

**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, August 16, 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 (<i>via telephone</i>)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
John Hall	Facilities Manager
A. J. Forbes	Resident, Security Committee Member
Cindy McIntyre	Resident
Rich Carpenter	Resident
Carlos Guzman	Resident
Brijesh Patel	Resident
Prashant Bodhe	Resident
Mr. Satish	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 and Haque were present, in person. Supervisor Woodards was attending via telephone. Supervisor Burman was not present at roll call.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo had no opening remarks.

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

THIRD ORDER OF BUSINESS**Other Supervisor(s) Opening Comments**

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

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

Mr. Prashant Bodhe, a resident, asked when he would be able to make his presentation. Mr. Adams stated that the Capri Isle landscape and fountains would be the Seventh Order of Business.

Mr. Carlos Guzman, a resident, asked if the Board would address certain items that he previously questioned regarding the Sunshine Board Minutes. Ms. Haque stated that those items would be addressed during the Sixth Order of Business. In response to Mr. Castillo's question, Mr. Adams stated that those items could be addressed now, under the Sixth Order of Business or not at all; it was up to the Board. Mr. Castillo stated that he is willing to address it now. The issue was, essentially, about Mr. Shah hosting a meet-and-greet in his home for a gentleman who is currently running for Hillsborough County Commissioner. Mr. Castillo felt that Mr. Guzman's postings are baseless and do not merit further discussion by the Board. Mr. Guzman stated that Mr. Castillo co-hosted the gathering and questioned who approved the political signage on Cory Lake Isles (CLI) common property and on Mr. Shah's property. Mr. Castillo stated that signage is a POA issue. Mr. Shah voiced his opinion that Mr. Guzman acts like a vigilante and that there is no room for vigilantes in the community. Mr. Guzman voiced his opinion that there were suspicious actions in the community. Discussion ensued regarding Mr. Guzman's various allegations, insinuations and conspiracy theories. Mr. Castillo reminded Mr. Guzman that his continued actions are not productive to the community and do not improve home values; his actions are doing the opposite.

Mr. Satish, a resident, stated that he previously conferred with Mr. Hall regarding flooding in his backyard, emanating from a neighbor's house. When it rains heavily, the standing water in the neighbor's backyard seeps under the wall and settles in Mr. Satish's yard. Mr. Hall stated that the yard was improperly graded by the Developer. As the area behind Mr. Satish's home is not CDD property, he suggested contacting the County for assistance. Mr.

Adams stated that the County would be able to assist through code enforcement and, although there is a privacy wall, the way that the property owner is discharging his stormwater should be addressed by the County and not the CDD.

Ms. Cindy McIntyre, a resident, stated that water is running into her property from her neighbor's home, which is physically higher than her home, and asked if it was a POA or CDD issue. Mr. Adams stated that the drainage issue should be resolved between the homeowners and the different elevations were because the finished floor elevations changed in the 20 to 25 years since the inception of the CDD. The HOA or the POA might be able to assist but the County would be most helpful in resolving the issue. Mr. Castillo stated that, since the neighbor's house was brand new, the builder might be able to construct a drain system to rectify the issue.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes provided the following update:

- Speeding has increased slightly, from 45 to 55 miles per hour, since school resumed.
- The Florida Highway Patrol (FHP) issued 39 tickets and citations.
- On September 15, Hillsborough County is having a State Park Cleanup event in Twoods Park; all volunteers should contact the Security Committee, Mr. Hall or Ms. Darby.
- Neighborhood Watch is responsible for cleaning up the Morris Bridge Gate to Twoods Park and is working in conjunction with the County to keep roads safe.
- The Committee met with the gate guards' Security Manager to improve communication with the security guards and with Envera.
- Residents who would like to be a part of the Committee and Neighborhood Watch are always welcomed and should alert Mr. Forbes or any other Committee member.

Discussion ensued regarding speeding trends, the Tampa Police Department (TPD), State Troopers and visitors adhering to a 25 miles per hour speed limit.

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:

- The Committee is coordinating with Ms. Darby's office for Veterans Day.
- A Trunk-Or-Treat event is scheduled for Halloween.
- A For-Women-By-Women Health Expo is being considered for 2019, with local female physicians addressing women's health issues.
- A Lady's Night event is scheduled for August 24.

In response to Mr. Castillo's question, Ms. Haque stated that the Lady's Night event will be held on the premises and is open to the public.

SIXTH ORDER OF BUSINESS**Approval of Minutes****A. Board of Supervisors: July 19, 2018****i. Summary of Motions**

No changes were made.

ii. Staff Directives

No changes were made.

iii. Regular Meeting

Mr. Adams presented the July 19, 2018 Board of Supervisors Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 138: Change "Mr. Denny" to "Commissioner Hagen"

Lines 116 and 133: Change "Goosby Downs" to "Bruce B. Downs Boulevard"

Line 147: Change "approved" to "used"

Line 409: Change "deserts" to "dessert"

Line 466: Change "Diwali festival" to "EID celebration"

Line 468: Change "Outlander" to "Islander"

Line 59: Change "Sadhir Shah" to "Sudhir Shah"

Line 67: Change "in" to "is"

Line 69: Insert “ethics” before “principles”

Line 130: Change “Branch Park” to “Branchton Park”

B. Security Committee

i. **August 6, 2018**

C. Sunshine Board Online Workshop: July 31, 2018 to August 14, 2018 (to be provided under separate cover)

D. Other

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the July 19, 2018 Board of Supervisors Summary of Motions, Staff Directives, as presented, and Regular Meeting Minutes, as amended, the August 6, 2018 Security Committee Meeting Minutes, as presented, and the July 31, 2018 to August 14, 2018 Sunshine Board Online Workshop, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Discussion: Capri Isle Landscape and Fountains (Supervisor Shah)

Referencing slides, Mr. Bodhe discussed the following issues in Capri Isle:

- A lot of items are missing in Capri.
- Capri Isle residents have requested fountains since 2013.
- Fountains would improve water quality, provide privacy, add beauty and increase property values.

In response to Mr. Bodhe’s question regarding cost, Mr. Castillo stated that each fountain would cost \$12,000 to \$15,000.

- Seats are missing at the playground and the sidewalks are waterlogged.
- A bin next to the bench is missing.
- The drains are not covered.

Mr. Adams stated that covered inlets would create restrictions and all are uncovered in Cory Lakes.

- An alligator was spotted in a resident’s backyard.

In response to a question, Mr. Adams stated that Staff already inspected the bubbling on the sidewalk and a bubble-up would be installed to transport the water to the catch basins. In response to Mr. Castillo's question, a bubble-up is a yard drain that naturally flows downward towards the catch basin and gives a more direct path than being held back by the grass.

In response to Ms. Haque's question regarding installing swings, Mr. Hall stated that the company that installs the playgrounds could not install swings because there is not enough space. Mr. Adams stated that a second opinion could be obtained. Discussion ensued regarding swings, the trash can, relocating the bin, the landscaping budget, sidewalks and rubber mulch. Mr. Adams stated, before the Fiscal Year 2019 budget is implemented, the Board must decide which projects are priorities; there is still time as the Fiscal Year 2019 budget commences on October 1. Mr. Castillo stated that Mr. Bodhe mentioned several Capri Isle amenities items that should have been installed by the builder but were installed by the CDD; the CDD has expended considerable funds in Capri Isle. Currently, the Board has allocated \$50,000, through a capital assessment, to bring the landscaping in Capri Isle up to the standard of CLI but, if a majority of Capri Isle homeowners want other projects, the funds could be reallocated, provided all Board Members are in agreement. Ms. Haque suggested circulating a survey, specific to Capri Isle residents, to determine which projects are the highest priority, such as swings, rubber mulch in the play area, landscaping or fountains, so that those residents can voice their opinions. Mr. Shah stated that the Board would deliberate and make a decision, now that it heard from Mr. Bodhe. In response to Mr. Bodhe's question regarding the mailboxes, Ms. Haque stated that the POA would make a decision. Mr. Adams stated that the CDD is not responsible for the mailboxes but could add shade and benches to the mailbox area and an outside shredder. In response to a resident's complaint regarding dirt in the mailbox area, Mr. Castillo stated that the common areas would be pressure-washed. The mailboxes were discussed. Mr. Adams would forward Mr. Bodhe's priority list to the Board. Discussion ensued regarding allocating costs for the fountain, an outlet for holiday lighting, the gazebo, streetlight relocation in Capri Isle and underground utilities.

EIGHTH ORDER OF BUSINESS

Review: Proposed Fiscal Year 2018/2019 Budget

Mr. Adams stated that there were no changes since the last meeting and, so far, no changes resulting from tonight's discussion regarding the fountains or landscape in Capri Isle; the budget remains the same. He called attention to the Capital Projects Fund Budget on Page 16, which is the special assessment based on \$145,000 for the two main entry enhancements for uplighting and the \$50,000 allocated to Capri Isle for the two fountains and the landscaping. The cost per door-front for the assessment is \$164.18 that is reflected in the "CPF" column on the assessment table on Page 17. In response to Mr. Castillo's question regarding the assessment amount, Mr. Adams stated that the assessment totaled \$145,000, plus the cost of collection to place it on the property tax bill. Since this is a special assessment, a separate Mailed Notices notifying the public of the reason for the assessment is required and will be mailed next week at a cost of approximately \$700, pending the Board's approval.

NINTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams stated that Mr. Hall previously met with the representative that the Republic Services (RS) attorney dispatched to assess the situation. Mr. Hall toured the community with the attorney and paver company, since it rained the night before and the pavers were still wet, it was difficult to see the hydraulic stains, causing the attorney to doubt that the pavers were damaged. Eventually, once the pavers were dry, an RS pressure-washing technician commented on the stains. He would contact the attorney to inform him that the pavers were indeed stained and present photographs as evidence. The cost estimate for the repairs and a response from RS were pending. Mr. Adams stated that he would follow up with RS to have answers at the September meeting. Discussion ensued regarding pressure washing and vendors. Mr. Shah asked if Mr. Adams was able to learn if the Bush Ross attorney resided in Cory Lakes. Mr. Adams did not.

TENTH ORDER OF BUSINESS

Update: Feedback Regarding Boat/Trailer Parking Parcel Potential Sale

Mr. Adams was awaiting a response to his voicemail from Mr. Cory Thomason or Mr. Gene Thomason regarding the boat/trailer parking parcel and stated that Ms. Darby was visited by Mr. Gene Thomason, who was seeking the monthly lease payment from the POA, which the CDD does not control. Mr. Castillo asked Staff to follow up with Mr. Cory Thomason regarding the sale, for an update or a price. Mr. Hall would provide the new code to the lock on the boat trailer. Mr. Woodards asked if the POA must purchase the land to lease it to the residents of Cory Lakes. Mr. Adams stated no, the CDD can do it if it becomes the owner and administrator and continue to allow boat parking. The Board must set a user-fee such that only those who actually utilize the boat storage would pay towards it; the fee would be similar to any other storage space.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2018. Cumulative expenses were at 75% and assessment revenue collections were at 100%. Items not yet reflected on the financials included:

- The holiday lighting project 50% deposit, \$20,000 was paid in early August.
- The Cachet Bridge repair proposals, which will be discussed during Staff Reports.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer: *Johnson Engineering, Inc.***

Mr. Adams stated that he and Mr. Hall would update the Board on the Cachet Bridge report. The District Engineer recommended the lowest bidder, L.R.E. Ground Services, Inc. (LRE). The project would cost \$16,000 plus \$1,500 for restoration work in another area and a 15% contingency, for a total cost of \$20,708. LRE would use a flowable concrete to fill the void underneath the bridge area, which was due to the washout over the years caused by the leak that was repaired and restore the small area. Mr. Hall stated that the proposal was standard and encompassed the actual bid and the repair to the exit side of the bridge. A small strip

would be removed near a small electrical box, which was not designed to have street traffic running over it, as a vehicle ran over and broke it. In response to a question, Mr. Hall displayed pictures of the damage and indicated where the contractor must remove some of the concrete to expose the void. There is a water main shut off on that side and the City will make the repairs to the shroud cover, which protects the shut-off valve, and then pump in concrete and flowable fill to fill that void, then install sod, install a proper traffic-bearing electrical box and pour the concrete. Mr. Castillo asked if the electrical box is used for the gates. Mr. Hall stated it is a combination; it has electrical feed for TECO and for the gates.

*****Supervisor Burman arrived at the meeting at 7:22 p.m.*****

In response to Mr. Castillo's question regarding the 15% contingency, Mr. Adams stated that it is similar to a not-to-exceed amount; to guard against the many unknowns in construction projects. If the Board approves the proposal, it would be in the amount of \$20,708, awarding the contract to LRE. Mr. Castillo updated Mr. Burman on the Cachet Bridge project and the three proposals that were submitted. Discussion ensued regarding the contractors, the scope of work, etc.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, Johnson Engineering's recommendation and awarding the contract to L.R.E. Ground Services for repair of the Cachet Bridge and electrical box, in a not-to-exceed amount of \$20,708, was approved.

In response to Mr. Castillo's question regarding the funding source, Mr. Adams stated that it would be funded from the fund balance.

B. Office Administrator: Wendy Darby

Ms. Darby presented the August 16, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report and discussed the following:

➤ **Sample Postcard:**

Discussion ensued regarding distributing the postcard for 60 days instead of 30 days, what information should be on the card, possibly asking realtors for sponsorships, increasing

the font of the speed limit portion, the size of the card and paper type. In addition to the tri-fold brochure/postcard, a visitor's card would be distributed to all visitors. In response to a question, Ms. Darby stated that the PowerPoint presentation to new residents is still underway. The tri-fold would cost \$160 for 500 cards. Mr. Castillo requested that copies of the tri-fold be circulated to the Board prior to printing. Discussion ensued regarding the visitor card, the postcards, realtors and sponsorships.

- Beach Club Evening Hours: Proposed changing the evening hours from Tuesday and Thursday nights until 9:00 p.m., to Monday and Wednesday nights until 9:00 p.m. Mr. Burman suggested announcing the change to residents, for a trial period, to determine the type of traffic generated. The time change would be addressed at a future meeting.
- Upcoming Ticketed and Non-ticketed Community Events: Discussions about erecting tents, parking accommodations, sparklers, wristbands and food trucks. Ms. Darby was asked to invite Mr. Kudva to the next meeting to go over few items before his event in November.
- Fishing Tournament: Ms. Darby would circulate an amended report with the correct figures. In response to Mr. Castillo's question, Ms. Darby stated that the total income from the fishing tournament was \$701.88.

C. Facilities Manager: John Hall

Mr. Hall presented the August 2018 Facilities Manager Activity Report and highlighted the following items:

- There is a leak in the gym area; a contractor would change the drain pan and repair the ceiling.
- The Morris Bridge is being treated for rust stains; most of the center island is completed but it is a long, slow process.
- A tree and plant delivery is pending.
- Plant replacement and tree installations commenced.

Mr. Shah requested an update on the letters to residents regarding palm trees. Mr. Hall stated that the letters were revised and would be mailed soon; it was posted on the Islander as well. Discussion ensued regarding manholes, roadway repairs, landscaping in Capri Isle and Yellowstone staff changes.

➤ The TECO contract must be changed; Mr. Hall is coordinating with TECO engineers and a refund is owed to the CDD for improper light pole installations.

Mr. Castillo suggested District Counsel forward a letter to TECO regarding the refund. Mr. Adams would contact TECO first.

Mr. Burman provided an update on a recent TPD meeting that he attended:

- TPD officials feel that Cory Lakes is doing everything right.
- Residents feel that TPD must be more proactive than reactive and TPD complained that they do not have enough staff to patrol all of the communities in New Tampa.
- The meeting was attended by a group concerned with traffic and the timing of the lights in the region.
- The commentary on the traffic light timing was that they try to adjust it to the period of day and time so some of the lights will work positively so motorists will not stop at every other light in the morning and in the evening but the reverse side will get stopped.
- Some residents are having trouble exiting their communities onto Cross Creek, etc.
- TPD is more concerned about maintaining traffic flow on the main roads.

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

i. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams stated that Management is continuing to work through the Americans with Disabilities Act (ADA) accessibility issue. The CDD's website will be purged of all documents except those that are legally required, by Statute, and for the timeframe for which they are required. The side of the website dealing with "Events" and "Event reservations" must still be addressed; an app is being created to facilitate viewing upcoming events and reserving and charging payments via PayPal. Several documents were already converted and are tagged accordingly. Discussion ensued regarding the app, Facebook, the Sunshine Board, CDD, POA and engaging an outside firm to convert documents.

ii. NEXT MEETING DATE: September 13, 2018 at 6:00 P.M.

The next meeting will be held on September 13, 2018 at 6:00 p.m., at this location.

THIRTEENTH ORDER OF BUSINESS**Other Business**

Ms. Haque asked if the Board Members noticed the community garden information that she posted on the Nextdoor website. A number of residents would be interested in establishing a community garden and are willing to pay to rent a spot in the community garden. She conferred with Mr. Hall and he felt that a community garden was feasible. In response to Mr. Castillo's inquiry, Ms. Haque explained that the community garden is a plot of land that is divided and rented to individuals to grow vegetables or flowers. The gardens are self-funded and subsist in several cities and municipalities. As to the location of the garden, Ms. Haque suggested an area by the basketball courts. Discussion ensued regarding the vegetable garden, fruit trees, the POA, capital outlay, fees, upkeep, garden rules and forming a gardening club.

Mr. Woodards stated that the telephone system is inadequate; it is difficult to hear speakers during public comments and the microphone should be passed around so that individuals attending, via telephone, can follow along and participate in meetings. In response to Mr. Castillo's question regarding portable speakers, Mr. Adams would research the technology and purchase new speakers at a cost of \$600 to make meetings more audible for individuals attending via telephone.

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

Mr. Brijesh Patel, a resident, requested an explanation of the issues with TECO. Mr. Castillo stated that the issues came about with the changes in the LED lighting. The CDD had to convert to LED lights or continue fixing them one-by-one and opted to change to LED; this saves the community approximately \$5,000 per month in electric costs. To recognize those savings, all the lights in the community were to be replaced at no additional cost but the CDD had to sign a 10-year contract. When TECO switched Capri Isle to LED, the community became too bright because the light poles are a lot closer than in other communities. Some Capri Isle residents are happy and some are not. TECO agreed to remove nine light poles. The issue affects Capri Isle the most because of the way it is designed. Mr. Hall was asked to contact TECO to obtain a list of locations where light poles will be removed.

Mr. Rich Carpenter, a resident, voiced his opinion that the sales advertising signs were an eyesore and asked if they could be removed or new ones installed. Mr. Hall was asked to remove the advertising from M/I homes. Discussion ensued regarding open house and local election signage, the POA and the by-laws.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Woodards stated that his name is misspelled on line 333 of the minutes. Mr. Adams would incorporate the following change in the revisions.

Line 333: Change "Woodward" to "Woodards"

In response to Ms. Haque's question regarding the Capri Isle surveys, Mr. Adams stated that Ms. Darby's office could circulate the surveys. Discussion ensued regarding the survey, fountains, landscaping, uplighting and the capital assessment.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 8:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair