

**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, June 21, 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
Tony Grau (<i>via telephone</i>)	Grau & Associates
George Hughes	Resident
Luise Burman	Resident
Walter Ogle	Resident
Carlos Guzman	Resident
Anoop Reddy	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor 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

Mr. Burman stated that the Administrative Assistant to Mr. Ken Hagan, the County Commissioner, will attend the next meeting and Mr. Hagan may be able to attend a future

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

meeting in October. Since the Commissioner holds conferences on Thursday evenings, it is difficult for him to attend a Board Meeting. Ms. Darby was asked to send an e-blast alerting residents of who will be in attendance at the next regular meeting.

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

Mr. George Hughes, a resident, questioned how the Board would enforce the pool dress code and voiced his opinion that it comes across awkwardly. Ms. Haque asserted that the policy states that underwear and undergarments should not be worn under swimsuits and suggested removing the sentence from the policy. Mr. Hughes stated that homeowners are being forced, by the POA, to expend funds to pressure clean their driveways yet the Beach Club parking lot was unclean and some areas need lawn work; it is frustrating and the same standards should be applied to the CDD. Mr. Adams stated that the POA did not have the legal ability to fine the CDD and the Board worked very hard over the years to improve the standards of the community facilities, which is an ongoing goal. Mr. Castillo stated that homeowners had a right to take pictures and rebut violations from the POA. The CDD's annual budget allocates over \$100,000 to maintain sidewalks and other common areas and the CDD is fully aware of areas that may not look as clean as they should. Discussion ensued regarding Republic Services, oil spills, trash and drainage.

Ms. Luise Burman, a resident, presented event posters and read from a recent issue of the Islander Magazine regarding decorating homes for the "Celebration of Peace" to celebrate diversity and community. Since Eid is identified as a religious holiday, she was concerned that celebrating it would be going further than the CDD should go in experiencing diversity of the community. Ms. Burman felt that, perhaps this is not the segment of culture that should be emphasized in Cory Lakes; she did not understand the timing and the connection to peace and asked to be enlightened. Ms. Haque stated that the "Celebration of Peace" is a Spirit Committee event, \$3,300 was raised for the festival and 200 people attended. Furthermore, wristbands were donated, tickets were sold on a first come, first served basis, the event is a harmless get-together of neighbors and the Board voted on it. Mr. Burman stated that the brochure was altered and changed by the time it was distributed throughout the community. Discussion ensued regarding the circulated flyer, the Eid event, the minutes, the wristbands and the events approval process.

Mr. Walter Ogle, a resident, presented photographs and stated that he is in the predicament of being asked to cut back trees in a way that is detrimental to the health of the palm. By researching the topic and the background, he learned that the CDD assumed the maintenance for the street side of Canary Isle and the palms. There are 15 palm trees on his lot and his daughter-in-law, who is a certified arborist, advised him on the proper way to care for them. The POA's request to trim back palms to resemble the ones on the street side is not recommended by various experts and the pineapple or hurricane cut, which is the norm in the community, weakens the palms, hastens their demise and introduces bacteria to the trees and infects them. He called attention to the Texas Phoenix Palm Disease, shared photographs of healthy palm trees and recommended that the CDD work more closely with the contractor to ensure that their cutting tools are properly sterilized and to refrain from cutting too many palm fronds. He planned on attending a POA Board Meeting to contest the directive. Mr. Burman stated that the Board recently changed contractors in an effort to improve the landscaping and preserve the trees. Mr. Castillo noted the trees were being cut too short and requested Mr. Hall's input. Mr. Hall stated that the University of Florida discourages planting Phoenix palms because they are prone to diseases and elaborated on tree fungus, the climate, tree height, uniformity and Bismarck palms.

In response to a resident's question regarding the Celebration of Peace festival, Ms. Haque stated that it is a public event, open to all residents and the CDD will provide the facility. As to whether the CDD will offer the same provisions for other religious and cultural events, Mr. Castillo stated that it was on a case-by-case basis and the Spirit Committee decides which events to stage. The CDD usually provides the facility but everything else is self-funded. Ms. Haque stated that residents approach the committee with requests for events and ideas for celebrations such as Diwali, the festival of light or the international festival at year's end. She urged residents to contact the Spirit Committee if they desired to stage an event and had a plan for its funding. In response to the resident's question, Mr. Castillo stated that the CDD facility would be given at no cost to the group proposing the event but the Board must unanimously approve all events. As to whether the Spirit Committee is a subcommittee of the CDD, Ms. Haque replied affirmatively.

FIFTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2017, Prepared by Grau & Associates**

Mr. Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2017 and described the information that could be found on each page. He summarized that this was a clean, unqualified audit with no findings or instances of noncompliance, and took questions from the Board.

Mr. Castillo requested an explanation of the Series 2013 and Series 2013 Refunding Bond for 1.365 and 2.770. Mr. Grau stated that Page 20 reflected that the Series 2013 bond, issued in the amount of \$1,425,000, on April 2, 2013, commenced being paid off in 2014 and would be due on November 1, 2043. The Series 2013 Refunding Bond, in the amount of \$4,245,000, was issued to refund the remaining Series 2001A Bonds, which had a balance of \$3,915,000, at the time of the refunding. Mr. Adams stated that the Series 2013 Bond was from Coulter Financing, for Capri Isle units, installing and finishing infrastructure in that project and the Refunding was for the failed properties that Coulter assumed, which contained outstanding debt. The Developer assumed the lots and the outstanding debt, purchased the bonds and reduced the amount to a marketable position in order to sell the units with a smaller outstanding debt and a 30-year term. The Special Assessment Notes were the 1996B Bonds that were refinanced so the Developer would be spared a large bullet payment and extended out for another five years. In response to Mr. Castillo's question regarding the District's ending balance, Mr. Adams stated that all the ending balances, plus the equipment note of \$56,643, make up the principal total amount of \$4,412,356. It does not amortize equally from 2018 through 2044 because the last two have a differing term on them; the note for the 1996B Bond is a five-year note that will mature in another three years and the equipment note matures in another two years. As to where the repayment funds are collected from, Mr. Adams stated that the Series 2013 Bonds are collected from only the Capri Isle homeowners, the Series 2013 Refunding are collected from the lots that Coulter assumed, sold and that are in the end-users hands. Those lots are the only ones paying on those bonds; it is all segregated specific to the property owners that benefitted from those financings. In response to Mr. Shah's question regarding the "Special Assessment Note Payable", on Page 20, Mr. Adams stated that, for most of the 1996B Bond owners, the prior Developer paid off the bond when it acquired the lots but not for 14 or 15 homeowners, who had bullet payments due when the 1996A Bonds were paid off and the 1996B Bonds were to be paid off at the same time. The principal was not paid down and a bullet

principal payment was coming due for approximately \$24,000 or \$25,000 per lot and, in order to assist them, the CDD financed the balance and gave them the opportunity to pre-pay the principal and not pay annually on the principal and interest amortization. The special assessment is only collected from those 14 or 15 homeowners.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2018-04,
Approving the Audited Financial Report
for the Fiscal Year Ended September 30,
2017**

Mr. Adams presented Resolution 2018-04.

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, Resolution 2018-04, Approving the Audited Financial Report for the Fiscal Year Ended September 30, 2017, was adopted.

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

There being no report, the next item followed.

B. Finance

Mr. Adams was advised by Dr. Cyril Spiro, a resident and Finance Committee Member, that he is engaged in running his business and had not considered returning to the Finance Committee. He would contact Mr. Anthony Hawkeye, a resident and Finance Committee Member, to see if he was interested in continuing with the Finance Committee. As to vacancies, Mr. Adams stated that there were two vacancies and, if Mr. Hawkeye is no longer interested, the Board may want to reset or sunset the Finance Committee.

C. Landscape Aquascape Facilities

Ms. Haque stated that there is ongoing dissatisfaction with the landscaping and the Committee wants to invite the contractor to a LAF meeting to hear the Committee's concerns. They would prefer it if a Manager accompanied the field person. Mr. Adams stated that Yellowstone is scheduled to report to the Board on a quarterly basis and will be in attendance at the next meeting, along with the security company. In response to Mr. Shah's question, Ms.

Haque stated that the major complaints with Yellowstone included the slow response to repairing leaning trees, replanting flower beds and repairing hog damage on Morris Bridge. Discussion ensued regarding Yellowstone, its crews, poor performance and switching contractors. Ms. Haque stated that Mr. Hall will replace the plants on the islands and confer with the holiday lighting company. Mr. Castillo asked Staff to invite the holiday lighting contractor to the July meeting to provide options on how to improve the holiday lighting. The Committee decided to add gazebos in certain spots instead of benches. Mr. Hall stated that a 10' x 10' gazebo would cost \$3,800 and provides shade, as well as seating. Discussion ensued about where to place the gazebos and the budget.

D. Spirit Committee

Ms. Haque stated that the Committee prepared for the Eid Festival, mulling over ideas for Veterans Day and was coordinating with Ms. Darby to combine the Veterans Day event with the Fall Festival and the Car Show. In response to Mr. Castillo's inquiry, Ms. Darby stated that she received great feedback about the Fishing Tournament and residents were pleased.

EIGHTH ORDER OF BUSINESS**Approval of Minutes****A. Board of Supervisors: May 17, 2018****i. Summary of Motions**

No Changes.

ii. Staff Directives

Change "Ms. Adams" to "Mr. Adams"

iii. Regular Meeting

Mr. Castillo presented the May 17, 2018 Board of Supervisors Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Lines 26 and 105: Change "Mr. Shah" to "Mr. Jahangir"

Lines 111 and 112: Change "maintain or remove" to "issue permits to remove"

B. Spirit Committee**i. March 9, 2018****ii. April 13, 2018****iii. May 10, 2018**

- C. Sunshine Board Online Workshop: June 5, 2018 to June 19, 2018 (*to be provided under separate cover*)**
- D. Other**

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the May 17, 2018 Board of Supervisors Summary of Motions, Staff Directives, as amended and Regular Meeting Minutes, as amended, the March 9, 2018, April 13, 2018 and May 10, 2018 Spirit Committee Meeting Minutes and the June 5, 2018 to June 19, 2018 Sunshine Board Online Workshop, as presented, were approved.

NINTH ORDER OF BUSINESS**Review: Proposed Fiscal Year 2018/2019 Budget**

In response to Mr. Burman's question regarding a repair line item, Mr. Adams stated that it was specific to the repairs for the gate maintenance and repair at the Cache Gate and bills are booked to that specific line item. The Board and Staff discussed the various budget line items, overspending, assigned and unassigned funds and future needs. Mr. Adams stated that, generally, the necessary adjustments were addressed, based upon the ebb and flow of the District's budget year, through the first six or eight months, adjusting for the change in the Office Manager's office with manpower, repurposing funds from the outsourced Events Coordinator expenses and the landscaping contract. There was a sizeable reduction of \$125,000 to \$75,000 in the "Paver, streets and sidewalk repairs, cleaning". Mr. Hall discussed stormwater cleanouts, pond restructuring and repairs, inlets, paver issues, manholes and costs. Mr. Adams stated that, for Fiscal Year 2018, the District is using \$152,000 of fund balance to offset the appropriation levels to keep assessments level, year-over-year, because of the cap on Capri Isle. The reductions cut that in half and, with the goal of keeping assessments the same and the current reductions, contributions from fund balance will reduce from \$152,000 to \$87,000. The CDD must eventually refrain from using the fund balance, probably in two years, when assessments can be increased on the operating side because of the Capri Isle Agreement. Mr. Adams reviewed the LAF requests and corresponding suggestions:

- Storm drainage: He suggested leaving it at \$5,000.

- Car and Cart Repairs and maintenance: He suggested leaving it as is and budgeting an additional \$40,000 to acquire a leased pickup vehicle and two Gators™; \$25,000 for the vehicle and \$7,500 for each Gator™. Management was able to secure State pricing on the Gators™ but not on the vehicle because the District did not have a fleet of three or more vehicles.
- Plant replacement, tree removal and replacement and the Morris Bridge entry lighting: The Board and Staff considered imposing a capital assessment to enhance the landscaping and lighting versus taking out a loan at 6½% interest for four years. The consensus was to impose a special assessment of \$150 on each property. In response to Mr. Castillo's question regarding the time frame, Mr. Adams stated that the Board must make a decision about the assessment by July and Management must circulate notices, which must be received at least 20 days in advance of the public hearing, to give the public an opportunity to comment and provide testimony. Mr. Adams would make the adjustments.

TENTH ORDER OF BUSINESS**Update: Communication with Republic Services Regarding Recent Leaks**

Mr. Adams emailed the Republic Services (RS) Claims Representative requesting an update on the District's claim and was still awaiting a response. RS has all the information previously provided by Mr. Hall, Management confirmed that the District actually used the prior disbursement to address the two earlier leaks, including what the District was invoiced, and actually paid to verify that the District's proposals were in line. Discussion ensued regarding RS's liability coverage, contracts and the Board of County Commissioners.

ELEVENTH ORDER OF BUSINESS**Discussion: Feedback Regarding Boat/Trailer Parking Parcel**

Mr. Adams contacted Mr. Gene Thomason's son, Mr. Cory Thomason, who confirmed that they are interested in selling the boat storage area. They would try to sell the storage area to the CDD or POA or develop the parcel by adding three or four more units. Mr. Adams expressed interest in two other parcels that were for sale that the CDD might be interested in purchasing from the Thomasons. Discussion ensued regarding the boat storage area, other parcels for sale and an easement. Mr. Burman asked if Management received the rental payment from the POA for Morris Bridge. Mr. Adams would follow up with the POA.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2018. Assessment revenue collections were at 97% and total expenditures were at 69%. In response to Mr. Castillo's inquiry, "Storm water drainage" would be kept at \$20,000. The financials were accepted.

THIRTEENTH 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 June 21, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report. She highlighted the following items:

- The pool attire policy will be adjusted, per the Board's suggestion.
- Dive-in Movie schedule: In response to Mr. Shah's inquiry, movie licenses cost \$300 per movie. Discussion ensued regarding turnout, the movies and limitations.
- A draft amenity tri-fold for prospective buyers and a rough draft of a visitor information card, were distributed. Securing a sponsor for the card was a possibility. Mr. Burman suggested adding Cory Lakes' recognition as the safest community in Tampa from the Tampa Bay Times.
- Staff is considering inviting vendors to sell their wares or fruits and vegetables at the Fall Festival. Mr. Adams had no issues with that.
- A resident approached Staff regarding hosting a school supply drive and soliciting donations. The Board and Staff discussed donations, charities and public relations. Mr. Shah stated that the CDD should be selective about which charities it supports and advocated researching the topic further and making a decision at the next meeting.
- Regarding a signup for the Humane Society Run, Ms. Darby would follow up with Mary.

C. Facilities Manager: *John Hall*

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

- Meeting with a Building Engineer on Friday to go over addressing the drainage issues and checking on how previous repairs were holding up.

- Cache Bridge: Notices were circulated to potential vendors to register for the pre-bid meeting on June 28. No rough estimates were provided. Regarding how the District would fund the project, Mr. Adams stated that the repair would consist of flowable cement fill; he was uncertain of the expense. Contractors were busy, which tends to increase prices.
- Regarding whether the palm tree letters were circulated, Mr. Hall stated that it was unclear which residents should receive letters, so he held off on forwarding the letters. Mr. Castillo stated that every house that did not have a palm tree should be sent a letter. Discussion ensued regarding the Palm Tree Program, tree removal and replacement, pricing, the assessment, etc. Mr. Castillo supported circulating letters to all residents, providing options for removal and replacement of dead trees, including the costs, the option if there is not a tree and the owner would like one, including the costs, and, if the resident chooses to do nothing about dead tree removal, they would be cited by the POA.
- Flickering lights: It was a reported power outage.
- Landscaping approved for the strip on Java across from Cory Lake Drive: It would be done by Tree Mart and not Yellowstone.
- Street lamps: They were on the entrance sidewalks and the re-lamping project has not commenced.
- The lack of proposals to repair unsafe sidewalks was because he was trying to bundle everything before contacting a contractor.

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

Mr. Adams stated that he recently learned that certain municipalities were successfully sued for not having Americans with Disabilities Act (ADA) access to their website; Management is working on updating the CDD website to make it ADA-compliant. Each year, the website will be reviewed by two attorneys who will provide an ADA certification stamp on the CDD's homepage. Some of the initial setup costs would be shared and it will cost the District approximately \$200 per year to have an ADA-certified attorney examine the website annually and award an ADA-compliant certification. Public records requests must be converted to audible records. Management will monitor this closely but it does not appear to be a huge financial burden.

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

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

FOURTEENTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

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

Mr. Carlos Guzman, a resident, stated that a 1' to 2' piece of concrete gutter was missing between his home and his neighbor's home. Mr. Hall would inspect the area. Mr. Guzman requested an update regarding the boat storage lot. Mr. Adams stated that he conferred with Mr. Cory Thomason, who is a realtor, who confirmed that he and his father were considering selling the lot or developing it. Mr. Adams expressed the CDD's interest in retaining the lot and inquired about a selling price. As to negotiating a long-term lease, the Thomasons were not interested; they are only interested in selling or developing the land. Discussion ensued regarding the parcels, KHP Developers, approvals, zoning, an access easement, District boundaries, the County, the City and the CDD.

SIXTEENTH ORDER OF BUSINESS**Supervisors' Requests**

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

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



CORY LAKES
Secretary/Assistant Secretary



Alan H. Miller
Chair/Vice Chair