions, Staff Directives and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

i. Summary of Motions

Page 1: Change “Reihct” to “Reich”

ii. Staff Directives

No changes.

iii. Regular Meeting

Line 47 and throughout: Insert “Entity” before “POA”

Line 130: Delete “s”

Line 229: Insert “audio” after “TV”

Line 231: Change “Clubhouse” to “gym”

Lines 234: Change “Lakes” to “Leaks”

Line 267: Insert “look into” after “and”

Line 312: Change “basketballs” to “basketball pole base”

Line 382: Change “at 10505, 10507, 10613, 1615” to “between 10505 and 10507

Cory Lake Drive, between 10613 and 10615 Cory Lake Drive”

Line 384: Change “unsightly” to “dangerous”

C. Security Committee: May 7, 2018

D. Sunshine Board Online Workshop: May 1, 2018 to May 15, 2018 (to be provided under separate cover)

E. Other

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the April 2, 2018 Joint Board of Supervisors and POA Meeting Minutes, as amended, the April 19, 2018 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented and Regular Meeting Minutes, as amended, the May 7, 2018 Security Committee Meeting Minutes and the May 1, 2018 to May 15, 2018 Sunshine Board Online Workshop, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2018-03. In response to Mr. Burman’s question, Mr. Adams stated that he had not received a Finance Committee Report in months; he would ask Dr. Spiro if he planned on continuing his involvement on the Committee, obtain recommendations and report his findings at the next meeting. Discussion ensued regarding survey results, the CDD’s infrastructure, operating expenses, assessment increases, the joint CDD/POA meeting and speeding enforcement.

On MOTION by Mr. Castillo and seconded by Mr. Woodard, with all in favor, Resolution 2018-03, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2018 at 6:00 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Monument Sign, Landscape, and Utility Easement Agreement with M/I Homes of Tampa, LLC

Mr. Adams presented the Monument Sign, Landscape, and Utility Easement Agreement. In response to Mr. Castillo’s question, Mr. Adams confirmed that the monument was moved at a

cost under the original budget. In response to Mr. Burman’s question regarding the Grantee, Mr. Adams stated that the Grantee was Cory Lakes CDD, in care of Wrathell, Hunt and Associates LLC. With regard to claims, Mr. Adams stated that the CDD would have a claim against any party that caused damaged to the monument and had recourse, under the law.

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the Monument Sign, Landscape, and Utility Easement Agreement with M/I Homes of Tampa, LLC, was approved.

NINTH ORDER OF BUSINESS

Discussion: Resident Maintenance Responsibilities to Waters Edge Within Adjacent Lake Tracts

This item was presented following the Fourth Order of Business.

TENTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams reported that he was not contacted by Republic Services (Republic), nor was District Counsel; however, Mr. Hall spoke to Republic’s insurance adjusters. In response to Mr. Castillo’s question, Mr. Hall stated that the most recent leak occurred in Cozumel, which was extensive, although the driver tried to contain it. He alerted representatives from the County and Republic, who would report it to their insurance company. As to the extent of the damage to a homeowner’s property and the sidewalk, Mr. Hall stated that Republic would replace the sod and already pressure washed the sidewalk.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 95% and total expenditures was at 61%. In response to Mr. Shah’s inquiry, Mr. Adams stated that the footnote could be found on Page 4. The financials were accepted.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Johnson Engineering, Inc.*

There being no report, the next item followed.

B. Office Administrator: *Wendy Darby*

Ms. Darby presented the May 17, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report. She highlighted the following items:

- Six new pool attendants were hired.
- Staff is pondering a pool guest policy to limit the number of guests to seven or eight per family.

In response to Mr. Shah's question, Ms. Darby stated that the pool capacity is 140. With regard to the Pool Rules, Mr. Burman stated that only the POA had enforcement authority. Discussion ensued regarding monitoring guests, pre-booking and updating the pool dress code.

- Coordinating with realtors regarding the amenities.

Mr. Burman suggested making a video of the community. Ms. Haque has a friend with a drone who could video the community.

- Staff was working on a PowerPoint presentation and/or a new resident orientation class to coincide with the Welcome Packet. Mr. Burman suggested uploading the PowerPoint presentation to the website and discouraged including speeding information in the presentation. The goal was to concentrate on the positive aspects of being a resident.

- The Welcome Wagon program was successful.
- Several residents were refusing to use Envera at the gates.

C. Facilities Manager: *John Hall*

Mr. Hall presented the May 2018 Facilities Manager Activity Report.

Discussion ensued regarding the LED changeover, alligator sightings, installing shrubbery in wooded areas in Java to increase privacy, palm tree purchases, replacements and installations and the pros and cons of hosting a realtor's workshop.

Staff was directed to obtain a tree count and circulate notices to homeowners that lacked a sufficient number of trees, informing them of the tree types, different prices to choose from and of the deadline. Mr. Woodards suggested including a paragraph noting that it is more cost-effective to purchase trees through the CDD, as opposed to independently. Mr. Hall was directed to have Yellowstone trim a date palm tree by the Cross Creek entrance, replace a lone

Washingtonian that was struck by lightning and have SOLitude clean and address weeds along pond edges.

In response to Mr. Castillo’s inquiry, Mr. Shah recalled that, at the previous meeting, the Board deferred purchasing privacy shrubs, benches and upgrading the fountains to the new fiscal year. Mr. Woodards inquired about drainage issues. Mr. Hall did not anticipate major overlooked or unfunded drainage issues prior to the upcoming hurricane season. Instead of a bench, the Board agreed to secure proposals for a gazebo at the Capri bus stop, temporarily, and seek a permanent solution.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

i. NEXT MEETING DATE: June 21, 2018 at 6:00 P.M.

The next meeting will be held on June 21, 2018 at 6:00 p.m., at this location.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Burman has invited Mr. Ken Hagan, a County Commissioner, to attend a future Board meeting.

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

Mr. Ramphal discussed oil on roads being tracked around the community, a real estate contacting him and having a County Commissioner attend a meeting.


Mr. Reich recalled that, two years ago, a realtor held mini-workshops to enlighten new residents about CDD Rules. It was noted that the realtor still resides in Cory Lakes.

FIFTEENTH ORDER OF BUSINESS Supervisors’ Requests

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

SIXTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 10:05 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair