

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on Thursday, December 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

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
A. J. Forbes	Resident, Security Committee Member
Roya Monfared	Resident and POA Board Member
Harry Ramphal	Resident
Carlos Guzman	Resident
Steven Hancz	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor Woodards was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

THIRD ORDER OF BUSINESS

Other 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 stated that he has been in contact with Commissioner Hagan’s office and, so far, there is no response to the CDD’s invitation to the Tax Revenue Commissioner to attend a future Board Meeting. Since a joint CDD/POA meeting is planned for January, it would be wise to extend the invitation to February. Mr. Burman would keep the Board posted as soon as a definitive time is reached. As to whether it would be beneficial to invite residents from neighboring communities to that particular meeting, Mr. Adams suggested emailing an invitation to the POA and CDD Boards and inviting 30 or 40 individual leaders of those communities, rather than over 200 residents. Ms. Haque suggested placing the Tax Collector’s presentation at the beginning of the meeting.

Mr. Castillo noted that Mr. Woodards was not present at the last meeting nor at tonight’s meeting and asked if anyone has spoken to him since. Mr. Adams stated that Mr. Woodward’s texted him and was running late; if Mr. Woodward’s does not arrive tonight, he would contact Mr. Woodards tomorrow and advise the Board.

FOURTH ORDER OF BUSINESS

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

Mr. Steven Hancz, a resident, stated that the lights at the Cross Creek entrance are not working and he felt that it was related to the sensors. Mr. Hall would investigate the streetlight issue. In response to Mr. Hancz’s questions regarding the removal of bushes at the intersection of St. Croix and Cory Lake Drive, and if it is possible to replace a rover vehicle with an electric car, Mr. Hall stated that he is awaiting proposals for removal of the shrubs and Allied covers the cost of gas for the rover vehicles.

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected supervisors, Sheila Haque, [SEAT 4] and Sudhir “Sid” Shah, [SEAT 5] (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Haque and Mr. Shah. He distributed the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Electing the Officers of the Cory Lakes Community Development District, Hillsborough County, Florida; and Providing for an Effective Date

Mr. Adams presented Resolution 2019-01. Mr. Castillo nominated himself as Chair and Mr. Shah as Vice Chair. Mr. Adams stated that the slate of officers will remain as it was prior to the election. The slate of officers was as follows:

Chair	Jorge Castillo
Vice Chair	Sudhir "Sid" Shah
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	David Burman
Assistant Secretary	Sheila Haque
Assistant Secretary	Bob Woodards
Assistant Secretary	Craig Wrathell
Assistant Treasurer	Jeff Pinder

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2019-01, Electing Officers of the District, as nominated, was adopted.

SEVENTH ORDER OF BUSINESS

**Update: Allied Security
Activities/Operation**

This item was carried-over from the previous meeting and can be disregarded.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2019-02,
Amending the General Fund Portion of the
Budget for Fiscal Year 2018; and Providing
for an Effective Date**

Mr. Castillo presented Resolution 2019-02. Mr. Adams stated that the Resolution is recommended to avoid a finding in the annual audit, which has already commenced. As anticipated, the CDD will be over budget by 10 to 12% for Fiscal Year 2018, mainly due to the streetlight transition not occurring as quickly as it was budgeted for, along with other additional costs related to the lighting. The reason for the "Contingency" of \$150,000, on Page 2, is to prevent against having to adopt another budget amendment, should there be any journal entry issues that would require an increase. Although the CDD has not yet had any journal entry adjustments, Management felt that a sizable amount should be set aside for it and, if not utilized, the contingency will roll back to the Fund Balance.

On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, Resolution 2019-02, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Agenda Topics for January Joint Meeting with POA

Mr. Adams stated that he previously emailed the Board regarding the agenda for the joint POA/CDD meeting in January and received confirmation from the POA that they will attend the January 17 meeting at 6:00 p.m. The discussions of interest to both entities will take place during the first hour of the regular meeting and, since the meeting will be advertised as a full meeting, both entities could take action on certain issues. The POA Property Manager indicated that the POA did not have any additional items for the agenda; however, the CDD

previously discussed issuing fines for speeding as a priority matter. Discussion ensued regarding additional items that should be on the agenda, the Thomason’s plans for the boat storage facility, the CDD’s position, The Meadows, residents’ reactions and back taxes. Mr. Burman stated that the location of the storage area has created several problems for the POA, over the years, including break-ins and security issues but he doubted the CDD would want to take on such issues. Mr. Shah felt that the Board should take a wait-and-see attitude regarding the boat storage issue. Ms. Haque suggested inviting both Mr. Gene and Mr. Cory Thomason to the joint POA/CDD meeting. The Board’s consensus is to add the boat storage issue to the agenda and, if something additional develops, it can be added at the meeting. Mr. Adams would add as a discussion item: Status of Boat Storage.

Ms. Roya Monfared, a resident and POA Member, stated that the POA cannot alone decide on the boat storage issue, as it is a community issue and both entities are affected by it. Mr. Burman offered to provide the history of the boat storage property. Ms. Haque suggested discussing it at the joint meeting so everyone can hear. Mr. Burman would prepare the history.

TENTH 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 stated that the Committee met today and highlighted the following:

➤ Residents that live along the Southwest Florida Water Management District (SWFWMD) fence line have been cutting through the fence and creating chaos and spreading debris. She asked if, as a courtesy, the District should notify residents that the SWFWMD may issue fines.

Mr. Castillo felt that the District should allow the SWFWMD to do what it must do.

➤ Some residents’ pets are destroying CDD property, namely the plantings and flower beds. She asked if the CDD should send a letter to pet owners who were previously warned by

Mr. Hall and ignored his warning. Mr. Castillo directed Staff to circulate a formal letter to residents to curb their dogs.

Mr. Burman suggesting adding "Fine Enforcement" to the agenda, with regard to the CDD being able to only cite residents, whereas the POA has the authority to enforce other violations, besides speeding and issuing fines.

D. Spirit Committee

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: November 15, 2018

i. Summary of Motions

Change "Cheryl" to "Sheryl"

ii. Staff Directives

No changes were made.

iii. Regular Meeting

Mr. Adams presented the November 15, 2018 Board of Supervisors Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 24 and throughout: Change "Cheryl" to "Sheryl"

Line 155: Delete "40 miles per hour"

Line 338: Change "Carlos Guzman" to "Harry Ramphal"

B. Spirit Committee

i. October 2018 (Revised)

ii. November 2018

C. Sunshine Board Online Workshop: December 4, 2018 to December 11, 2018 (to be provided under separate cover)

D. Other

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the November 15, 2018 Board of Supervisors Summary of Motions and Regular Meeting Minutes, as amended, and the November 15, 2018 Staff Directives, October 2018 (Revised) and November 2018 Spirit Committee Meeting Minutes and December 4, 2018 to December 11, 2018 Sunshine Board Online Workshop, as presented, were approved.

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

Mr. Adams stated that his most recent dialogues regarding the Republic Services (RS) leaks have been with the County, namely Mr. Damian Trammell with the Department of Public Works. He recently received an email from the attorney for RS inquiring as to whether the Board decided to accept the proposal. Mr. Adams informed the attorney that the proposal in question was an old one, which was an insult, and that Management has asked the County to intervene to facilitate an updated proposal. Mr. Adams also invited the attorney for RS to the January meeting. Discussion ensued regarding then next step, filing a lawsuit and additional RS-related complaints.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2018. Mr. Shah questioned the "Rentals and leases" line item, at 23%, and the "Building equipment maintenance & repair" line item, at 35%, on Page 4. Mr. Adams stated the District made first and last payments for the truck, through the leasing company, and he would review the General Ledger to provide an answer later in the meeting about the "Building equipment maintenance & repair" line item.

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 December 13, 2018 Office Administrator & Events, Graphics & Community Relations Monthly Report. She highlighted the following items:

- The Holiday Boat Parade and Cookies with Santa events were extremely successful.

Discussion ensued regarding sponsors, a recent open event wherein alcohol was served and people stayed beyond the event and enforcing an end time.

In response to Mr. Shah's inquiry regarding the "Building equipment maintenance & repair" line item, in the financials, Mr. Adams stated that Management processed a few invoices from Anthony's of Tampa for cleaning the Beach Club, Clubhouse and the guard shacks, totaling \$2,300, and an Amazon purchase of picnic tables totaling \$1,300.

Ms. Darby stated that she recently circulated emails to the Board regarding holiday closure policies for Christmas Eve and New Year's Eve, as the facilities are always closed on Christmas Day and New Year's Day. Two Board Members chose to open the facilities for a half day on December 24 and January 31 and the remaining two chose to close the facilities altogether. Discussion ensued regarding holiday closures, out-of-town guests and relatives, the pool area, the rover, Envera and fingerprint access. The Board's consensus was to activate the "Fingerprint Only" access to the Facilities from 9:00 a.m., to 9:00 p.m., on Christmas Eve, and from 9:00 a.m., to 6:00 p.m., on New Year's Eve and close the facilities on Christmas Day and New Year's Day. A sign would be erected at the Clubhouse door that reads "The Facility is being monitored 24/7."

Ms. Haque left the meeting.

C. Facilities Manager: *John Hall*

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

- There were power issues with the Christmas lights on the first night, which were subsequently solved. Mr. Adams suggested engaging an electrician in the future.

The Board and Staff discussed the pavers, light poles, LED lights, halos, etc. Mr. Castillo asked for an update on the landscaping. Mr. Hall stated, although there is some improvement, he must still point out items that need to be addressed to the crewmen. As to the fitness

equipment, Mr. Hall stated the project is still in process and painting and other preparations can be completed in one day. Mr. Shah inquired about the “Approaching Cory Lake” sign and extending the turn lane onto Morris Bridge, which Commissioner Hagan pledged to look into.

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

i. NEXT MEETING DATE: January 17, 2018 at 6:00 P.M.

Mr. Adams distributed a summary sheet for the Landscape Activities Plan and stated that the same sheet was previously provided to Mr. Hall and Yellowstone. Everybody signed off on the document, in terms of activities and timing, and it is consistent with the contract. He suggested that Mr. Hall utilize the sheet to program some of the activities into his daily calendar, in advance of different landscaping projects. The Board and Staff discussed the summary sheet, altering Yellowstone’s contract if they do not provide satisfactory services, fertilizer, turf, re-plantings and the best time for flower rotations. In response to Mr. Castillo’s question regarding how much was spent to hard-cut on the crape myrtles, it was noted that the District expended \$1,400. As to how plant replacements around the community were progressing, Mr. Hall stated the project is on time.

FIFTEENTH ORDER OF BUSINESS

Other Business

Mr. Shah inquired about the payroll summary for the CDD Staff. Mr. Adams will provide the actual-to-budget, year-end payroll summary by the next meeting.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Supervisors’ Requests

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

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 7:54 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair