

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

January 17, 2019

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

January 10, 2019

Board of Supervisors
Cory Lakes Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:


The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on Thursday, January 17, 2019 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. 6:00 – 7:00 P.M.: Joint CDD/POA Board Meeting
3. Chairman’s Opening Comments
4. Other Supervisors’ Opening Comments
5. Public Comments (*agenda items*) [3 minutes per speaker]
6. Update: Communication with Republic Services Regarding Recent Leaks
7. Committee Reports
 - A. Security
 - B. Finance
 - C. Landscape Aquascape Facilities
 - D. Spirit Committee
8. Approval of Minutes
 - A. Board of Supervisors: December 13, 2018
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. Security Committee: January 7, 2019

- C. Sunshine Board Online Workshop: January 2, 2019 to January 15, 2019 *(to be provided under separate cover)*
 - D. Other
9. Acceptance of Unaudited Financial Statements as of November 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: February 21, 2019 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

<p>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810</p>
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CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

7A

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

11/30/2018 23:47	CORY LAKE BL / MORRIS BRIDGE RD	INFORMATION	254
11/30/2018 23:34	10639 CORY LAKE DR	DISTURBANCE	254
11/28/2018 13:26	10821 BARBADOS ISLE DR	AUTO BURGLARY	254
11/27/2018 8:27	CORY LAKE BL / CORY LAKE DR	TRAFFIC CRASH	254
11/21/2018 1:50	17813 SAINT LUCIA ISLE DR	RESID/COMMERIAL ALARM	254
11/19/2018 15:07	10759 CORY LAKE DR	INFORMATION	254
11/18/2018 20:46	18022 JAVA ISLE DR	NATURE UNKNOWN	254
11/17/2018 18:33	10503 BERMUDA ISLE DR	DOMESTIC DISPUTE	254
11/14/2018 8:15	CORY LAKE DR / COZUMEL ISLE DR	VEHICLE STOP/TRAFFIC	254
11/14/2018 7:43	CORY LAKE DR / JAVA ISLE DR	VEHICLE STOP/TRAFFIC	254
11/14/2018 7:34	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/14/2018 7:28	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/12/2018 20:29	10736 CORY LAKE DR	NATURE UNKNOWN	254
11/12/2018 17:24	10507 CANARY ISLE DR	INFORMATION	254
11/10/2018 21:01	10441 CORY LAKE DR	MISDEMEANOR	254
11/10/2018 14:15	18008 LANAI ISLE DR	PARKING VIOLATION	254
11/9/2018 17:27	10441 CORY LAKE DR	MISDEMEANOR	254
11/7/2018 10:34	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/7/2018 10:25	CORY LAKE DR / BARBADOS ISLE DR	VEHICLE STOP/TRAFFIC	254
11/6/2018 9:17	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/6/2018 8:52	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/6/2018 8:52	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
11/5/2018 21:27	17910 SAINT CROIX ISLE DR	INFORMATION	254
11/4/2018 13:03	18014 LANAI ISLE DR	INFORMATION	254
11/4/2018 13:03	10531 CORY LAKE DR	DOMESTIC DISPUTE	254

Legent Colors: Sames Addresses/Incidents

Events	Total
 Building Check - Beach Club:	0

Similar Residential/Commercial Alarm:	1
Traffic Crash:	1
Vehicle Stop/Traffic:	9
Building Check- Residents/Non-Beachclub:	0
Suspicious Vehicles/Person/Prowler:	0
Domestic Dispute/Assault/Battery:	2
Animal Complaint	0
Nature Unknown:	2
Vandalism/Disturbance/Theft:	1
Misc:	4
Parking Violations:	1
Role Call:	0
Fire:	0
Misdemeanor/Felony:	2
TOTAL	23

November Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
22	15	0	37

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

12/29/2018 15:40	10825 BARBADOS ISLE DR	NATURE UNKNOWN	254
12/29/2018 8:59	10886 CORY LAKE DR	BUILDING CHECK	254
12/28/2018 16:48	17941 BAHAMA ISLE CR	INFORMATION	254
12/28/2018 12:46	10736 CORY LAKE DR	RESID/COMMERIAL ALARM	254
12/28/2018 12:09	10886 CORY LAKE DR	INFORMATION	254
12/27/2018 15:59	MORRIS BRIDGE RD / CORY LAKE BL	INFORMATION	254
12/25/2018 18:59	10722 CORY LAKE DR	RESID/COMMERIAL ALARM	254
12/21/2018 14:17	10513 CORY LAKE DR	RESID/COMMERIAL ALARM	254
12/21/2018 12:20	CORY LAKE BL / CAPRI ISLE LN	VEHICLE STOP/TRAFFIC	254
12/19/2018 21:09	10719 CORY LAKE DR	INFORMATION	254
12/19/2018 11:41	17941 BAHAMA ISLE CR	GRAND THEFT	254
12/17/2018 14:01	10441 CORY LAKE DR	MEETING	254
12/17/2018 13:27	17941 BAHAMA ISLE CR	FORGERY/BAD CHECKS	254
12/16/2018 18:23	10455 CANARY ISLE DR	DISTURBANCE	254
12/16/2018 10:09	10739 CORY LAKE DR	INFORMATION	254
12/15/2018 23:33	10518 BERMUDA ISLE DR	DOMESTIC DISPUTE	254
12/14/2018 11:20	10748 CORY LAKE DR	INFORMATION	254
12/14/2018 9:18	10755 CORY LAKE DR	NATURE UNKNOWN	254
12/11/2018 14:24	18050 JAVA ISLE DR	NATURE UNKNOWN	254
12/10/2018 21:46	17941 BAHAMA ISLE CR	DOMESTIC DISPUTE	254
12/10/2018 1:46	MORRIS BRIDGE RD / CORY LAKE BL	VEHICLE STOP/TRAFFIC	254
12/9/2018 21:34	18009 LANAI ISLE DR	DISTURBANCE	254
12/8/2018 17:46	10441 CORY LAKE DR	MISDEMEANOR	254
12/8/2018 14:43	CORY LAKE DR / JAVA ISLE DR	VEHICLE STOP/TRAFFIC	254
12/7/2018 17:29	18009 LANAI ISLE DR	MISDEMEANOR	254
12/6/2018 14:02	MORRIS BRIDGE RD / CORY LAKE BL	VEHICLE STOP/TRAFFIC	254

12/6/2018 13:11	CORY LAKE DR / BERMUDA ISLE DR	VEHICLE STOP/TRAFFIC	254
12/6/2018 10:55	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
12/6/2018 1:35	10550 MARTINIQUE ISLE DR	RESID/COMMERIAL ALARM	254
12/3/2018 18:45	10441 CORY LAKE DR	MEETING	254
12/2/2018 17:48	10846 CORY LAKE DR	AUTO BURGLARY	254
12/1/2018 0:45	10643 CORY LAKE DR	DISTURBANCE	254

Legent Colors: Sames Addresses/Incidents

Events	Total
Building Check - Beach Club:	0
Similar Residential/Commerial Alarm:	3
Traffic Crash:	0
Vehicle Stop/Traffic:	6
Building Check- Residents/Non-Beachclub:	1
Suspicious Vehicles/Person/Prowler:	0
Domestic Dispute/Assault/Battery:	2
Animal Complaint	0
Nature Unknown:	3
Vandalism/Disturbance/Theft:	6
Misc:	8
Parking Violations:	0
Role Call:	0
Fire:	0
Misdemenor/Felony:	2
TOTAL	31

December Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
0	0	0	0

**Cory Lake Isles Security Committee
FY 2019 SilverTracker Report - 12/01/2018 - 12/31/2018**

	MB Gate Security Events	MB Gate Safety Events	Total MB Events	CC Gate Security Events	CC Gate Safety Events	Total CC Events	Morris Bridge/Cross Creek
a. Vehicles Piggybacking Without Stopping - Resident Lane	2	0	2	1	0	1	200.00%
b. Vehicles Piggybacking Without Stopping - Visitor's Lane	1	0	1	0	0	0	#DIV/0!
c. Vehicles Entered Without Stopping/Without Turning Around	1	0	1	1	0	1	100.00%
d. Verbal Abuse By Residents	0	1	1	0	1	1	100.00%
e. Verbal Abusive By Guest	0	0	0	0	0	0	#DIV/0!
f. No ID (Guest)	0	0	0	0	0	0	#DIV/0!
g. No ID (Resident)	0	0	0	1	0	1	0.00%
h. Asked To Turn Around - Obeyed	1	0	1	3	0	3	33.33%
i. No Answer From Resident - Turnaround	0	0	0	0	0	0	#DIV/0!
j. Resident Called/Notify Gate No One Called/Unknown Guest	2	0	2	0	0	0	#DIV/0!
k. Unauthorized ENVERA login/Request - Resident	0	0	0	0	0	0	#DIV/0!
l. Unauthorized ENVERA login/Request - Guest	5	0	5	0	0	0	#DIV/0!
m. Motobike Enter Without Stopping - Resident/Visitor Lane	0	0	0	2	0	2	0.00%
n. Trucks Rerouted From CC To MB Gate	0	0	0	13	0	13	0.00%
Total MB vs CC Security/Safety Events (D+G)	12	1	13	21	1	22	35
	Nov 18 Dec 18	Jan 19 Feb 19	Mar 19 Apr 19	May 19 Jun 19	Jul 19 Aug 19	Sep 19 Oct 19	
Amount of Monthly Security Events	48 33	0 0	0 0	0 0	0 0	0 0	
Amount of Monthly Safety Events	6 2	0 0	0 0	0 0	0 0	0 0	

Cory Lake Isles Security Committee
FY 2019 SilverTracker Report - 11/01/2018 - 12/31/2018

	MB Gate Security Events	MB Gate Safety Events	Total MB Events	CC Gate Security Events	CC Gate Safety Events	Total CC Events	Morris Bridge/Cross Creek
a. Vehicles Piggybacking Without Stopping - Resident Lane	6	0	6	3	0	3	200.00%
b. Vehicles Piggybacking Without Stopping - Visitor's Lane	1	0	1	1	0	1	100.00%
c. Vehicles Entered Without Stopping/Without Turning Around	2	0	2	4	0	4	50.00%
d. Verbal Abuse By Residents	0	3	3	0	2	2	150.00%
e. Verbal Abusive By Guest	0	0	0	0	3	3	0.00%
f. No ID (Guest)	0	0	0	1	0	1	0.00%
g. No ID (Resident)	3	0	3	2	0	2	150.00%
h. Asked To Turn Around - Obeyed	3	0	3	3	0	3	100.00%
i. No Answer From Resident - Turnaround	1	0	1	0	0	0	#DIV/0!
j. Resident Called/Notify Gate No One Called/Unknown Guest	3	0	3	0	0	0	#DIV/0!
k. Unauthorized ENVERA login/Request - Resident	1	0	1	2	0	2	50.00%
l. Unauthorized ENVERA login/Request - Guest	7	0	7	0	0	0	#DIV/0!
m. Motobike Enter Without Stopping - Resident/Visitor Lane	1	0	1	4	0	4	25.00%
n. Trucks Rerouted From CC To MB Gate	0	0	0	33	0	33	0.00%
Total MB vs CC Security/Safety Events (D+G)	28	3	31	53	5	58	89
	Nov 18 Dec 18	Jan 19 Feb 19	Mar 19 Apr 19	May 19 Jun 19	Jul 19 Aug 19	Sep 19 Oct 19	
Amount of Monthly Security Events	48 33	0 0	0 0	0 0	0 0	0 0	
Amount of Monthly Safety Events	6 2	0 0	0 0	0 0	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 Regular Meeting of the Cory Lakes Community Development District’s Board of Supervisors was held 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	Assistant to the Office Administrator
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

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.

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.

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.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
December 13, 2018
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Shah, Mr. Hall to follow up on the status of the “Approaching Cory Lake” sign and on extending the turn lane off of Morris Bridge that Commissioner Hagan pledged to look into.
- Staff to erect a sign on the Clubhouse Door at the holidays that reads “The Facility is Being Monitored 24/7” as a deterrent.

Office Manager

- Per Mr. Castillo, Staff to circulate a formal letter to residents to curb their dogs.
- Staff to keep the standard “Fingerprint Only” entry to the facilities open 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. The Facilities will be closed on Christmas day and New Year’s Day.

District Engineer

District Counsel

District Manager

- Per Ms. Haque, Mr. Adam to invite Mr. Gene Thomason and Mr. Cory Thomason to the joint POA/CDD meeting in January.
- Mr. Adams to contact Mr. Woodards and apprise the Board at the next meeting of his well-being.
- Per Mr. Burman, Mr. Adams to add to the agenda, discussion regarding the POA’s authority to enforce violations that the CDD cannot such as fining residents for failing to curb their dogs.
- Per Mr. Shah, Mr. Adams to provide the actual to budget year-end payroll summary at the next meeting.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**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 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.*

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

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

53

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

56
 57 Mr. Steven Hancz, a resident, stated that the lights at the Cross Creek entrance are not
 58 working and he felt that it was related to the sensors. Mr. Hall would investigate the streetlight
 59 issue. In response to Mr. Hancz’s questions regarding the removal of bushes at the intersection
 60 of St. Croix and Cory Lake Drive, and if it is possible to replace a rover vehicle with an electric
 61 car, Mr. Hall stated that he is awaiting proposals for removal of the shrubs and Allied covers the
 62 cost of gas for the rover vehicles.

63

64 **FIFTH ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
 65 **Elected supervisors, Sheila Haque, [SEAT 4]**
 66 **and Sudhir “Sid” Shah, [SEAT 5] (the**
 67 **following to be provided in a separate**
 68 **package)**

69
 70 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
 71 of Office to Ms. Haque and Mr. Shah. He distributed the following items:

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

79

80 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2019-01,**
 81 **Electing the Officers of the Cory Lakes**
 82 **Community Development District,**
 83 **Hillsborough County, Florida; and**
 84 **Providing for an Effective Date**
 85

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

89	Chair	Jorge Castillo
90	Vice Chair	Sudhir “Sid” Shah
91	Secretary	Chuck Adams
92	Treasurer	Craig Wrathell
93	Assistant Secretary	David Burman
94	Assistant Secretary	Sheila Haque
95	Assistant Secretary	Bob Woodards
96	Assistant Secretary	Craig Wrathell
97	Assistant Treasurer	Jeff Pinder

98

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

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104 SEVENTH ORDER OF BUSINESS

Update: Allied Security
Activities/Operation

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106

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

108

109 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

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

123

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

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129 NINTH ORDER OF BUSINESS

Discussion: Agenda Topics for January Joint
Meeting with POA

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

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

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

152

153 TENTH ORDER OF BUSINESS

Committee Reports

154

155 A. Security

156 There being no report, the next item followed.

157 B. Finance

158 There being no report, the next item followed.

159 C. Landscape Aquascape Facilities

160 Ms. Haque stated that the Committee met today and highlighted the following:

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

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

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

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

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

172 **D. Spirit Committee**

173 There being no report, the next item followed.

174

175 **ELEVENTH ORDER OF BUSINESS**

Approval of Minutes

176

177 **A. Board of Supervisors: November 15, 2018**

178 **i. Summary of Motions**

179 Change "Cheryl" to "Sheryl"

180 **ii. Staff Directives**

181 No changes were made.

182 **iii. Regular Meeting**

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

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

187 Line 155: Delete "40 miles per hour"

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

189 **B. Spirit Committee**

190 **i. October 2018 (Revised)**

191 **ii. November 2018**

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

194 **D. Other**

195

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

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204 **TWELFTH ORDER OF BUSINESS**

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

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

215
216 **THIRTEENTH ORDER OF BUSINESS**

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

217
218
219 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2018. Mr.
220 Shah questioned the "Rentals and leases" line item, at 23%, and the "Building equipment
221 maintenance & repair" line item, at 35%, on Page 4. Mr. Adams stated the District made first
222 and last payments for the truck, through the leasing company, and he would review the
223 General Ledger to provide an answer later in the meeting about the "Building equipment
224 maintenance & repair" line item.

225
226 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

227
228 **A. District Engineer: *Johnson Engineering, Inc.***

229 There being no report, the next item followed.

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

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

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

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

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

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

250 **Ms. Haque left the meeting.**

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

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

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

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

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

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

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

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

274

275 **FIFTEENTH ORDER OF BUSINESS**

Other Business

276

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

279

280 **SIXTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

281

282 There being no public comments, the next item followed.

283

284 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

285

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

287

288 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

289

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

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

8B

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 7th January 2019 at 7:08 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), Harry Ramphal (POA Liaison), Victoria Orr (Data Analysis) and Erin Uhler (Event Coordinator). **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison), Angela Delgatto, Brian Little (Security Coordinator) and Michele Echols.

First Order of Business: Call to Order: Attendance

There were two guests in attendance:

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

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

Second Order of Business: Neighborhood Watch

- Tampa Police visited the community on two separate days to have face-to-face forums with residents concerning the Auto Theft Program (TAG-IT) and Crime Statistics.
 - a. Total residents present - 3
 - We will forgo hosting these events because of the low resident turnout.
- Will try Pod-Cast as another means of communication to attract resident involvement and foster positive communication.
- **Isle's Captain and Lieutenants** – Looking for a few good residents that are willing to spearhead the safety of their individual Isle and create a tighter community security network.

Third Order of Business: Social Media/Welcome Packages

- **New residents** moving into Cory Lakes:
 - **On January 16th, 2019 @ 7:00 pm**, the community will host its first New Residents Gathering/Mixer – an event to inform and have new resident understand more about our beautiful community.
- Our new **on-line community's Neighborhood Security Newsletter** is always available for viewing at: <https://tinyurl.com/yakthtzs>

Forth Order of Business: Facility Manager

- Nothing new to report.

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
December 2018	31	6
November 2018	23	9
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

The State Troopers also documented Five (5) faulty equipment notices within December’s report.

	State Trooper Traffic Call Event Report	Number of Trooper Traffic Warning/Tickets	
December 2018	37	15	22
November 2018	37	15	22
October 2018	42	15	19
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

Sixth Order of Business: Automobile Speeders within the Community

- The POA is continuing the process to notify residents caught speeding.
- No data to report on speeding within the community – although the number are down.

Seventh Order of Business: Open Forum/Final Thoughts

- **Recommendation:** Increase resident awareness and increase TPD presence on weekends and special sporting events.
 - The increase number of Airbnb with Cory Lakes is creating unsafe road conditions within the community:
 - A. Drivers are parking on both side of the streets in any directions and against traffic.
 - B. Drivers are parking on grassy areas.
 - C. Increase noise after hours.
- We are tracking the Safety and Security events at both gates to bring awareness to the CDD Board during our formal recommendations.
(Attachment #2 – Silvertracker Security/Safety Events).

Last Order of Business: Adjournment 8:26 p.m.

Next meeting is scheduled for Monday, 4th February 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
NOVEMBER 30, 2018**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 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	\$ 160,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,311
Iberia - debit card	686	-	-	-	-	-	686
SunTrust - operating acct	3,638	-	-	-	-	-	3,638
SunTrust - debit card	2,856	-	-	-	-	-	2,856
MMK account	522,445	-	-	-	-	-	522,445
Investments							
Revenue	-	38,632	85,281	19,925	-	-	143,838
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	12,905	-	-	-	12,905
Construction	-	-	-	-	3,456	-	3,456
Due from other	1,991	-	-	-	-	-	1,991
Due from other funds							
General	-	17,586	84,996	7,767	-	23,944	134,293
Capital projects: 2015	327,746	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	23,156
Total assets	<u>\$ 1,042,829</u>	<u>\$ 108,627</u>	<u>\$ 430,540</u>	<u>\$ 37,692</u>	<u>\$ 3,456</u>	<u>\$ 23,944</u>	<u>\$ 1,647,088</u>
LIABILITIES							
Accounts payable	\$ 2,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,662
Due to other funds							
General	-	-	-	-	-	327,746	327,746
Debt service fund - series 2013	17,586	-	-	-	-	-	17,586
Debt service fund - series 2013A-1	84,996	-	-	-	-	-	84,996
Debt service fund - 2017 note	7,767	-	-	-	-	-	7,767
Capital projects: 2015	23,944	-	-	-	-	-	23,944
Accrued payroll taxes	322	-	-	-	-	-	322
Total liabilities	<u>137,277</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>465,023</u>
FUND BALANCES							
Nonspendable							
Deposits	23,156	-	-	-	-	-	23,156
Restricted for:							
Debt service	-	108,627	430,540	37,692	-	-	576,859
Capital projects	-	-	-	-	3,456	(303,802)	(300,346)
Assigned							
3 months working capital	478,477	-	-	-	-	-	478,477
Unassigned	403,919	-	-	-	-	-	403,919
Total fund balances	<u>905,552</u>	<u>108,627</u>	<u>430,540</u>	<u>37,692</u>	<u>3,456</u>	<u>(303,802)</u>	<u>1,182,065</u>
Total liabilities and fund balances	<u>\$ 1,042,829</u>	<u>\$ 108,627</u>	<u>\$ 430,540</u>	<u>\$ 37,692</u>	<u>\$ 3,456</u>	<u>\$ 23,944</u>	<u>\$ 1,647,088</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 286,612	\$ 286,612	\$ 1,776,165	16%	\$ 296,028
Interest and miscellaneous	1,777	5,364	30,000	18%	5,000
Total revenues	<u>288,389</u>	<u>291,976</u>	<u>1,806,165</u>	16%	<u>301,028</u>
EXPENDITURES					
Administrative					
Supervisors	800	1,800	12,000	15%	2,000
Payroll services	95	96	600	16%	100
Payroll taxes - FICA	61	138	900	15%	150
Payroll taxes - unemployment	-	-	325	0%	54
District management	4,583	9,166	55,000	17%	9,167
Assessment roll preparation	417	834	5,000	17%	833
Bond amortization schedule fee	-	-	1,500	0%	250
Disclosure report	250	500	3,000	17%	500
Trustee	2,963	2,963	6,600	45%	1,100
Notes payable - Soave Group - DS	-	-	21,733	0%	3,622
Audit	-	-	6,400	0%	1,067
Arbitrage rebate calculation	-	-	2,500	0%	417
Legal - general counsel	-	76	5,000	2%	833
Engineering	-	-	10,000	0%	1,667
Insurance: general liability & public officials	763	29,318	29,000	101%	4,833
Insurance: worker's compensation	-	5,955	6,291	95%	1,049
Legal advertising and Sunshine Board	-	566	4,500	13%	750
Bank fees	108	230	1,500	15%	250
Credit card discount	6	42	200	21%	-
Dues & licenses	-	175	175	100%	29
Postage	305	438	1,500	29%	250
Office supplies	58	58	-	N/A	-
Tax collector	5,732	5,732	74,007	8%	12,335
Contingencies	-	-	500	0%	83
Total administrative	<u>16,141</u>	<u>58,087</u>	<u>248,231</u>	23%	<u>41,372</u>
Field operations					
Utilities					
Communication	1,466	4,338	17,500	25%	2,917
Website	-	-	600	0%	100
Streetlights	15,417	15,416	90,000	17%	15,000
Electricity	5,546	5,546	45,000	12%	7,500
Propane	-	-	400	0%	67
Water, sewer & irrigation	2,302	2,301	15,000	15%	2,500
Solid waste removal	520	1,027	6,200	17%	1,033
Sewer lift stations	150	680	2,500	27%	417
Total utilities	<u>25,401</u>	<u>29,308</u>	<u>177,200</u>	17%	<u>29,533</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	24,248	38,452	256,500	15%	42,750
Contractual virtual guard	11,703	16,921	77,500	22%	12,917
Off-duty policing	1,325	1,325	10,000	13%	1,667
Total security operations	<u>37,276</u>	<u>56,698</u>	<u>344,000</u>	16%	<u>57,333</u>
Field office administration					
Field manager	6,106	10,116	54,000	19%	9,000
Assistant field manager	1,146	2,154	13,000	17%	2,167
Office administrator	3,566	5,908	46,000	13%	7,667
Assistant office administrator	6,021	10,079	30,000	34%	5,000
Payroll taxes	1,399	2,338	13,500	17%	2,250
Seasonal decorations	-	21,850	43,700	50%	7,283
Beach club office equipment	515	517	3,400	15%	567
Beach club office supplies	89	255	3,000	9%	500
Beach club gym supplies	1,165	2,365	14,000	17%	2,333
Guard office equipment	263	263	2,000	13%	333
Guard office supplies	-	-	2,000	0%	333
Community events supplies	1,940	4,780	16,100	30%	2,683
Pool & beach club attendants	1,452	2,302	36,000	6%	6,000
Total field office administration	<u>23,662</u>	<u>62,927</u>	<u>276,700</u>	23%	<u>46,117</u>
Landscape maintenance					
Landscaping	26,523	53,046	424,000	13%	70,667
Street tree maintenance	-	-	40,000	0%	6,667
Beach sand	-	-	5,500	0%	917
Annuals & seasonal plant installation	-	1,182	5,000	24%	833
Plant replacement	2,406	2,406	40,000	6%	6,667
Sod replacement	-	-	7,500	0%	1,250
Well maintenance - irrigation	-	-	5,000	0%	833
Irrigation - maintenance	252	3,441	10,000	34%	1,667
Tree removal	2,928	2,928	25,000	12%	4,167
Lake & pond maintenance	5,675	9,300	52,000	18%	8,667
Total landscape maintenance	<u>37,784</u>	<u>72,303</u>	<u>614,000</u>	12%	<u>102,333</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	754	977	20,000	5%	3,333
Car and cart repairs and maintenance	35	1,709	6,000	28%	1,000
Rentals and leases	1,060	3,872	12,000	32%	2,000
Cleaning	1,296	2,494	16,000	16%	2,667
Pest control	-	300	2,300	13%	383
Security gate maintenance & repair	357	357	5,000	7%	833
Security gate maintenance & repair - cachet	-	-	2,000	0%	333
Monuments & signs	-	462	5,000	9%	833
Fountains	-	-	7,000	0%	1,167
Storm water drainage	-	-	20,000	0%	3,333
Recreation equipment maintenance & repair	6,754	7,496	15,000	50%	2,500
Building equipment maintenance & repair	874	6,099	15,000	41%	2,500
Pressure washing	-	500	5,000	10%	833
Paver, streets and sidewalk repairs, cleaning	14,500	35,193	75,000	47%	12,500
Clear & repair monument lanterns	-	-	1,500	0%	250
Commercial window cleaning	-	-	2,500	0%	417
Total facilities maintenance	<u>25,630</u>	<u>59,459</u>	<u>209,300</u>	28%	<u>34,883</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	2,991	22,900	13%	3,817
Pool repairs	-	-	12,000	0%	2,000
Pool heater utilities	53	53	9,000	1%	1,500
Pool permit	-	-	575	0%	96
Total facilities maintenance (pool)	<u>1,548</u>	<u>3,044</u>	<u>44,475</u>	7%	<u>7,413</u>
Total field operations	<u>151,301</u>	<u>283,739</u>	<u>1,665,675</u>	17%	<u>277,613</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>167,442</u>	<u>350,080</u>	<u>1,913,906</u>	18%	<u>318,984</u>
Excess/(deficiency) of revenues over/(under) expenditures	120,947	(58,104)	(107,741)		
Fund balance - beginning (unaudited)	<u>784,605</u>	<u>963,656</u>	<u>1,021,531</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477		
Unassigned	427,075	427,075	435,313		
Fund balance - ending	<u>\$ 905,552</u>	<u>\$ 905,552</u>	<u>\$ 913,790</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 NOVEMBER 30, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 17,224	\$ 17,224	\$ 106,898	16%
Interest	231	430	-	N/A
Total revenues	<u>17,455</u>	<u>17,654</u>	<u>106,898</u>	17%
EXPENDITURES				
Debt service				
Principal	25,000	25,000	25,000	100%
Interest	39,034	39,034	77,444	50%
Total debt service	<u>64,034</u>	<u>64,034</u>	<u>102,444</u>	63%
Other fees & charges				
Tax collector	344	344	4,454	8%
Total other fees & charges	<u>344</u>	<u>344</u>	<u>4,454</u>	8%
Total expenditures	<u>64,378</u>	<u>64,378</u>	<u>106,898</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(46,923)	(46,724)	-	
Fund balances - beginning	<u>155,550</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 108,627</u>	<u>\$ 108,627</u>	<u>\$ 151,665</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 NOVEMBER 30, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 83,230	\$ 83,230	\$ 519,236	16%
Interest	562	1,046	-	N/A
Total revenues	<u>83,792</u>	<u>84,276</u>	<u>519,236</u>	16%
EXPENDITURES				
Debt service				
Principal	-	-	435,000	0%
Interest	31,300	31,300	62,601	50%
Total debt service	<u>31,300</u>	<u>31,300</u>	<u>497,601</u>	6%
Other fees & charges				
Tax collector	1,665	1,665	21,635	8%
Total other fees & charges	<u>1,665</u>	<u>1,665</u>	<u>21,635</u>	8%
Total expenditures	<u>32,965</u>	<u>32,965</u>	<u>519,236</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	50,827	51,311	-	
Fund balances - beginning	<u>379,713</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 430,540</u>	<u>\$ 430,540</u>	<u>\$ 356,771</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 NOVEMBER 30, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 7,585	\$ 7,585	\$ 47,082	16%
Total revenues	<u>7,585</u>	<u>7,585</u>	<u>47,082</u>	16%
EXPENDITURES				
Debt service				
Note principal	-	-	39,131	0%
Note interest	43,219	43,219	7,225	598%
Total debt service	<u>43,219</u>	<u>43,219</u>	<u>46,356</u>	93%
Other fees & charges				
Tax collector	151	151	1,962	8%
Total other fees & charges	<u>151</u>	<u>151</u>	<u>1,962</u>	8%
Total expenditures	<u>43,370</u>	<u>43,370</u>	<u>48,318</u>	90%
Excess/(deficiency) of revenues over/(under) expenditures	(35,785)	(35,785)	(1,236)	
Fund balances - beginning	73,477	73,477	69,469	
Fund balances - ending	<u>\$ 37,692</u>	<u>\$ 37,692</u>	<u>\$ 68,233</u>	

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

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 5	\$ 9
Total revenues	5	9
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	5	9
Fund balance - beginning	3,447	3,447
Fund balance - ending	\$ 3,452	\$ 3,456

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

	Current Month	Year to Date
REVENUES		
Assessments	\$ 24,432	\$ 24,432
Total revenues	24,432	24,432
EXPENDITURES		
Tax collector	488	488
Total expenditures	488	488
Excess/(deficiency) of revenues over/(under) expenditures	23,944	23,944
Fund balance - beginning	(327,746)	(327,746)
Fund balance - ending	\$ (303,802)	\$ (303,802)

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: January 17, 2019

Beach Club

Routine day to day operations. Due to the weather, the pool and surrounding amenities were quiet throughout the holidays.

Focus for 2019 will be employee relations/development and establish an employee review schedule. This will assist in identifying areas in each position that can improve communication, procedures and relations with residents and guests during their visits to the amenities.

Future Project Focus

Review advertising avenues for pool attendants for Spring Break and Summer

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Food & Wine Pairing, Fishing Tournament & save the date flyer for the Rummage Sale
- Created draft flyers for upcoming events: Rummage Sale & Spring Fling

Events

- **Food and Wine Pairing**
Tickets are now on sale for this event. The menu has been drafted with the caterer and wine specialist. Decorations will be purchased.
 - Appetizer #1 – Antipasto
 - Appetizer #2- Pizza Margherita
 - Main Dish #1- Scaloppini (chicken or pork)
 - Main Dish #2 *Veggie Option*- Caponata
 - Dessert#1 - Tiramisu filled cupcakes
 - Dessert#2- Mini cannoli's
 - *Italian Bread with olive oil will be on the table throughout the meal
- **Fishing Tournament**
Registration for this event has begun. Office staff is handling the event registration and the Spirit committee will be conducting the actual event on the day of.
- **Breakfast with Critters**
The animal specialist has been booked for this event and has agreed to bring a microphone so the crowd can better hear. After a few inquiries to participants last year, Chick-Fil-A has been chosen as the breakfast again. Tickets will go on sale the start of Feb.
- **Rummage Sale**
March 30th is the Spring Rummage Sale. An ad has been placed with the Neighborhood News to advertise to New Tampa and Wesley Chapel of the event. The Autism Awareness Shop will be on site to collect donations during the event.

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: January 17, 2019

Community Relations

- **Welcome Wagon**

There were 4 new residents for December. Small table plants were purchased and left on the door steps with a note of welcoming. Each new resident also received an invitation to our New Resident Mixer.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10C

Cory Lakes Community Development District

Facilities Manager

Jan. 2019, Activity Report

BEACH CLUB

1. Replaced toilet paper holder in men's and women's room.
2. Installed and removed Christmas lights on dock and deck.
3. Repaired power outlet and box on dock.
4. Replaced water pump in kitchen ice maker
5. Fixed plug for outdoor fountain.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Imageworks painted steps in the pool area.
3. Replaced heater for pool.

PLAYGROUND

1. Kept clean and organized.
2. Ordered new swing per board request

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Working with Spectrum to solve service issues with cardio TV's.
4. Imageworks painted both bathrooms.
5. New equipment should be ready by end of January.
6. Reset breaker for fountain.
7. Getting bids for flooring in gym.

LANDSCAPING

1. Installed Canary palm on Cory Lake Blvd East island.
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.

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.

OTHER ACTIONS

1. Working with Life Fitness on equipment pricing for the gym.
2. Repairing power issues as the lighting company finds them.
3. Working with several lighting vendors on revised proposals for the low voltage lighting at the entrances.
4. Working with Electric Today on warranty repairs for amenities lighting.
5. Tampa Bay Pressure Washing soft washed tennis and hockey courts.
6. Working with SWFWMD and Flatwoods on fence repairs and hog control.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.

Morris Bridge Security Gatehouse

1. Replaced ac filter and flushed and vacuumed drain lines.
2. Replaced bulb on exit side.
3. Reset breaker for sewage pump and snaked toilet.
4. Tried to fix sliding door but will have to open wall to remove door from track.

Action Plan for Jan

1. Continue working with TECO on ongoing projects.
2. Continue working with District Engineer on ongoing projects.
3. Work on LAF projects.
4. 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 13, 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**