

**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, October 18, 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 Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
Ken Hagan	County Commissioner
Brian Mahar	Yellowstone Landscape Maintenance
Richard Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
Brijesh Patel	Resident
David Carabello	Resident
Prashant Bodhe	Resident
Devyang Shukla	Resident
Praba Soundaranajan	Resident
Sandeep Patil	Resident
Mahendra Tolia	Resident
Haresh Ramphal	Resident
Anoop Reddy	Resident
Manish Patel	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 at roll call.

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

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

Mr. Burman complimented the Staff on the rummage sale and noted that a number of vendor/residents left the event early.

Mr. Woodards arrived at the meeting at 6:02 p.m.

Mr. Castillo recapped that the rummage sale occurred one week ago, from 8:00 a.m., to 12 p.m., and Mr. Burman expressed his objection to vendors leaving hours before the event was scheduled to end, he felt that there should be a way to prevent them from leaving early and he asked if the Board should stipulate that resident vendors remain at the event until a set time. Discussion ensued regarding the rummage sale, setting a time requirement and reasons for the early departures. The Board's consensus was to defer this item and Staff was asked to provide recommendations.

▪ **Q&A: Councilman Hagen**

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

Mr. Burman introduced Commissioner Ken Hagen and noted his accomplishments.

Commissioner Hagen expressed his appreciation and elaborated on some of the projects that he is working on, including widening Bruce B. Downs Boulevard, the St. Joseph's property lighting project, constructing a cultural center across from Hunter's Green and a County/City park in K-Bar Ranch. Regarding Republic Services (RS), there have been multiple complaints about RS throughout the County; RS's contract is being renegotiated and RS will eventually be replaced. In response to Mr. Castillo's question regarding RS, Commissioner Hagen stated that the County will restructure the existing contract, exclude RS and have another waste hauler take over the accounts. Discussion ensued regarding Pasco County, the New Tampa City Council and plans to widen County roadways and bridges. Mr. Shah asked the Commissioner to help the CDD obtain a traffic light at Morris Bridge and Cory Lakes, extend the turn lane into Cory Lake going south on Morris Bridge, along with suggesting opening a County building in New Tampa with a Tax Collector, DMV office or something. Mr. Hagen stated that, typically, the Board of County Commissioners (BOCC) funds but does not build or create the satellite offices of the constitutional officers; however, the tax collector property appraiser and the

Sherriff's Office have that capability. With regard to installing a traffic light at Morris Bridge and Cory Lakes, there may be some restrictions based on proximity to other traffic lights but he would look into it.

FOURTH ORDER OF BUSINESS

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

Mr. Brijesh Patel, a resident, asked the Board to commit to adding fountains to all the ponds in Cory Lake Isles and listed the benefits. Capri Isle residents have been asking for fountains for four years and the Board should act.

Mr. David Carabello, a resident, stated that he would like to enjoy his lanai and he believed that fountains would eliminate the odor emanating from the standing water.

Mr. Prashant Bodhe, a resident, stated most Capri residents support the fountains and are in attendance today to voice their opinions. The District expends \$43,000 per year on Christmas lights and much more on landscaping; therefore, he felt that there are ample funds in the budget for the fountains. He does not understand the problem and appealed to the Board to make a decision.

Mr. Devyang Shukla, a resident, stated that Capri residents have been attending Board meetings for years, are aware that \$50,000 was allocated for their community and urged the Board to have fountains installed, as it is a good cause.

Mr. Praba Soundaranajan, a resident, stated that he is a professor and voiced his opinion that, for water purification reasons, fountains would greatly benefit the community, as standing water can lead to viruses.

Mr. Sandeep Patil, a resident, stated that fountains would beautify the community and increase property values.

Mr. Hareesh Ramphal, a resident, voiced his support for the fountains and his opinion that, without them, there will be a lot of mosquitoes in the community.

Mr. Castillo stated that the community currently has two fountains; one at Morris Bridge and one at the intersection.

Mr. Mahendra Tolia, a resident, stated there is a lot of waste and vegetation growing in the pond behind his residence on Bahama Isle, which was not there two years ago when he purchased the property. Almost half the pond is covered by vegetation that needs to be

cleaned. Mr. Castillo stated that Staff would inform LakeMasters of the issue and make sure that they handle that. Mr. Hall stated that he previously informed LakeMasters of the problem and the area would be treated once the rainy season is over.

Mr. Anoop Reddy, a resident, stated that Capri Isle is very dense, with many homes in the same area contributing to the CDD budget, and he felt the failure to install fountains is similar to a form of taxation without representation.

Mr. Nadish Patel, a resident, asked the Board to consider installing the fountains in Capri Isle; his house is the first one on the lake.

Mr. Castillo stated that \$50,000 was previously approved for improvements in Capri Isle and the Board has the flexibility of using those funds for landscaping and/or fountains. A decision is pending on where the funds will be allocated. Mr. Adams stated that the funds could be used for both. Discussion ensued regarding advantages of fountains, mosquito issues, water quality, aeration, the muck layer, tannin, wind sensors and fund allocation. Mr. Castillo recommended that the Board approve installation of two fountains, without the wind sensors, and, if it proves to be necessary in the future, this item would be revisited. In response to Mr. Castillo's question, Mr. Adams confirmed that only one proposal was submitted for the fountains and recommended that the Board approve the fountains in a not-to-exceed amount. Staff would do its due diligence and obtain additional proposals. Mr. Burman asked if the ponds were deep enough for the fountains. Mr. Adams replied affirmatively.

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, to obtain two additional bids and install two fountains in Capri Isle, in a not-to-exceed amount of \$27,125, was approved.

Mr. Adams stated that the project would proceed, once Staff secured additional proposals and engaged the lowest bidder. In response to Ms. Haque's question regarding the time frame and budget, Mr. Adams stated, from a strategy perspective, the best time to install landscaping is in spring, prior to the rains and, at that time, it will be evident if wind sensors are needed or if the \$9,000 allotted for them can be added to the rest of the \$50,000 for landscaping.

This item was presented following the Third Order of Business.

SIXTH ORDER OF BUSINESS

Update: Yellowstone Landscape Maintenance

Mr. Brian Mahar, of Yellowstone Landscape (Yellowstone) introduced himself and stated that he had 15 years of experience in the landscaping industry. He stated that mulch will be installed throughout the community on Monday, October 22 and inquired about the issues. Ms. Haque asked Mr. Carpenter to list the landscaping issues. Mr. Carpenter stated that, with the trimming, everything seems to be close together, there are more hedge rows than actual plants especially along the Morris Bridge entrance, certain trees and plants are crooked and there are patches of dead grass and weeds. Ms. Haque stated that it seems to take a long time to get things accomplished and the Landscape Committee brings the same issues up every month yet no improvements are made, which is very frustrating. Mr. Mahar asked Ms. Haque to email the action items to him after each Landscape Committee meeting so Yellowstone can address the areas that need immediate attention. Mr. Burman would rather Yellowstone be more proactive than reactive. Mr. Castillo stated that the objective is to have a good line of communication and for Yellowstone to have the proper resources on site. The Board does not want to fire Yellowstone; rather, it wants a higher level of service and for the contractor to succeed and resolve issues. He suggested that Mr. Mahar share the District’s complaints with Yellowstone staff and that they add more resources, if needed, to meet the District’s needs, and try attending regular meetings to provide a status report. Discussion ensued regarding the service level objectives, action items, financial repercussions, the number of crewmen assigned to the community, detail work, trimming and the CDD expectations. Mr. Castillo suggested that Mr. Hall complete weekly or bi-weekly walkthroughs with Mr. Mahar to identify problem areas. The Board’s consensus is to continue to work with Yellowstone as they strive to resolve the landscaping issues and increase the level of service in the community.

SEVENTH ORDER OF BUSINESS

Discussion: Capri Fountains vs. Landscape

This item was addressed during the Fourth Order of Business.

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes provided the following report:

➤ There are ongoing issues with guards not following procedures, problems with the landscape crew and resident complaints regarding guest announcements.

In response to Ms. Haque’s question regarding security reports not being forwarded to Board Members, Mr. Hall stated that the reports are not circulated to the Board because they contain sensitive information.

➤ There will be a Neighborhood Watch/Tampa Police Department (TPD) night out event next Tuesday from 5:00 p.m., to 8:30 p.m., at Benito Park. Everyone is invited.

➤ An informative cyber security meeting was held in September.

➤ There is a recent increase in drone activity.

➤ Speeding was expected to increase; school is in session and speeders are back in town.

➤ Residents are parking at the Capri Isle and Java Isle stop signs to retrieve schoolchildren; TPD and State Troopers were alerted.

➤ The Committee would like more resident involvement in Neighborhood Watch.

In response to Mr. Castillo’s question regarding increased speeding, Mr. Forbes stated that the Committee relies mostly on State Troopers for speeding enforcement, rather than TPD, because they have radar capability. Discussion ensued regarding the Florida Highway Patrol (FHP), speeders, the POA and the CDD. The consensus was that the CDD would start mailing notifications to speeders again since the POA is undergoing many changes. Mr. Forbes felt that there should be more State Trooper presence in the community, with more frequency, to curtail speeding. The Board decided to increase the community policing budget from \$10,000 to \$15,000. In response to Mr. Forbes’ request regarding drones, Mr. Woodards recommended that Staff e-blast the drone policy.

B. Finance

There being no report, the next item followed.

C. Landscape Aquascape Facilities

Ms. Haque provided the following report:

➤ The Committee recently met.

➤ Mr. Hall ordered new plants and trees and is expecting four landscape lighting proposals.

- The Committee discussed “No Wake” signs to curtail speeding in the lake; the signs have not been submitted.
- The Committee discussed the pavers, as they are starting to deteriorate throughout the community and must be addressed in the near future.

Mr. Hall contacted several paver companies regarding the options. He stated that there are multiple issues from the guard shack to the stop sign on Cross Creek; the CDD expended a lot to keep the pavers together but it is not working, possibly due to a curvature in the roadway. Discussion ensued regarding speeders, curved roadways, speeding control, concrete and tire friction.

- The Committee considered sending Yellowstone a written notice regarding trimming trees with unsterilized equipment.

D. Spirit Committee

Ms. Haque stated that the Committee will meet tomorrow.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: September 13, 2018

i. Summary of Motions

The following changes were made:

Change “Berman” to “Burman”

Change “A. J.” to “A. G.”

Change “Woodard” to “Woodards” in the motion box

Insert “Schewe” after “Amanda”

ii. Staff Directives

No changes were made.

iii. Regular Meeting

Mr. Adams presented the September 13, 2018 Board of Supervisors Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 20: Insert “Schewe” after “Amanda”

Line 25: Change “A. J. Patel” to “A. G. Patel”

Line 64: Delete “In the event of rain,” and change “a tent would “ to “A tent will”

Line 65: Change “415” to “250”

Line 220: Delete “and the residents”

Line 370: Change “rather than” to “versus”

B. Security Committee: October 1, 2018

C. Spirit Committee: September 14, 2018

D. Sunshine Board Online Workshop: October 2, 2018 to October 16, 2018 (to be provided under separate cover)

E. Other

On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the September 13, 2018 Board of Supervisors Summary of Motions, Staff Directives, and Regular Meeting Minutes, as amended, and the October 1, 2018 Security Committee Meeting, the September 14, 2018 Spirit Committee Meeting, and the October 2, 2018 to October 16, 2018 Sunshine Board Online Workshop, as presented, were approved.

TENTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams asked the Board to defer any consideration of documents submitted by RS’s attorney, due to Commissioner Hagen’s appearance at tonight’s meeting. As stated during the Commissioner’s presentation, the RS contract will be renegotiated and the CDD will, hopefully, have a more acceptable settlement by the next meeting.

ELEVENTH ORDER OF BUSINESS

Update: Feedback Regarding Boat/Trailer Parking Parcel Potential Sale

Mr. Adams stated that he has not heard back from Mr. Cory Thomason, which is confusing because, initially, the feedback was positive. He would continue to contact Mr. Thomason. Discussion ensued regarding purchasing the boat/trailer storage parcel, zoning and the POA.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2018. In response to Ms. Haque’s question regarding an increase in the District’s insurance premium,

Mr. Adams stated that the 7% increase in insurance is payroll-related. Discussion ensued regarding total expenditures, the adopted budget, proration, use-of-fund balance, assigned and unassigned fund balances and gap funding requirement. 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 October 18, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report and discussed the following:

- Thus far, five cars signed up for the car show event.
- The Parents' Night Out (PNO) event was less successful this year; PNO will not be held in November or December.
- A resident requested to rent the Beach Club on Sunday to hold church services. The Board's consensus was to deny the request. Mr. Burman indicated a desire to follow the separation of church and state.

In response to Mr. Woodards' question, Ms. Darby confirmed that the Beach Club is not closed when the Girl Scouts utilize it. In response to Mr. Shah's question, Ms. Darby stated that the boat parade is on Saturday, December 1 and the Cookies with Santa event will be on Sunday, December 9. Discussion ensued regarding the LED signs, marketing and advertising Board-approved events, the Diwali event, Sunset Yoga and the Envera app.

C. Facilities Manager: *John Hall*

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

- There were ongoing guard issues. The Board's consensus was to invite a representative from AlliedUniversal to the next meeting to discuss the issues.
- Regarding Yellowstone, he was doubtful that a three-man crew, five days per week, is sufficient to handle the landscaping in the community.

Discussion ensued regarding landscaping issues and Mr. Mahar.

- The roadway pavers were special-ordered. Delivery will take six to eight weeks; the cost is \$5,000.

- The City of Tampa approved the permits for the Cachet Bridge repairs. The specialty box to go in the round for the electrical work is on a 16-week back order.
- Sidewalk pressure washing commenced and the holiday lights will be installed.
- Landscape lighting proposals will be presented at the November meeting.
- Regarding sidewalk lighting, originally, 17 light poles were to be installed but, due to installation issues, only nine will be installed. The Board must decide whether to enter into a new contract to install the nine new light poles in Capri, at a cost of \$180 per month, or relocate them to another area where sidewalk lighting can be installed and it will be a wash and the District will receive a refund of over \$13,800. The Board consensus was for the nine new light poles to be installed in Capri, at a cost of \$180 per month.
- Regarding buoys in the lake, instead of posting “No Wake” signs in the lake, the LAF Committee suggested posting one sign along the lake bank, as entering the canals, “Idle Speed”.
- Regarding gym equipment, the current cardio equipment lease is up in January.

Mr. Hall presented a Life Fitness leasing contract for new equipment. Mr. Adams stated that there are sufficient funds in the budget for new equipment. Discussion ensued regarding the new equipment, preventative maintenance and residuals on previously-leased equipment. Mr. Woodards asked that Staff obtain proposals from other gym equipment providers to compare prices and make the best choice.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, consenting to a 48-month lease with Life Fitness for approved gym equipment and layout, in a not-to-exceed amount of \$1,308, with a contingency that Staff will obtain additional proposals with a lesser interest rate than 7.29%, was approved.

In response to Mr. Woodards’ question, Mr. Hall confirmed that the new equipment would arrive in January.

Mr. Woodards reported that his wife recently fell at the mailbox and asked when the street will be repaired. Mr. Hall stated the paver bricks were ordered and the repairs would be made by December. Mr. Castillo noted that the signs and monuments are beginning to look faded and asked that they be repainted. Mr. Shah directed Mr. Hall to ask the County to install signs on Morris Bridge to alert motorists of the Cory Lakes subdivision.

D. District Manager: *Wrathell, Hunt and Associates, LLC***i. NEXT MEETING DATE: November 15, 2018 at 6:00 P.M.**

The next meeting will be held on November 15, 2018 at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS**Other Business**

Mr. Burman stated that he will ask Ms. Darby to produce a 'thank you' certificate and he will be purchasing a frame to put it as he must mail it. Due to the November elections, Mr. Burman felt that the Tax Collector should not be invited to visit until December. Mr. Castillo and Mr. Shah felt that January would be more appropriate. Mr. Burman would alert Commissioner Hagan. Mr. Burman stated that when voting on motions, the Chair always asks for "yes" votes but never asks for "no" votes. Mr. Castillo stated that he asks for discussion but point taken.

Mr. Shah stated that Mr. Shawn Harrison, the Republican State Representative, would like to attend a meeting to answer questions. Discussion ensued regarding which meeting he should attend and early voting.

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

In response to Mr. Carpenter's question regarding the fountains, Mr. Adams stated that the proposal received from SOLitude matches the fountain currently in the intersection and the new fountains would be consistent with it.

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 10:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~