

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

NOVEMBER 15, 2018

Cory Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

November 8, 2018

Board of Supervisors
Cory Lakes Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on Thursday, November 15, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Update: Allied Security Activities/Operation
6. Committee Reports
 - A. Security
 - B. Finance
 - C. Landscape Aquascape Facilities
 - D. Spirit Committee
7. Approval of Minutes
 - A. Board of Supervisors: October 18, 2018
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. Security Committee: November 5, 2018
 - C. Sunshine Board Online Workshop: October 30, 2018 to November 13, 2018 (*to be provided under separate cover*)

- D. Other
- 8. Update: Communication with Republic Services Regarding Recent Leaks
- 9. Acceptance of Unaudited Financial Statements as of September 30, 2018
- 10. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - B. Office Administrator: *Wendy Darby*
 - C. Facilities Manager: *John Hall*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 20, 2018 at 6:00 P.M.
- 11. Other Business
- 12. Public Comments (*non-agenda items*)
- 13. Supervisors' Requests
- 14. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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Grid 254 - October Cory Lakes Tampa Police & State Trooper Call Event Report

10/27/2018 13:03	CORY LAKE DR / JAVA ISLE DR	VEHICLE STOP/TRAFFIC	254
10/26/2018 11:08	MORRIS BRIDGE RD / CORY LAKE BL	TRAFFIC CRASH	254
10/26/2018 7:45	MORRIS BRIDGE RD / CORY LAKE BL	TRAFFIC CRASH	254
10/25/2018 23:00	MORRIS BRIDGE RD / CORY LAKE BL	DISABLED VEHICLE	254
10/25/2018 9:21	17920 CACHET ISLE DR	BUILDING CHECK	254
10/24/2018 15:59	10560 CORY LAKE DR	RESID/COMMERIAL ALARM	254
10/22/2018 9:57	MORRIS BRIDGE RD / CORY LAKE BL	VEHICLE STOP/TRAFFIC	254
10/20/2018 15:13	CORY LAKE DR / SAINT LUCIA ISLE DR	VEHICLE STOP/TRAFFIC	254
10/19/2018 9:09	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
10/19/2018 8:52	CORY LAKE DR / JAVA ISLE DR	VEHICLE STOP/TRAFFIC	254
10/19/2018 8:45	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
10/19/2018 8:33	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
10/19/2018 8:29	CORY LAKE DR / JAVA ISLE DR	VEHICLE STOP/TRAFFIC	254
10/18/2018 16:48	18014 LANAI ISLE DR	INFORMATION	254
10/13/2018 22:48	10513 CORY LAKE DR	RESID/COMMERIAL ALARM	254
10/13/2018 8:19	17909 BIMINI ISLE CT	SUSPICIOUS VEHICLE	254
10/12/2018 12:05	10733 CORY LAKE DR	DOMESTIC DISPUTE	254
10/11/2018 18:51	10510 MARTINIQUE ISLE DR	BUILDING CHECK	254
10/10/2018 17:01	18018 JAVA ISLE DR	GRAND THEFT	254
10/7/2018 15:00	10734 CORY LAKE DR	NATURE UNKNOWN	254
10/6/2018 3:27	10547 BERMUDA ISLE DR	RESID/COMMERIAL ALARM	254
10/3/2018 22:06	10441 CORY LAKE DR	INFORMATION	254
10/2/2018 15:02	18001 JAVA ISLE DR	RESID/COMMERIAL ALARM	254
10/2/2018 12:11	10801 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
10/1/2018 17:52	10813 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254

Legent Colors: Sames Addresses/Incidents

Events	Total
Building Check - Beach Club:	0
Similar Residential/Commercial Alarm:	6
Traffic Crash:	2
Vehicle Stop/Traffic:	8
Building Check- Residents/Non-Beachclub:	2
Suspicious Vehicles/Person/Prowler:	1
Domestic Dispute/Assault/Battery:	1
Animal Complaint	0
Nature Unknown:	1
Vandalism/Disturbance/Theft:	1
Misc:	3
Parking Violations:	0
Role Call:	0
Fire:	0
Misdemeanor/Felony:	0
TOTAL	25

October Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
0	0	0	0

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

A Public Hearing and a Regular Meeting of the Cory Lakes Community Development District’s Board of Supervisors was held 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	Assistant to the Office Administrator
John Hall	Facilities Manager
Brian Mahar	Yellowstone Landscape Maintenance
Richard Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
Brijesh Patel	Resident
David Carabella	Resident
Prashant Bodhe	Resident
Dinan Shupa	Resident
Prabal _____	Resident
Sandep Patel	Resident
Haresh Ramphal	Resident
Anoop Reddy	Resident
Nadish Patel	Resident

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

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, 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.

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, per month with a contingency that Staff will obtain additional proposals with a lesser interest rate than 7.29%, was approved.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
October 18, 2018
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Castillo, Mr. Hall to perform weekly or bi-weekly walkthroughs around the community with Mr. Mahar of Yellowstone.
- Per Mr. Castillo, Staff to invite an Allied Security representative to the next meeting to discuss current guard issues.
- Per Mr. Castillo, Mr. Hall to remind SOLitude that a pond behind a resident's home in Bahama Isle is littered with waste and overgrown vegetation and needs to be cleaned.
- Per Mr. Castillo, Mr. Hall to have the Isle signs and monuments repainted.
- Per Mr. Shah, Mr. Hall to ask the County to install signs on each side of Morris Bridge to alert motorists that the Cory Lakes entrance is approaching.

Office Manager

- Per Mr. Woodards, Administrative Staff to circulate an e-blast to residents regarding the Community's Drone Policy.

District Engineer

District Counsel

District Manager

- Staff to acquire two additional proposals from contractors to install the fountains in Capri Isle.
- Mr. Adams to increase the Security Committee budget by \$5,000 to hire more State Troopers.
- Staff to obtain one or two additional gym equipment proposals to get a better interest rate than the current one at 7.29%.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

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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	Councilman
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
Denang Shupa	Resident
Praba Soundaranajan	Resident
Sandeep Patil	Resident
Mohendra Tolia	Resident
Harish Ramphal	Resident
Anoop Reddy	Resident
Nadish 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.

44 **SECOND ORDER OF BUSINESS****Chairman's Opening Comments**

45

46 There being no Chairman's opening comments, the next item followed.

47

48 **THIRD ORDER OF BUSINESS****Other Supervisors' Opening Comments**

49

50 Mr. Burman complimented the Staff on the rummage sale and noted that a number of
51 vendor/residents left the event early.52 **Mr. Woodards arrived at the meeting at 6:02 p.m.**53 Mr. Castillo recapped that the rummage sale occurred one week ago, from 8:00 a.m., to
54 12 p.m., and Mr. Burman expressed his objection to vendors leaving hours before the event
55 was scheduled to end, he felt that there should be a way to prevent them from leaving early
56 and he asked if the Board should stipulate that resident vendors remain at the event until a set
57 time. Discussion ensued regarding the rummage sale, setting a time requirement and reasons
58 for the early departures. The Board's consensus was to defer this item and Staff was asked to
59 provide recommendations.60 **▪ Q&A: Councilman Hagen**61 **This item, previously the Fifth Order of Business was presented out of order.**

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

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

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

80

81 **FOURTH ORDER OF BUSINESS**

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

83

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

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

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

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

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

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

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

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

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

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

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

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

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

128

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.

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

140

142 This item was presented following the Third Order of Business.

143

144 **SIXTH ORDER OF BUSINESS** **Update: Yellowstone Landscape**
145 **Maintenance**

146

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

169

170 **SEVENTH ORDER OF BUSINESS** **Discussion: Capri Fountains vs. Landscape**

171

172 This item was addressed during the Fourth Order of Business.

173

174 **EIGHTH ORDER OF BUSINESS** **Committee Reports**

175 **A. Security**

176 Mr. Forbes provided the following report:

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

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

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

184 ➤ An informative cyber security meeting was held in September.

185 ➤ There is a recent increase in drone activity.

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

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

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

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

199 **B. Finance**

200 There being no report, the next item followed.

201 **C. Landscape Aquascape Facilities**

202 Ms. Haque provided the following report:

203 ➤ The Committee recently met.

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

206 ➤ The Committee discussed “No Wake” signs to curtail speeding in the lake; the signs have
207 not been submitted.

208 ➤ The Committee discussed the pavers, as they are starting to deteriorate throughout the
209 community and must be addressed in the near future.

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

215 ➤ The Committee considered sending Yellowstone a written notice regarding trimming
216 trees with unsterilized equipment.

217 **D. Spirit Committee**

218 Ms. Haque stated that the Committee will meet tomorrow.

219

220 **NINTH ORDER OF BUSINESS**

Approval of Minutes

221

222 **A. Board of Supervisors: September 13, 2018**

223 **i. Summary of Motions**

224 The following changes were made:

225 Change “Berman” to “Burman”

226 Change “A. J.” to “A. G.”

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

228 Insert “Schewe” after “Amanda”

229 **ii. Staff Directives**

230 No changes were made.

231 **iii. Regular Meeting**

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

234 Line 20: Insert “Schewe” after “Amanda”

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

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

237 Line 65: Change “415” to “250”

238 Line 220: Delete “and the residents”

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

240 **B. Security Committee: October 1, 2018**

241 **C. Spirit Committee: September 14, 2018**

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

244 **E. Other**

245

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

252

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254 **TENTH ORDER OF BUSINESS**

**Update: Communication with Republic
Services Regarding Recent Leaks**

255

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

261

262 **ELEVENTH ORDER OF BUSINESS**

**Update: Feedback Regarding Boat/Trailer
Parking Parcel Potential Sale**

263

264

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

269

270 **TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of August 31, 2018**

271

272

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

275 Mr. Adams stated that the 7% increase in insurance is payroll-related. Discussion ensued
276 regarding total expenditures, the adopted budget, proration, use-of-fund balance, assigned and
277 unassigned fund balances and gap funding requirement. The financials were accepted.

278

279 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

280

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

282 There being no report, the next item followed.

283 **B. Office Administrator: *Wendy Darby***

284 Ms. Darby presented the October 18, 2018 Office Administrator & Events, Graphics &
285 Community Relations Monthly Report and discussed the following:

286 ➤ Thus far, five cars signed up for the car show event.

287 ➤ The Parents' Night Out (PNO) event was less successful this year; PNO will not be held in
288 November or December.

289 ➤ A resident requested to rent the Beach Club on Sunday to hold church services. The
290 Board's consensus was to deny the request.

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

296 **C. Facilities Manager: *John Hall***

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

299 ➤ There were ongoing guard issues. The Board's consensus was to invite a representative
300 from AlliedUniversal to the next meeting to discuss the issues.

301 ➤ Regarding Yellowstone, he was doubtful that a three-man crew, five days per week, is
302 sufficient to handle the landscaping in the community.

303 Discussion ensued regarding landscaping issues and Mr. Mahar.

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

- 306 ➤ The City of Tampa approved the permits for the Cachet Bridge repairs. The specialty box
307 to go in the round for the electrical work is on a 16-week back order.
- 308 ➤ Sidewalk pressure washing commenced and the holiday lights will be installed.
- 309 ➤ Landscape lighting proposals will be presented at the November meeting.
- 310 ➤ Regarding sidewalk lighting, originally, 17 light poles were to be installed but, due to
311 installation issues, only nine will be installed. The Board must decide whether to enter into a
312 new contract to install the nine new light poles in Capri, at a cost of \$180 per month, or
313 relocate them to another area where sidewalk lighting can be installed and it will be a wash and
314 the District will receive a refund of over \$13,800. The Board consensus was for the nine new
315 light poles to be installed in Capri, at a cost of \$180 per month.
- 316 ➤ Regarding buoys in the lake, instead of posting “No Wake” signs in the lake, the LAF
317 Committee suggested posting signs along the lake bank.
- 318 ➤ Regarding gym equipment, the current cardio equipment lease is up in January.
- 319 Mr. Hall presented a Life Fitness leasing contract for new equipment. Mr. Adams stated
320 that there are sufficient funds in the budget for new equipment. Discussion ensued regarding
321 the new equipment, preventative maintenance and residuals on previously-leased equipment.
322 Mr. Woodards asked that Staff obtain proposals from other gym equipment providers to
323 compare prices and make the best choice.

324

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

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331

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

334

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

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

340 i. NEXT MEETING DATE: November 15, 2018 at 6:00 P.M.

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

342

343 **FOURTEENTH ORDER OF BUSINESS** **Other Business**

344

345 Mr. Burman stated that he will ask Ms. Darby to produce a banking certificate and he
346 will be purchasing _____ to put it in when he must mail it. Due to the November
347 elections, Mr. Burman felt that the Tax Collector should not be invited to visit until December.
348 Mr. Castillo and Mr. Shah felt that January would be more appropriate. Mr. Burman would
349 alert Commissioner Hagen. Mr. Burman stated that when voting on motions, the Chair always
350 asks for "yes" votes but never asks for "no" votes. Mr. Castillo stated that he asks for
351 discussion but point taken.

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

355

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

357

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

361

362 **SIXTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

363

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

365

366 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

367

368 There being no further business to discuss, the meeting adjourned at 10:19 p.m.

369

370

371

372 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

373
374
375
376
377
378
379
380

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

7B

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 5th November 2018 at 7:04 p.m.** at the Beach Club, 10441 Cory Lake Drive, Tampa Florida 33647.

Committee Members Presents: AJ Forbes (Chair), Sheryl Springer (Coordinator, Neighborhood Watch/Keep Tampa Bay Beautiful (KTBB) Team Leader), Victoria Orr (Data Analysis) and Michele Echols. **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison), Harry Ramphal (POA Liaison), Angela Delgatto, Erin Uhler (Event Coordinator) and Brian Little.

First Order of Business: Call to Order: Attendance

There were six guests in attendance:

John Hall – Facility Manager (FM), Cory Lake Isles CDD

Nicholas Cabrera – President/Owner, Security Elite Agency, Inc.

Sabrina Bauld – Resident

Thomas Jones – Resident

Roxanne Simmonds – Resident

Dennis Simmonds – Resident

Second Order of Business: Neighborhood Watch

- Tampa Police will be at our December 3rd meeting to discuss:
 - a. Crime Statistics.
 - b. Auto Burglary/Auto Theft Prevention (**TAG-IT**) Program.
- The annual **New Tampa Neighborhood Night Out** event on October 23rd was a huge success. This free event was sponsored by Tampa Police and the New Tampa Neighborhood Watch Coordinators.
 - The event was attended by City Council Representative, Luis Rivera, TPD Patrol District 2 Commander, Major Michael Baumaister, 1-dozen merchants and over 100 residents.
- **Morris Bridge Clean-Up:** This Saturday, November 10th at 7:30 am.
- **Special thanks** to Judy Beck, from Florida Executive Realty for sponsoring the purchase of our Security Committee, Neighborhood Watch, Clean-Up Campaign community t-shirts.

Third Order of Business: Social Media/Welcome Packages

- **New residents** moving into Cory Lakes:
 - a. October – 7 new residents: 3 renters/4 owners
- Our new **on-line community’s Neighborhood Security Newsletter** is always available for viewing at: <https://tinyurl.com/yakhtztz>

Forth Order of Business: Facility Manager

- John informed the committee that:
 - a. **Wise Property Management** has taken over management of the community from First Service Residential. Interim staff is on-site until permanent replacement is found.
 - b. The Security Committee should immediately **stop posting on “Nextdoor”**, by order of the CDD Board. The Board will provide additional updates at the November 15th meeting.

Fifth Order of Business: Monthly Tampa Police/State Trooper Report

The committee continues to monitor the City of Tampa online TPD Call for criminal/crime activities. (Attachment #1 – Grid 254 TPD/FL State Trooper Call Events Report).

	TPD Call Event Report	Number of TPD Traffic Warning/Tickets
October 2018	25	8
September 2018	35	20
August 2018	36	19
July 2018	39	2
June 2018	23	4
May 2108	41	18
April 2018	32	16
March 2018	53	18
February 2018	49	27
January 2018	80	48
December 2017	27	2
November 2017	30	3
October 2017	30	15

October 2018 – The State Troopers also documented **Six (6)** faulty equipment notices within their report.

	State Trooper Traffic Call Event Report	Number of Trooper Traffic Warning/Tickets	
October 2018	Pending Data	Not Available	Not Available
September 2018	38	12	22
August 2018	49	17	23
July 2018	50	21	24
June 2018	38	19	14
May 2018	36	11	22
April 2018	36	14	16
March 2018	35	13	17

February 2018	28	11	14
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Sixth Order of Business: Automobile Speeders within the Community

- **The POA has restarted the process to notify residents caught speeding.**
 - a. Residents are identified from the South Shores radar camera.
 - b. Resident’s names and addresses are forwarded to the POA site manager.
 - c. Citation letters are sent out for the first two offenses.
- No updates on any timelines for the POA usage of their radar speeding gun to enforce the Covenants.
- 80-90% of speeding within the community is from residents – not guest.

Seventh Order of Business: Open Forum/Final Thoughts

- Cory Lakes *is still* considered one of the **safest neighborhoods in New Tampa** – according to recent discussions with TPD.
- The committee will start gathering security/safety event data from the Daily Security Guards Report/Silvertracker and report quarterly to the board.

Last Order of Business: Adjournment 8:02 p.m.

Next meeting is scheduled for Monday, **7th January 2019** at 7:00 p.m.

The Security Committee will forgo having meetings on the 3rd month of each quarter (**March, June, September and December**). Instead, the Neighborhood Watch Team will meet instead and host an unrecorded gathering. This gathering will be used to build community relations.

MINUTES ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2018.

Jorge Castillo, Chairman

Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

9

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2018**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2015	
ASSETS							
Operating account							
Iberia - operating acct	\$ 3,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,656
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	262,157	-	-	-	-	-	262,157
SunTrust - debit card	2,869	-	-	-	-	-	2,869
MMK account	346,300	-	-	-	-	-	346,300
Investments							
Revenue	-	102,236	116,228	63,144	-	-	281,608
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	12,212	-	-	-	12,212
Construction	-	-	-	-	3,447	-	3,447
Due from other	1,991	-	-	-	-	-	1,991
Due from other funds							
Capital projects: 2015	327,746	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	23,156
Prepaid expense	22,100	-	-	-	-	-	22,100
Total assets	<u>\$ 992,831</u>	<u>\$ 154,645</u>	<u>\$ 375,798</u>	<u>\$ 73,144</u>	<u>\$ 3,447</u>	<u>\$ -</u>	<u>\$ 1,599,865</u>
LIABILITIES							
Accounts payable	\$ 49,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,748
Due to other funds							
General	-	-	-	-	-	327,746	327,746
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>50,071</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>377,817</u>
FUND BALANCES							
Nonspendable							
Deposits	23,183	-	-	-	-	-	23,183
Restricted for:							
Debt service	-	154,645	375,798	73,144	-	-	603,587
Capital projects	-	-	-	-	3,447	(327,746)	(324,299)
Assigned							
3 months working capital	463,954	-	-	-	-	-	463,954
Unassigned	455,623	-	-	-	-	-	455,623
Total fund balances	<u>942,760</u>	<u>154,645</u>	<u>375,798</u>	<u>73,144</u>	<u>3,447</u>	<u>(327,746)</u>	<u>1,222,048</u>
Total liabilities and fund balances	<u>\$ 992,831</u>	<u>\$ 154,645</u>	<u>\$ 375,798</u>	<u>\$ 73,144</u>	<u>\$ 3,447</u>	<u>\$ -</u>	<u>\$ 1,599,865</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 1,677,304	\$ 1,673,588	100%	\$ 1,673,588
Interest and miscellaneous	2,652	38,971	30,000	130%	30,000
Total revenues	<u>2,652</u>	<u>1,716,275</u>	<u>1,703,588</u>	101%	<u>1,703,588</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	12,000	12,000	100%	12,000
Payroll services	49	740	600	123%	600
Payroll taxes - FICA	31	394	900	44%	900
Payroll taxes - unemployment	-	-	325	0%	325
District management	4,583	55,000	55,000	100%	55,000
Assessment roll preparation	417	5,000	5,000	100%	5,000
Bond amortization schedule fee	-	-	1,500	0%	1,500
Disclosure report	250	3,000	3,000	100%	3,000
Trustee	-	6,465	10,182	63%	10,182
Notes payable - Soave Group - DS	-	21,733	21,733	100%	21,733
Audit	-	6,400	6,400	100%	6,400
Arbitrage rebate calculation	-	-	2,500	0%	2,500
Legal - general counsel	-	9,180	5,000	184%	5,000
Engineering	808	12,742	10,000	127%	10,000
Insurance: general liability & public officials	-	28,555	26,700	107%	26,700
Insurance: worker's compensation	-	7,488	6,291	119%	6,291
Legal advertising and Sunshine Board	2,858	5,579	4,500	124%	4,500
Bank fees	126	1,688	1,500	113%	1,500
Credit card discount	215	400	-	N/A	-
Dues & licenses	-	175	175	100%	175
Postage	184	2,188	1,500	146%	1,500
Office supplies	321	760	-	N/A	-
Tax collector	-	33,541	69,733	48%	69,733
Contingencies	-	-	500	0%	500
Total administrative	<u>10,842</u>	<u>213,028</u>	<u>245,039</u>	87%	<u>245,039</u>
Field operations					
Utilities					
Communication	2,727	24,932	17,500	142%	17,500
Website	-	1,202	600	200%	600
ADA website complaince	-	199	-	N/A	-
Streetlights	30,839	169,289	90,000	188%	90,000
Electricity	10,808	54,756	50,000	110%	50,000
Propane	-	283	400	71%	400
Water, sewer & irrigation	3,397	21,425	15,000	143%	15,000
Solid waste removal	520	6,929	6,200	112%	6,200
Sewer lift stations	775	6,475	2,500	259%	2,500
Total utilities	<u>49,066</u>	<u>285,490</u>	<u>182,200</u>	157%	<u>182,200</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	37,768	282,813	256,500	110%	256,500
Contractual virtual guard	7,091	80,219	77,000	104%	77,000
Off-duty policing	4,153	14,653	10,000	147%	10,000
Total security operations	<u>49,012</u>	<u>377,685</u>	<u>343,500</u>	110%	<u>343,500</u>
Field office administration					
Field manager	3,952	51,819	52,000	100%	52,000
Assistant field manager	529	11,706	13,000	90%	13,000
Office administrator	3,738	56,018	44,500	126%	44,500
Assistant office administrator	2,308	20,769	14,300	145%	14,300
Payroll taxes	944	13,112	10,200	129%	10,200
Seasonal decorations	-	33,000	33,000	100%	33,000
Beach club office equipment	339	9,542	3,400	281%	3,400
Beach club office supplies	248	3,456	1,700	203%	1,700
Beach club gym supplies	1,181	14,888	14,000	106%	14,000
Guard office equipment	-	84	2,000	4%	2,000
Guard office supplies	114	655	2,000	33%	2,000
Community events coordinator	-	3,750	15,000	25%	15,000
Community events supplies	2,478	19,639	15,000	131%	15,000
Pool & beach club attendants	1,225	24,236	36,000	67%	36,000
Total field office administration	<u>17,056</u>	<u>262,674</u>	<u>256,100</u>	103%	<u>256,100</u>
Landscape maintenance					
Landscaping	27,580	389,123	360,000	108%	360,000
Street tree maintenance	-	24,214	-	N/A	-
Beach sand	-	-	5,500	0%	5,500
Annuals & seasonal plant installation	-	1,700	8,000	21%	8,000
Plant replacement	-	38,570	40,000	96%	40,000
Sod replacement	-	625	7,500	8%	7,500
Well maintenance - irrigation	-	5,200	5,000	104%	5,000
Irrigation - maintenance	297	9,626	10,000	96%	10,000
Tree removal	-	45,361	25,000	181%	25,000
Lake & pond maintenance	4,125	64,210	52,000	123%	52,000
Total landscape maintenance	<u>32,002</u>	<u>578,629</u>	<u>513,000</u>	113%	<u>513,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	198	16,967	35,000	48%	35,000
Car and cart repairs and maintenance	1,532	7,468	4,500	166%	4,500
Cleaning	1,626	16,242	16,000	102%	16,000
Pest control	-	2,035	2,000	102%	2,000
Security gate maintenance & repair	-	1,989	5,000	40%	5,000
Security gate maintenance & repair - other	-	414	2,000	21%	2,000
Monuments & signs	-	4,466	5,000	89%	5,000
Fountains	-	378	7,000	5%	7,000
Storm water drainage	-	43,571	20,000	218%	20,000
Recreation equipment maintenance & repair	2,035	15,635	15,000	104%	15,000
Building equipment maintenance & repair	1,873	17,800	20,000	89%	20,000
Pressure washing	-	7,300	5,000	146%	5,000
Paver, streets and sidewalk repairs, cleaning	4,150	137,527	125,000	110%	125,000
Clear & repair monument lanterns	-	695	1,500	46%	1,500
Commercial window cleaning	-	-	2,500	0%	2,500
Total facilities maintenance	<u>11,414</u>	<u>272,487</u>	<u>265,500</u>	103%	<u>265,500</u>
Facilities maintenance (pool)					
Pool maintenance	4,000	21,288	22,900	93%	22,900
Pool repairs	-	8,695	12,000	72%	12,000
Pool heater utilities	197	5,414	15,000	36%	15,000
Pool permit	-	275	575	48%	575
Total facilities maintenance (pool)	<u>4,197</u>	<u>35,672</u>	<u>50,475</u>	71%	<u>50,475</u>
Total field operations	<u>162,747</u>	<u>1,812,637</u>	<u>1,610,775</u>	113%	<u>1,610,775</u>
Infrastructure reinvestment					
Capital improvement program	<u>4,304</u>	<u>57,862</u>	-	N/A	-
Total infrastructure reinvestment	<u>4,304</u>	<u>57,862</u>	-	N/A	-
Total expenditures	<u>177,893</u>	<u>2,083,527</u>	<u>1,855,814</u>	112%	<u>1,855,814</u>
Excess/(deficiency) of revenues over/(under) expenditures	(175,241)	(367,252)	(152,226)		
Fund balance - beginning (unaudited)	<u>1,118,001</u>	<u>1,310,012</u>	<u>1,193,148</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	463,954	463,954	463,954		
Unassigned	478,806	478,806	576,968		
Fund balance - ending	<u>\$ 942,760</u>	<u>\$ 942,760</u>	<u>\$ 1,040,922</u>		

*The District's fiscal year begins October 1 and ends 12 months later on September 30.

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 108,198	\$ 108,202	100%
Interest	199	1,550	-	N/A
Total revenues	<u>199</u>	<u>109,748</u>	<u>108,202</u>	101%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	78,694	78,694	100%
Total debt service	<u>-</u>	<u>103,694</u>	<u>103,694</u>	100%
Other fees & charges				
Tax collector	-	2,163	4,508	48%
Total other fees & charges	<u>-</u>	<u>2,163</u>	<u>4,508</u>	48%
Total expenditures	<u>-</u>	<u>105,857</u>	<u>108,202</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	199	3,891	-	
Fund balances - beginning	<u>154,446</u>	<u>150,754</u>	<u>146,767</u>	
Fund balances - ending	<u><u>\$ 154,645</u></u>	<u><u>\$ 154,645</u></u>	<u><u>\$ 146,767</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 525,870	\$ 526,886	100%
Prepaid assessments - off roll	-	13,813	-	N/A
Interest	479	4,981	-	N/A
Total revenues	<u>479</u>	<u>544,664</u>	<u>526,886</u>	103%
EXPENDITURES				
Debt service				
Principal	-	430,000	430,000	100%
Principal prepayment	-	30,000	10,000	300%
Interest	-	75,067	74,932	100%
Total debt service	<u>-</u>	<u>535,067</u>	<u>514,932</u>	104%
Other fees & charges				
Tax collector	-	10,514	21,954	48%
Total other fees & charges	<u>-</u>	<u>10,514</u>	<u>21,954</u>	48%
Total expenditures	<u>-</u>	<u>545,581</u>	<u>536,886</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	479	(917)	(10,000)	
Fund balances - beginning	<u>375,319</u>	<u>376,715</u>	<u>347,343</u>	
Fund balances - ending	<u>\$ 375,798</u>	<u>\$ 375,798</u>	<u>\$ 337,343</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 NOTE
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 51,028	\$ 54,928	93%
Prepaid assessment	-	11,476	-	N/A
Total revenues	<u>-</u>	<u>62,504</u>	<u>54,928</u>	114%
EXPENDITURES				
Debt service				
Note principal	-	41,000	44,000	93%
Principal prepayment	-	11,476	-	N/A
Note interest	-	8,790	8,651	102%
Total debt service	<u>-</u>	<u>61,266</u>	<u>52,651</u>	116%
Other fees & charges				
Tax collector	-	1,021	2,289	45%
Total other fees & charges	<u>-</u>	<u>1,021</u>	<u>2,289</u>	45%
Total expenditures	<u>-</u>	<u>62,287</u>	<u>54,940</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	-	217	(12)	
Fund balances - beginning	<u>73,144</u>	<u>72,927</u>	<u>71,241</u>	
Fund balances - ending	<u><u>\$ 73,144</u></u>	<u><u>\$ 73,144</u></u>	<u><u>\$ 71,229</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 5	\$ 37
Total revenues	5	37
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	5	37
Fund balance - beginning	3,442	3,410
Fund balance - ending	\$ 3,447	\$ 3,447

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED SEPTEMBER 30, 2018**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balance - beginning	 (327,746)	 (327,746)
Fund balance - ending	<u><u>\$ (327,746)</u></u>	<u><u>\$ (327,746)</u></u>

CORY LAKES
Community Development District
Series 2013 Bonds
\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63

CORY LAKES
 Community Development District
 Series 2013 Bonds
 \$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

Beach club gym supplies

CORY LAKES
 Community Development District
 Series 2013 Refunding Bonds
 \$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016			43,224.50	43,224.50
05/01/2017	420,000.00	2.710%	43,224.50	463,224.50
11/01/2017			37,533.50	37,533.50
05/01/2018	430,000.00	2.710%	37,398.00	467,398.00
11/01/2018			31,571.50	31,571.50
05/01/2019	440,000.00	2.710%	31,571.50	471,571.50
11/01/2019			25,609.50	25,609.50
05/01/2020	455,000.00	2.710%	25,609.50	480,609.50
11/01/2020			19,444.25	19,444.25
05/01/2021	465,000.00	2.710%	19,444.25	484,444.25
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,180,000.00	-	\$354,197.00	\$3,534,197.00

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10B

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: November 15, 2018

Office/Beach Club

- Finalized 2019 Event schedule and prepared preliminary budget for each event based on previous years expenses.
- Contacted Spectrum to streamline billing process as well as discuss available options to ensure we are not being overcharged for unused services.
- Contacted Envera regarding New Resident Mixer and supplemental training materials. They are creating a flyer/training specifically for CLI and will send marketing/promotional items for goodie bags. Continue fine-tuning New Resident mixer talking points.
- Continued efforts in completing the Office Administrator Manual

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Created draft flyers for upcoming events: Adpot-a-Road, Boat Parade, Cookies with Santa & Draft started for New Resident Mixer, Food and Wine Pairing & Fishing Tournament.

Events

- **Fall Festival (Veteran's Day Car Show)**
This event was a huge success. We had A Party 2 Remember here with the ToxicMelt Down (a favorite by everyone), soccer darts, Zorb balls, tattoo artist and more. The New Tampa Juniorettes had a booth set up to sell jewelry for their charity. Neighborhood Watch and TPD were onsite which was a lovely addition. During this Festival we also hosted the Veteran's Day Car Show which added a lot of fun to the event. There were a total of 4 sponsors: Bee Green Lawn Care, Judi Beck, McNatts Cleaners and Dr. Groseclose.
- **Holiday Boat Parade & Celebration**
DJ was confirmed for this event. We will have the same wonderful Santa that we have had in the past. A trackless train that will be decorated as a 'Holiday Train' that will offer rides to children around the parking lot has been secured. Jerilyn Rush has been confirmed as an event sponsor, as well as McNatt's Cleaners. Staff is currently working with Jerilyn Rush to provide a 'parade route' map to participants for better logistics. A copy will also be sent to resident, so everyone knows when and where they can view the parade from. New decorations are being purchased as the ones from previous years were old and worn out. (the same decorations will be used for Cookies with Santa/Puppet show)
- **Cookies with Santa/Puppet Show**
The puppet show this year will be 'Elves & the shoemaker'. The same Santa that will be at the Holiday Boat Parade & Celebration will be in this event. Tickets are now available for pick up in the

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: November 15, 2018

CDD office. Adults and children must have tickets to participate, this way we are staying under our max occupancy for the building.

- **Food and Wine Pairing**

The caterer and wine specialist has been booked for Feb. 2nd. The theme will be “love” or Valentine’s Day as it is close to that holiday. A survey was put on Nextdoor for residents to choose: Food & Chocolate, Food and Cheese or Food and Wine (including a meal). 60% of responses choose Food and Wine with a 4 course meal.

Community Relations

- **New Resident Mixer**

The first New Resident Mixer has been scheduled for 1/16/2019. The power point is being ‘fine-tuned’. The POA has been contacted to see if they would like to send a representative to the mixer to communicate any POA matters to new residents. We have a sponsor who will provide monies for light refreshments during this event.

- **Welcome Wagon**

There were 7 new residents for the month of October. Table top plants will be purchased and distributed on Friday, November 9th. We will also include an invitation to our first New Resident Mixer with each gift given.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10C

Cory Lakes Community Development District

Facilities Manager

November 2018, Activity Report

BEACH CLUB

1. Replaced paper towel dispenser in kitchen

Pool

1. Installed new LED fixture in men's room.
2. Installed touch free paper towel dispensers in men's bath.
3. Installed automatic flushers on both urinals and the stall, men's.
4. Installed automatic flushers on all ladies' stalls.
5. Installed touch free paper towel dispensers in ladies' room.
6. Repaired two heaters for the pool.

PLAYGROUND

1. Kept clean and organized.
2. Playmore working on some turf and paint issues.

GYM

1. Kept area clean and organized.
2. Replaced paper towel dispensers in both bathrooms.
3. Installed automatic flushers on men's room urinals.
4. Fitness Services did routine maintenance.

LANDSCAPING

1. Tree Mart to replaced second dead Washingtonia palm on Cross Creek entrance.
2. Working on replacing and installing plants on entrance islands around the community.
3. Working with Yellowstone management on issues with mow crews and other site maintenance.
4. Detail crew working on keeping up on weeds and trimming.
5. Completed mulching of community.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Solitude moving and fixing damaged buoys. Someone keeps moving the buoys to fit their wants.

3. Treating lakes and ponds to prevent algae blooms.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Replaced front tires and sway bar on patrol car.

OTHER ACTIONS

1. Working with Life Fitness on equipment pricing for the gym.
2. Working with Tampa Bay Powersports and finalized UTV purchase.
3. Working with Gator Ford and finalized purchase of truck.
4. Tampa Bay Pressure washing cleaned the entrance monuments.
5. Tampa Bay Pressure washing cleaned community sidewalks.
6. Christmas lights are starting to be installed.
7. Replaced photocells on Bahama Isle and St. Croix Isle.
8. Repairing power issues as the lighting company finds them.
9. Working with several lighting vendors on revised proposals for the low voltage lighting at the entrances.
10. Working with Electric Today on warranty repairs for amenities lighting.
11. Replaced mounting bracket and electrical box for the light at the Morris Bridge entrance monument exit side.
12. Put gate to storage area back up after storm blew it off the rails completely.
13. Reset all the community timers for daylight savings
14. Working with painter to get monuments freshened up for the holidays.
15. Getting proposals to paint gym restrooms.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Put door back on track.
3. Replaced light bulb in soffit.
4. Lubricated the gates
5. Replaced battery backups on gates

Morris Bridge Security Gatehouse

1. Replaced ac filter and flushed and vacuumed drain lines.
2. Cleaned and lubricated door track
3. Lubricated gates
4. Replaced batteries for battery backup system on gates.

Action Plan for Dec.

1. Continue working with TECO on ongoing projects.
2. Continue working with District Engineer on ongoing projects.
3. Work on LAF projects.
4. Paint pool steps.
5. Continue working with Republic Services on oil spills.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10D

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the Cory Lakes Community Development District (“District”) will hold regular meetings for Fiscal Year 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 on the following dates:

October 18, 2018
November 15, 2018
December 20, 2018
January 17, 2019
February 21, 2019
March 21, 2019
April 18, 2019
May 16, 2019
June 20, 2019
July 18, 2019
August 15, 2019
September 19, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager
Cory Lakes Community Development District**