

**MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cory Lakes Community Development District held a Public Hearing and a Regular Meeting on Thursday, September 13, 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
Amanda _____	Office Administrator's Assistant
John Hall	Facilities Manager
Vinnie Kudva	Resident
Carlos Guzman	Resident
Luise Burman	Resident
A. J. Patel	Resident
Prashant Bodhe	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 Supervisors' 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 attended the most recent Security Committee meeting about digital safety and voiced his disappointment that there were no other attendees beside himself and the Committee Members, as the program is extremely beneficial. He lamented that the community was largely unresponsive and questioned the logic of providing beneficial and helpful programs but not having sufficient attendance to make it worthwhile to the individuals giving presentations. Mr. Castillo felt it unfortunate that, despite the constant posting and e-blasts about all the community events and programs, they are scarcely attended. He asked Staff for suggestions to spur resident attendance at community events and meetings. Ms. Darby stated that everything that could be done to alert residents was being done. Mr. Burman felt that Staff did an excellent job reaching out and recalled that Ms. Darby was occasionally tasked with providing the number of residents that attended various events; he felt that the Board should evaluate whether it is adequately utilizing its resources and funds to serve the community.

FOURTH ORDER OF BUSINESS

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

Mrs. Luise Burman, a resident, asked when would be a good time to comment on the budget. Mr. Adams stated once the public hearing is opened.

FIFTH ORDER OF BUSINESS

Discussion: Logistical Concerns Regarding November Diwali Event

Mr. Vinnie Kudva, a resident, who coordinated with Administrative Staff on the Diwali Event, highlighted the following event details:

- In the event of rain, a tent would be erected in the north side parking lot.
- Up to 300 people could be seated under the tent but 415 attendees are anticipated.
- All Cory Lake residents are welcomed to attend but must purchase a ticket.

Mr. Castillo asked about ticket sales. Mr. Kudva stated ticket sales will cease 10 days prior to the event and last-minute tickets cannot be purchased, except in special circumstances.

- Food will be served outside the Clubhouse, in the foyer area.
- There will be crowd control; no one will be allowed to wander into the gym.

Mr. Burman asked if the number of children attending would be counted. Mr. Kudva confirmed that parents would be asked when they purchase tickets. Discussion ensued

regarding the Diwali Event details, District Staff support, ticket sales, rain accommodations, marketing and expenses.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2018/2019, Pursuant to Florida Law

A. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2018-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2018-05. General Fund assessments will remain the same, year-over-year. The primary change is the capital assessment, which is an approved, one-time assessment that required mailed notice to all affected property owners. He reviewed the Capital Projects Fund Budget – Entrance Enhancement, on Page 16, and the resulting \$164.18 Capital Project Fund (CPF) assessment per unit and double lots assessed twice. The Debt Service Fund Budget - Series 2017 Note, on Page 14, relates to refinancing of the 1996 B Bonds and the Series 2013 Refunding Bonds, on Page 12, which is the continuation of the ongoing assessment program that called for the refinancing of bonds in 2013 and matures in 2023.

Mr. Adams opened the public hearing.

Mrs. Burman made the following observations and comments:

- Fewer and fewer homes have decorations during the holidays, compared to years ago.
- The “Seasonal decorations” line item increased by \$10,000 over the previous year but she felt it is not worth it to put up decorations for six or seven weeks and then take them down, once the holiday season is over.
- She asked what the CDD was getting for the \$10,000 and if anybody suggested any kind of restraint in the budget, over the years, or have they had carte blanche to spend freely.
- With the changing population and small number of Christian residents remaining in the community, she questioned how many residents would be affected by the decorations.

- The Board should exercise restraint in expending CDD funds and consider adding a private room with a quiet area for private meetings at the Clubhouse.
- She requested a status update on the fountain that was requested in Phase 7 and asked if the pocket parks and internal/external volleyball courts are being used.

Mr. Castillo stated that two fountains for Capri Isle were in the current year budget and the courts are used heavily. Regarding holiday decorations, Mr. Castillo confirmed that \$10,000 was added to purchase banners and additional lighting for the lampposts. Many residents complained that the Christmas decorations were terrible, compared to neighboring communities, and the Board agreed to make an investment to improve them. Every expense is itemized, so Mrs. Burman could review the records, if she wished. Mr. Shah stated that the Board did its due diligence before selecting the contractor and, since this is an upscale community, it must keep up with the others. Discussion ensued regarding the community population, cost of holiday decorations, adding a private room at the Clubhouse, a fitness facility, pocket parks, boat ramp, fountains, gazebo and Capri residents. Mr. Castillo stated that the Board listens to residents and does its best to satisfy everyone's needs, within the budget.

Mr. Carlos Guzman, a resident, commented that upgrading the holiday decorations was a necessity and much appreciated by residents. He felt that the CDD does not have to keep up with anyone; in fact, neighboring communities must keep up with Cory Lakes.

A resident asked for the plans for the green space. Mr. Castillo stated that there are no current plans to sell the lot and he hoped that something will be done with it, at some point.

Mr. Prashant Bodhe, a resident, inquired about the CPF assessment. Mr. Castillo stated that it is a one-time capital assessment; the next increase in fees will not occur before 2021 because of the current agreement with Phase 7. Mr. Shah stated that, while no capital assessment was imposed for a long time, the same level of service remained and, because more amenities were previously added to the community, residents must now be assessed \$164.18.

Mr. Adams read the following statement from Dr. Cyril Spiro, a resident, into the record, at his request. The letter will also be attached to the Minutes and reads as follows:

"Dear Supervisors,

I wish I could be there tonight but family responsibilities have made that impossible. The fact that you are making a decision on a special assessment tonight is near and dear to my heart so I have asked that this comment be read

publicly. Thank you to the reader. About five years ago, when I had to make a deciding vote on the Kolter deal, I saw the inevitability of approving it. Given our \$2 million debt on our land, now known as Capri Isle, left to us by the original developer, something had to be done to remove this financial burden from our residents. But, I wanted to ensure that we would get the most out of our bad situation. So, when Kolter wanted the new Capri Isle homes to pay \$400 less in assessments than the rest of the homes, I saw an opportunity to make a deal that would boost the Capri Isle contributions while lowering the assessment on the rest of the homes and still ensure the adequate funding. That deal resulted in a \$21,500 boost in annual revenue for our CDD, while saving the other homeowners close to \$200,000 in assessments. In addition, it ensured that if a situation arose where the CDD would need additional revenue, special assessments could be used for that purpose and it would ensure that residents would know exactly what their money was being spent on. For the last five years, this has effectively eliminated the annual increase in assessments that we saw take place in the many years before. Previously, those increased funds would end up in a virtual slush fund to be used for whichever line item the Board chose as the year passed. Tonight's special assessment meeting represents what's best in representative democracy; a direct accounting of the spending of the people's purse. I am glad that I know that our money is being considered for these specific infrastructure items and I have faith that the Board will make the best decision tonight.

Thank you for your time and dedication to our community. Cyril Spiro."

Mr. Castillo stated that, Dr. Spiro was previously the Board Chairman.

Mr. Adams closed the public hearing.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, Resolution 2018-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Capital Projects Fund Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection and Enforcement of Same

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice

A copy of the mailed notice was provided for informational purposes.

C. Consideration of Resolution 2018-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2018-06. It is the assessment levying Resolution, which takes into consideration the budget that was just adopted, including the capital assessment, considers the assessment levels outflowing from the adopted budget, directs Management to finalize the lien roll with those assessment levels and transmit it to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, Resolution 2018-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2018-07, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019

Mr. Adams presented Resolution 2018-07.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, Resolution 2018-07, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019, was adopted.

NINTH 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 provided the following update:

- Palm trees must be trimmed more often than twice a year. The Committee suggested three times per year; the contract should be amended.
- It will cost an additional \$27,000 to trim the trees.

In response to Mr. Castillo's inquiry, Mr. Hall confirmed that it will cost \$60,000 per year to trim the trees. Mr. Castillo felt that the amount was excessive and must be negotiated. Mr. Shah asked how many palm trees are trimmed by Yellowstone. Mr. Hall stated that approximately 1,800 trees owned by the CDD and the residents must be trimmed. Discussion ensued regarding trimming costs, routine maintenance trimming by residents, trimming schedule and the landscape budget. Mr. Castillo asked Staff to invite Yellowstone representatives to the next meeting for a tree maintenance update and to renegotiate the contract.

- The Committee is against CDD funds going towards the fountains, instead of landscaping. Discussion ensued regarding the Capital Improvement Program, landscaping, fountains and Capri Isle resident contributions. Mr. Castillo thanked the LAF Committee for its suggestions and shared that he was initially against the fountains but changed his outlook because they will improve the appearance when entering the community through the Morris Bridge entrance and they will eliminate mosquitoes and standing water odor; thereby boosting the health factor. Ms. Haque asked if anyone noticed that wind sprays the water from the main fountains on Cory Lake Drive. If a new fountain is installed in the second lane, the wind will spray water in the direction of the bus stop and gazebo areas; it is feasible that Staff could turn off the fountain during the day, when children are at the bus stop.

D. Spirit Committee

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: August 16, 2018

i. Summary of Motions

Change "Woodard" to "Woodards"

ii. Staff Directives

No changes were made.

iii. Regular Meeting

Mr. Adams presented the August 16, 2018 Board of Supervisors Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 15 and throughout: Change "Woodard" to "Woodards"

Lines 89, 90 and 91: Change "Skate Park" to "State Park" and "Flagler Park" to "Flatwoods Park"

Lines 97 and 98: Delete entire sentence.

Line 129: Change "Peace celebration" to "EID Festival"

Line 215: Insert "and Paver Company representative" after "Attorney"

Line 246 and throughout: Change "Cache Bridge" to "Cachet Bridge"

Line 388: Change "would" to "could"

B. Sunshine Board Online Workshop: August 28, 2018 to September 11, 2018 (to be provided under separate cover)

C. Other

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the August 16, 2018 Board of Supervisors Summary of Motions, Staff Directives, and Regular Meeting Minutes, as amended, and the August 28, 2018 to September 11, 2018 Sunshine Board Online Workshop, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams stated that Republic Services' (RS) attorney recently requested additional detail to the proposal prepared by the paver company expert, which is pending. Once the information is received, it will be relayed to Management and shared with the Board for further

discussion and consideration. Mr. Burman stated that, per several resident postings, RS has been inconsistent in collecting trash and RS representatives should be asked why numerous recycling bins were not emptied in recent weeks. In response to Mr. Castillo’s question, Mr. Hall stated that truck breakdowns are the reason for the trash collection issues. Mr. Burman felt that it would be appropriate to discuss these issues with Commissioner Hagen, at the October meeting, since the contract is with the County and not the CDD. Mr. Woodards stated that the Board should re-examine the RS contract and, if they lack appropriate equipment to properly service the community, new trucks should be acquired. Mr. Burman asked if it was advisable to compile a folder of correspondence documenting the issues and problems the CDD has had with Republic Services to present to Commissioner Hagen. Mr. Adams replied affirmatively.

TWELFTH ORDER OF BUSINESS

Update: Feedback Regarding Boat/Trailer Parking Parcel Potential Sale

Mr. Adams stated that a phone conference was scheduled with Mr. Corey Thomason and, although he was unsure of the possible outcome, the call will take place tomorrow. Mr. Adams will provide an update at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2018. Assessment revenue collections are at 100%. Mr. Shah asked about “Streetlights” at 137% and “Legal – general counsel” at 139%, on Page 2. Mr. Adams stated that the CDD made an initial capital investment to add new lights and poles; the new lighting was not installed yet at the start of Fiscal Year 2017 but the budget reflected a reduction in electric expense related to the change to LED. Hurricane Irma caused delays in completing the changeouts so there was a six-month delay in switching to LED lighting. The increase in legal fees contains the Sunshine Board costs and there was some interaction with District Counsel regarding certain issues. In response to Mr. Castillo’s question, the Sunshine Board will not have its own line item in the next budget because the expense is too small and can be programmed under the regular legal line item. Mr. Shah asked about the “Beach club office equipment” at 255% and “Beach club office supplies” at 171% line items, on Page 3. Mr. Adams stated that office furniture,

computers, stationery, etc., were purchased for the Administrative offices. As to the “Car and cart repairs and maintenance” line item at 130%, Mr. Hall stated the line item includes the lease purchase and maintenance of the Gator and the patrol car. The “Storm water drainage” line item is at 209% because of the lake bank restoration costs. In response to Mr. Castillo’s questions, Mr. Hall stated that the storm drainage projects are completed and there were no flood issues in any of the Isles. The financials were accepted.

FOURTEENTH 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 September 13, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report and discussed the following:

- The new office hours commenced and Staff will continue to advertise it.

The Board and Staff discussed the details of events, including ticket prices, event groups, event attendance, flyers, vendors, the Clubhouse, the rental agreement and the phone system. Per Mr. Burman, Staff to have groups who rent the Clubhouse sign an agreement accepting responsibility for the facility, to clean it and leave it the same way that it was found. Regarding low attendance at certain CDD sponsored events, Mr. Burman reiterated that he was puzzled by the lack of community involvement and voiced his desire to stimulate more residents to attend Security Committee events and related meetings. Mr. Castillo informed about an email he received from a resident with legitimate concerns, including palm tree trimming, loose pavers, garbage truck pickup schedules and recycling on holidays. Staff was asked to respond to the resident’s email and for Mr. Hall to tour the community with her to inspect loose pavers.

C. Facilities Manager: *John Hall*

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

- Yellowstone should attend the next meeting to provide an update and address maintenance concerns, such as the low number of crewmen assigned to the community.

Mr. Woodards asked if the contractor has a checklist. Mr. Hall replied a to-do list.

- Ongoing issues with Envera and the Security Gatehouse staff.
- A/C repairs in the gym were completed; the ceiling will be repaired next week.
- Generator prices were obtained for the Cross Creek and Morris Bridge entrances.

In response to Mr. Shah's question, Mr. Hall confirmed that the letter regarding the palm trees was mailed; seven residents responded and only one purchased a tree for their property. Mr. Burman stated that a TECO light pole is down at the Cross Creek entrance. Mr. Adams stated that TECO was contacted and technicians would address the situation Mr. Castillo requested an update on the Capri poles. Mr. Adams stated that there is no opportunity for recovery. The contract is firm in terms of sign-ons and approvals and, once approved, entered into and the installation process commences, it will be very expensive for the CDD to have the poles removed. A question was raised regarding remedies or modifications to removing the poles and who would end up incurring the costs and that there is no way out of that. Staff recommended leaving the poles as is because it would be too costly to change them. The Board's consensus was that the Capri light poles will remain unchanged. Flowers obstructing the signs, replanting annuals at the Cross Creek entrance, the M/I Homes signs, lots to be sold, pressure washing the mailbox area in Capri and the Cachet Isle project, were discussed.

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

There being no report, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Other Business

Ms. Haque noted that there were quotes on one of the event signs.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Shah requested increasing the paver budget from \$75,000 to \$150,000. Mr. Adams stated that the budget could be amended to add to the pavers and funding it with Fund Balance. Mr. Shah stated that the manholes in every Isle must be addressed. Discussion ensued regarding the loop, manholes, gutters, the sidewalk budget, the POA and speeding.

Mr. Burman suggested including the Capri Fountains, as a discussion item on the next agenda, rather than landscaping needs.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EXHIBIT

Cyril Spiro Email

Chuck Adams

From: Cyril Spiro <acspiro@verizon.net>
Sent: Thursday, September 13, 2018 12:00 PM
To: Chuck Adams; Wendy Darby
Subject: Public Comment Letter

Hi Chuck and Wendy,

If I have my dates right, tonight is the board meeting to discuss the special assessment. I wanted to attend but can't due to an obligation to ferry my son to gymnastics practice.

So, I'm hoping that you can read my excerpt below during the public comment period on my behalf.

Thank you!

"

Dear Supervisors,

I wish I could be here tonight, but family responsibilities have made that impossible. The fact that you are making a decision on a special assessment tonight is near and dear to my heart so I have asked that this comment be read publicly. Thank you to the reader.

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So, when Kolter wanted the new Capri Isle homes to pay \$400 less in assessments than the rest of the homes, I saw an opportunity to make a deal that would boost the Capri Isle contributions while lowering the assessment on the rest of the homes and still ensure adequate funding. That deal resulted in a \$21,500 boost in annual revenue for our CDD, while saving the other homeowners close to \$200,000 in assessments. In addition, it ensured that if a situation arose where the CDD would need additional revenue, special assessments could be used for that purpose and it would ensure that residents would know exactly what their money was being spent on.

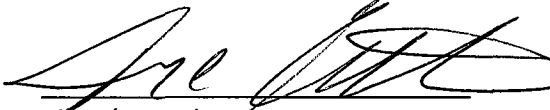
For the last 5 years this has effectively eliminated the annual increase in assessments that we saw take place in the many years before. Previously, those increased funds would end up in a virtual slush fund to be used for whichever line item the board chose as the year passed. Tonight's special assessment meeting represents what's best in representative democracy; a direct accounting of the spending of the people's purse.

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Thank you for your time and dedication to our community.

Cyril Spiro


Secretary/Assistant Secretary


Chair/Vice Chair