

# **CORY LAKES**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**February 21, 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**

February 14, 2019

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on February 21, 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. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Update: Communication with Republic Services Regarding Recent Leaks
6. Discussion: January Joint Meeting with POA
7. Committee Reports
  - A. Security
  - B. Finance
  - C. Landscape Aquascape Facilities
  - D. Spirit Committee
8. Approval of Minutes
  - A. Board of Supervisors: January 17, 2019
    - i. Summary of Motions
    - ii. Staff Directives
    - iii. Regular Meeting
  - B. Security Committee: February 4, 2019

- C. LAF Committee: January 10, 2019
  - D. Sunshine Board Online Workshop: February 5, 2019 to February 19, 2019 *(to be provided under separate cover)*
  - E. Other
9. Acceptance of Unaudited Financial Statements as of December 31, 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: March 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

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



## Grid 254 - January Cory Lake Tampa Police Call Event Report

1/28/2019 14:47	<a href="#">10849 BARBADOS ISLE DR</a>	DOMESTIC DISPUTE	<a href="#">254</a>
1/26/2019 17:07	<a href="#">18033 COZUMEL ISLE DR</a>	INFORMATION	<a href="#">254</a>
1/25/2019 23:06	<a href="#">15262 ANGUILLA ISLE AV</a>	NATURE UNKNOWN	<a href="#">254</a>
1/25/2019 22:49	<a href="#">10406 CANARY ISLE DR</a>	DISTURBANCE	<a href="#">254</a>
1/24/2019 7:28	<a href="#">10562 CORY LAKE DR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/23/2019 23:33	<a href="#">17941 BAHAMA ISLE CR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/20/2019 6:39	<a href="#">18042 JAVA ISLE DR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/15/2019 15:02	<a href="#">17941 BAHAMA ISLE CR</a>	LANDLORD/TENANT DISPUTE	<a href="#">254</a>
1/14/2019 14:42	<a href="#">10441 CORY LAKE DR</a>	CRIMINAL MISCHIEF	<a href="#">254</a>
1/14/2019 10:34	<a href="#">10556 CORY LAKE DR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/12/2019 20:59	<a href="#">11005 TAHITI ISLE LN</a>	NATURE UNKNOWN	<a href="#">254</a>
1/12/2019 12:20	17941 BAHAMA ISLE CR	BURG OF A STRUCTURE	<a href="#">254</a>
1/8/2019 16:22	<a href="#">10874 CORY LAKE DR</a>	INFORMATION	<a href="#">254</a>
1/8/2019 16:22	<a href="#">10636 CORY LAKE DR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/8/2019 10:24	<a href="#">17948 CACHET ISLE DR</a>	INFORMATION	<a href="#">254</a>
1/6/2019 5:36	<a href="#">18021 MALAKAI ISLE DR</a>	RESID/COMMERIAL ALARM	<a href="#">254</a>
1/6/2019 0:44	<a href="#">10516 BERMUDA ISLE DR</a>	DISTURBANCE	<a href="#">254</a>
1/5/2019 12:59	<a href="#">10402 CANARY ISLE DR</a>	INFORMATION	<a href="#">254</a>
1/5/2019 0:12	<a href="#">MALAKAI ISLE DR / CORY LAKE DR</a>	DISTURBANCE	<a href="#">254</a>
1/3/2019 11:10	<a href="#">10510 CANARY ISLE DR</a>	DISTURBANCE	<a href="#">254</a>
1/2/2019 11:16	<a href="#">10441 CORY LAKE DR</a>	INFORMATION	<a href="#">254</a>

**Legent Colors: Sames Addresses/Incidents**

<b>Events</b>	<b>Total</b>
Building Check - Beach Club:	0
Similar Residential/Commerial Alarm:	5
Traffic Crash:	0
Vehicle Stop/Traffic:	0
Building Check- Residents/Non-Beachclub:	0
Suspicious Vehicles/Person/Prowler:	0
Domestic Dispute/Assault/Battery:	1
Animal Complaint	0
Nature Unknown:	2
Vandalism/Disturbance/Theft/Criminal Mischief:	6
Misc:	7
Parking Violations:	0
Role Call:	0
Fire:	0
Misdemenor/Felony:	0
<b>TOTAL</b>	<b>21</b>

**January Cory Lakes FL State Trooper Report**

<b>Traffic Citations</b>	<b>Traffic Warnings</b>	<b>Faulty Equipments</b>	<b>Total</b>
22	18	4	<b>44</b>

**Cory Lake Isles Security Committee  
FY 2019 SilverTracker Report - 1/01/2019 - 1/31/2019**

	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	5	0	5	2	0	2	250.00%
b. Vehicles Piggybacking Without Stopping - Visitor's Lane	4	0	4	1	0	1	400.00%
c. Vehicles Entered Without Stopping/Without Turning Around	2	0	2	1	0	1	200.00%
d. Verbal Abuse By Residents	0	0	0	0	0	0	#DIV/0!
e. Verbal Abusive By Guest	0	1	1	0	1	1	100.00%
f. No/Refused To Show ID (Guest)	2	0	2	0	0	0	#DIV/0!
g. No/Refused To Show ID (Resident)	2	0	2	0	0	0	#DIV/0!
h. Asked To Turn Around - Obeyed	7	0	7	5	0	5	140.00%
i. No Answer From Resident - Turnaround	0	0	0	0	0	0	#DIV/0!
j. Resident Called/Notify Gate No One Called/Unknown Guest	4	0	4	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	6	0	6	0	0	0	#DIV/0!
m. Motobike Enter Without Stopping - Resident/Visitor Lane	2	0	2	4	0	4	50.00%
n. Trucks Rerouted From CC To MB Gate	0	0	0	28	0	28	0.00%
o. Damaged To Gate/Hit Gate	0	2	2	0	3	3	66.67%
p. Speeding - Resident	0	1	1	0	1	1	100.00%
q. Speeding - Guest	0	1	1	0	0	0	#DIV/0!
<b>Total MB vs CC Security/Safety Events (D+G)</b>	<b>35</b>	<b>5</b>	<b>40</b>	<b>43</b>	<b>5</b>	<b>48</b>	<b>88</b>
	<b>Nov 18 Dec 18</b>	<b>Jan 19 Feb 19</b>	<b>Mar 19 Apr 19</b>	<b>May 19 Jun 19</b>	<b>Jul 19 Aug 19</b>	<b>Sep 19 Oct 19</b>	
<b>Amount of Monthly Security Events</b>	48 33	78 0	0 0	0 0	0 0	0 0	
<b>Amount of Monthly Safety Events</b>	6 2	10 0	0 0	0 0	0 0	0 0	

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8Ai**

**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, January 17, 2019 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  |
| Kevin Hickling    | POA President        |
| Cody Glass        | POA Property Manager |
| Anoop Reddy       | POA Board Member     |
| Dr. A.G. Patel    | POA Board Member     |
| Roya Monfared     | POA Board Member     |

**Also present were:**

- |                   |                                     |
|-------------------|-------------------------------------|
| Chuck Adams       | District Manager                    |
| Wendy Darby       | Office Administrator                |
| Amanda Schewe     | Office Administrator’s Assistant    |
| John Hall         | Facilities Manager                  |
| Richard Carpenter | Resident, LAF Committee             |
| A. J. Forbes      | Resident, Security Committee Member |
| Harry Ramphal     | Resident                            |
| Steven Hancz      | Resident                            |
| Shabah Patel      | Resident/Boys Scout Representative  |
| Chris Phil        | Resident                            |
| Cindy McIntyre    | Resident                            |

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the funding for the Eagle Scout Project to build and install four benches, in a not-to-exceed amount of \$750, was approved.**

**On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, making a counteroffer to Republic Services, in the amount of \$573,825, was approved.**

**On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the December 13, 2018 Board of Supervisors Summary of Motions, Staff Directives and Regular Meeting Minutes, the January 7, 2019 Security Committee Meeting Minutes and January 2, 2019 to January 15, 2018 Sunshine Board Online Workshop, as presented, were approved.**

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the Unaudited Financial Statements as of November 30, 2018, were approved.**

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8Aii**

**CORY LAKES CDD**  
**January 17, 2019**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Per Mr. Castillo, Mr. Hall to assist Mr. Shabah Patel with logistics, equipment etc. to facilitate the Eagle Scout Bench Project
- Per Mr. Castillo, Staff to coordinate with the POA to resolve the overnight parking issue and erect “Temporary Parking” or “Tow away Zone” signage in the area.
- Per Mr. Castillo, Staff to collect data such as photographs and notate all landscaping issues.
- Per Mr. Castillo, Staff to obtain pricing for additional cameras for the recreational areas.

**Office Manager**

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams to forward discussion topics from Board Members to Mr. Burman for the Tax Collector in advance of the February or March meeting.



**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8Aiii**

**DRAFT**

**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, January 17, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**CDD Board Members present were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary

**POA Board Members present were:**

Kevin Hickling	POA President
Cody Glass	POA Property Manager
Anoop Reddy	POA Board Member
Dr. A.G. Patel	POA Board Member
Roya Monfared	POA Board Member

**Also present were:**

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
Richard Carpenter	Resident, LAF Committee
A. J. Forbes	Resident, Security Committee Member
Harry Ramphal	Resident
Steven Hancz	Resident
Shabah Patel	Resident/Boys Scout Representative
Chris Phil	Resident
Cindy McIntyre	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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

43

44 **SECOND ORDER OF BUSINESS**

**6:00 – 7:00 P.M.: Joint CDD/POA Board  
45 Meeting**

46

47 Mr. Castillo stated that the first portion of tonight's meeting would be a Joint CDD/POA  
48 Meeting and all other issues and/or comments related to the CDD would be addressed after  
49 7:00 p.m. The following three items would be discussed during the joint meeting:

- 50 1. Speeding
- 51 2. Boat Storage Issue
- 52 3. Street Palm Trees

53 Mr. Hickling provided an update on the POA's handling of the speeding issue:

54 ➤ Mr. Hall is submitting speeding data from the CDD's stationary camera and the POA is  
55 processing the data.

56 ➤ Violations, warnings and fines have been issued through the POA's people-finder  
57 process.

58 ➤ Almost 50% of the photographs are illegible, in terms of the actual speed. They are  
59 assuming that the motorist is speeding because the POA is being notified of the violation;  
60 however, the POA cannot enforce it without the speed.

61 ➤ Thus far, numerous warnings and 17 fines have been issued. There is one habitual  
62 speeder who accounted for most of the fines.

63 Mr. Castillo asked if there are any issues with collecting license plates. Mr. Hickling  
64 replied no; all the license plate photos are clear and really helpful, with the only issue being  
65 that the speed is not easily determined. With regard to when the POA commenced sending  
66 warnings, Mr. Hickling replied in early November. In response to Mr. Castillo's question  
67 regarding the capturing the speed, Mr. Hall stated that the later it is in the day, the visibility of  
68 the speed becomes blurrier. Mr. Hickling stated, if the CDD could identify the perceived speed,  
69 the POA would agree with it, which would perhaps resolve the issue. Discussion ensued  
70 regarding radar, the speed enforcement process, police presence, fine collection and the

71 remote cameras. Mr. Shah felt that the process was going in the right direction. Mr. Patel  
72 suggested an article regarding the speeding issue in the Islander to remind residents that the  
73 community is being monitored. The deadline for newsletter articles is the 8<sup>th</sup> of each month  
74 and the speeding information could be submitted to Ms. Darby for the March issue.

75 Mr. Hickling provided the following update on the boat storage issue:

76 ➤ The POA no longer controls the boat storage area; it is currently operated by a private  
77 entity. It is uncertain how long the private sublet will be engaged.

78 ➤ In order to be price-conscious for owners, the POA wants to coordinate with the CDD to  
79 see if there are any options to provide boat storage, as a service to the community.

80 Discussion ensued regard Mr. Gene Thomason's assistant, renewing boat leases, the  
81 CDD's interest in purchasing the land, etc. Mr. Hickling asked if there was an option to use the  
82 existing lands owned by the CDD. There were 45 boat renters last year, at \$400 each, which  
83 totaled \$18,000, so, if the CDD purchases the storage area, it would realize an \$18,000 profit,  
84 which would offset the cost of erecting fencing and the capital costs. The Boards and staff  
85 conferred about developing the green space in Capri Isle or the paved area, previous survey  
86 responses, development costs, a special revenue fund, property values, zoning, permitting,  
87 fencing, electricity, cameras and drainage.

88 Mr. Castillo summarized that the CDD acknowledges that the boat storage issue is  
89 important but he felt it is best to wait a few months before deciding how to utilize unused CDD  
90 lands. He urged boat owners to insure all boats that are stored in the boat storage area. Mr.  
91 Adams provided a preliminary cost estimate of \$22,000 to develop the boat storage area.

92 Mr. Woodards called in at 6:50 p.m., and stated that he would not be able to participate  
93 in tonight's meeting.

94 Mr. Hickling provided the following update on the palm tree issue:

95 ➤ The POA estimates that approximately 200 properties are missing palm trees.

96 ➤ Palm trees are most commonly referred to as street palms.

97 ➤ The CDD currently maintains most of the palm trees but a few homeowners maintain  
98 their own trees.

99 ➤ When surveyed regarding the street palms, an overwhelming number of residents  
100 would like palm trees on every property to maintain beauty and consistency.

101 Mr. Hickling stated that he contacted Mr. Hall regarding pricing to replace 200 trees and  
102 he hoped that the CDD and POA could work together to replace the trees. Mr. Burman  
103 commented that several homes were never intended to have palm trees and some Canary Isle  
104 residents never paid the extra \$1,700, at closing, for a street tree. It was noted that 168 trees,  
105 at \$1,200 each, would be an investment of \$190,000 to \$200,000. Discussion ensued regarding  
106 tree replacement, types of palms, resident interest in the program, splitting the costs evenly,  
107 the Design Review Committee (DRC) and the time frame. Mr. Castillo stated the CDD would  
108 recommend that the POA enforce removal of dead trees. The CDD maintains the live trees but  
109 cannot enforce removal of dead trees. He asked that the POA enforce or gently remind  
110 homeowners to trim their own trees.

111 Mr. Shah felt that it was important to discuss the longevity of the POA. Currently, 18  
112 lawsuits have been filed against the POA and the POA's insurance company is defending the  
113 CDD and the POA. Depending on the outcome of the lawsuits, by June or July, the CDD will  
114 probably have to assume the POA's responsibilities. Mr. Adams stated that the CDD cannot  
115 assume the POA's responsibilities but Mr. Shah's comments were well-taken. It is a POA  
116 business and the CDD will not be able to assume the POA's responsibilities.

117 Mr. Hickling stated that the POA appreciated the opportunity to meet with the CDD  
118 Board and Staff and hoped to keep the lines of communication open despite the possibility that  
119 a new POA Board may soon be elected.

120 **The meeting recessed at 7:10 p.m.**

121 **The meeting reconvened at 7:22 p.m.**

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

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

124 Mr. Adams stated that a member of the public, representing the Boy Scouts, would like  
125 to make a presentation.

126 Mr. Shabah Patel, a resident and Boy Scout, stated that he is attempting to become an  
127 Eagle Scout and presented his proposed Eagle Scout Service Project:

- 128 ➤ The project entails him leading and planning a service project that helps a religious  
129 institution, a school or community, such as Cory Lakes.
- 130 ➤ The project will enable him to give back to the community and assist in its growth and  
131 betterment through the use of leadership, presentation and communication skills.
- 132 ➤ His proposed service project involves building two or three benches for placement in  
133 different locations around the CDD, including the Capri Isle Pond, Morris Bridge entrance and  
134 main fountain area.
- 135 ➤ CLI is known for being a safe, friendly and welcoming environment and additional  
136 benches will help add to its charms; residents would have more places to sit, relax and enjoy  
137 nature.
- 138 ➤ All-weather benches would be purchased and the wood planks would be purchased  
139 separately.
- 140 ➤ He and a group of volunteers would construct and install the benches.
- 141 ➤ Financial assistance from the District is not required but would be greatly appreciated.
- 142 ➤ The estimated cost for the project for two benches is \$300.
- 143 ➤ If the bench proposal is rejected, his other service project ideas were to help reorganize  
144 the gym before the new equipment is delivered or help install fencing around the Capri Isle  
145 playground, as parents have expressed a need for it to protect area children.

146 Mr. Castillo commended Mr. Patel on his presentation skills. He stated that benches  
147 must be installed atop of a concrete slab and the type of benches that Mr. Patel is proposing  
148 can be drilled into a cement slab. If the project is approved, Mr. Hall would be asked to assist.  
149 Mr. Shah stated that Mr. Patel will be a great asset to the community in the future and that he  
150 already demonstrates great character and leadership skills; he commended his parents. Mr.  
151 Adams stated that it would cost the CDD \$150 per bench. The Board's consensus was to  
152 approve funding for four benches.

153

154

155

156

157

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, the funding for the Eagle Scout Project to build and install four benches, in a not-to-exceed amount of \$750, was approved.**

158 Mr. Patel requested contact information for someone to facilitate the processing of  
159 paperwork related to the project. The Chair agreed to execute necessary documents. Mr. Hall  
160 would help with the logistics, etc. As to permitting, Mr. Adams stated that there is no need for  
161 a permit. Mr. Patel was advised to contact Mr. Hall, prior to ordering any supplies, as the CDD  
162 may already have them. Once the project is completed, photographs would be presented. Mr.  
163 Patel estimated that the project would be completed by March or April at the latest.

164 Mr. Harry Ramphal, a resident, stated that the Super Bowl would be held in Tampa in  
165 2021 and, since Cory Lakes would gain national exposure, the community should be maintained  
166 and spruced up for the occasion.

167 Mr. Chris Phil, a resident, stated that, as a boat owner, he is afraid to rent space in the  
168 boat storage area. He expressed frustration about having a difficult time selling his home  
169 because of the pending lawsuits against the POA and stated that he plans to run for a POA  
170 Board seat to bring a fresh face and positive energy to the POA Board. Discussion ensued  
171 regarding the POA meetings, the Nextdoor website and the 18 lawsuits filed against the POA.

172 Ms. Cindy McIntyre, a resident, stated that she would like to defend herself, as negative  
173 things were being said about her. The question was not that there are lawsuits, the question  
174 was, why are there lawsuits being filed against the POA. She regularly attends POA meetings  
175 and voiced her concerns and dissatisfaction on a number of issues, such as the Airbnb issue,  
176 payment delinquencies related to the boat storage area and insurance payments. She voiced  
177 her opinion that the POA does not listen to residents and community members are not allowed  
178 to question the POA; there is no input into their decision-making, as they meet in private, which  
179 she felt was undemocratic.

180 In response to Mr. Castillo's request for clarity regarding the POA issues, Mr. Reddy  
181 stated that payment was made to Mr. Thomason after the meeting. Regarding the Airbnb  
182 matter, the previous POA Board's attorney stated that the POA cannot stop residents from  
183 using their homes as Airbnbs. The POA Board is the first to foreclose on Airbnb homes. Steps  
184 were taken and the CDD was asked to deny gate access to Airbnb guests but the POA was  
185 informed that could not be done. Regarding insurance, Mr. Reddy stated that he is unaware of

186 any instances of non-payment; maybe late payments but not non-payments. Mr. Castillo felt  
187 that, instead of filing lawsuits, it would be more beneficial to meet to settle disagreements.

188 Mr. Steven Hancz, a resident, felt that something must be done about the vehicles that  
189 are parked overnight, in the visitor parking area by the mailboxes in Capri Isle. Disabled  
190 vehicles, with flat tires, are an eyesore and there should be some type of enforcement by the  
191 CDD or the POA. Mr. Castillo asked Staff to coordinate with the POA to resolve the parking  
192 issue and/or erect "Temporary Parking" or Tow Away zone signage in that area.

193

194 **THIRD ORDER OF BUSINESS**

**Chairman's Opening Comments**

195

196 This item was addressed during the Second Order of Business.

197

198 **FOURTH ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

199

200 Mr. Burman stated the Tax Collector will be attending an upcoming meeting and asked  
201 Board Members to provide four or five discussion topics to him by the end of the meeting. The  
202 topics would be submitted to the Tax Collector's office in advance of the February or March  
203 meeting. He recalled that Commissioner Ken Hagen previously stated that he would fund a new  
204 local office and the CDD must convince the Tax Collector to request it; which was the main  
205 reason for the invitation; Representatives from nearby communities will be invited to the  
206 meeting. Mr. Castillo suggested deferring the meeting with the Tax Collector to March to  
207 provide ample time for members of the communities to attend. Mr. Burman would email the  
208 discussion topics to Management to forward to the Tax Collector.

209

210 **FIFTH ORDER OF BUSINESS**

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

211

212

213 This item was addressed following the Second Order of Business.

214

215 **SIXTH ORDER OF BUSINESS**

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

216

217

218 Mr. Adams provided the following update:



- 219 ➤ The attorney representing Republic Services (RS) contacted Management and asked the  
220 District to make counteroffer to RS's offer.
- 221 ➤ The original proposal submitted by the District was \$1.7 million, which was the cost for  
222 the entire linear footage of the affected area, including pressure washing, sanding and coloring.
- 223 ➤ RS countered with \$27,000 for pressure washing, with no guarantees.
- 224 ➤ Staff obtained a proposal from Anthony's Tampa Bay Pressure Washing in the amount of  
225 \$573,825 for curb-to-curb pressure washing and re-sanding.
- 226 ➤ Mr. Adams conferred with District Counsel about the RS issue and requested the Board's  
227 feedback regarding a counteroffer amount and identifying a bottom-line settlement negotiation  
228 figure.
- 229 ➤ The Board must bear in mind that damages sought are not necessarily equal to the value  
230 of the repair and that whatever amount is negotiated is preliminary and must be brought to the  
231 Board for finalization and acceptance. The fact that this has occurred over and over, RS's  
232 continual negligence should be considered.
- 233 ➤ Staff's recommendation was to proceed with pressure-washing and sanding.
- 234 The Board and Staff conferred about the pressure-washing technique, re-sanding, re-  
235 coloring and sealing, oxidation, erosion, manholes, replacement bricks, a counteroffer amount,  
236 the cost of litigation and the time frame.

237

238 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor,**  
239 **making a counteroffer to Republic Services, in the amount of \$573,825, was**  
240 **approved.**

241

242

243 **SEVENTH ORDER OF BUSINESS****Committee Reports**

244

245 **A. Security**

246 Mr. Forbes stated that the committee received several complaints from Airbnb guests  
247 who have been cited by the POA. Ms. Haque stated that, if the star rating goes down, residents  
248 will not be able to rent their homes. Ms. Darby stated that Airbnb guests cannot use the  
249 amenities. Ms. Haque informed the POA that the City of Tampa requires rentals to be

250 registered with the City. Discussion ensued regarding Airbnb guests, the POA foreclosing on  
251 certain properties, a burglary involving an Airbnb guest, the Tampa Police Department (TPD)  
252 and security concerns about renters accessing the community.

253 **B. Finance**

254 There being no report, the next item followed.

255 **C. Landscape Aquascape Facilities**

256 Ms. Haque provided the following report:

257 ➤ The committee is unhappy with the landscaping company. The number of crewmen  
258 assigned to the District is insufficient and projects are not being completed on time.

259 ➤ Mr. Hall is working on acquiring new plants for certain areas. He calendars everything  
260 and will meet with an area manager tomorrow to point out areas in need of attention.

261 Mr. Hall voiced his opinion that there is a lack of initiative on the part of crewmen, who  
262 make careless mistakes regularly. Mr. Castillo stated that Staff should document everything, as  
263 it is the CDD's prerogative to engage another contractor to complete projects and withhold  
264 compensation from the current landscaper. Mr. Adams suggested photographing the areas and  
265 creating a list of all issues to justify the actions that the CDD plans to take.

266 **D. Spirit Committee**

267 Ms. Haque provided the following report:

268 ➤ The committee met today and a rough draft of the minutes was produced but the dates  
269 of the upcoming events would be finalized after tonight's Board meeting.

270 Mr. Adams stated the report should be circulated after the committee has signed off on  
271 it. Once the reports are forwarded, they will be included on the agenda.

272

273 **EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

274

275 **A. Board of Supervisors: December 13, 2018**

276 **i. Summary of Motions**

277 No changes were made.

278 **ii. Staff Directives**

279 No changes were made.

280           iii.     **Regular Meeting**

281           Mr. Adams presented the December 13, 2018 Board of Supervisors Regular Meeting  
282 Minutes. No changes were made.

283 **B.     Security Committee: January 7, 2019**

284 **C.     Sunshine Board Online Workshop: January 2, 2019 to January 15, 2019 (*to be provided***  
285 ***under separate cover*)**

286           Mr. Castillo commented that the Board has not been as active as it should be on the  
287 Sunshine Board; he will make a concerted effort to be more active on the Sunshine Board and  
288 encouraged the other Board Members to do the same. Ms. Haque stated that it is unfortunate  
289 that the Sunshine Board is rarely utilized, as the CDD pays for it. Discussion ensued regarding  
290 notifications, new threads etc.

291 **D.     Other**

292

293           **On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the**  
294 **December 13, 2018 Board of Supervisors Summary of Motions, Staff Directives**  
295 **and Regular Meeting Minutes, the January 7, 2019 Security Committee**  
296 **Meeting Minutes and January 2, 2019 to January 15, 2018 Sunshine Board**  
297 **Online Workshop, as presented, were approved.**

298

299

300 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of November 30, 2018**

301

302

303           Mr. Adams presented the Unaudited Financial Statements as of November 30, 2018.  
304 Assessment revenue collections were at 16%.

305

306           **On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the**  
307 **Unaudited Financial Statements as of November 30, 2018, were approved.**

308

309

310 **TENTH ORDER OF BUSINESS**

**Staff Reports**

311

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

313           There being no report, the next item followed.

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

315 Ms. Darby presented the January 17, 2019 Office Administrator & Events, Graphics &  
316 Community Relations Monthly Report. She highlighted the following items:

- 317 ➤ The Beach Club pool and surrounding amenities were quiet due to the weather but  
318 rentals are now increasing.
- 319 ➤ Focus for 2019 will be on employee relations and development and establishing an  
320 employee review schedule.

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

322 Mr. Hall presented the January 2019 Facilities Manager Activity Report and highlighted  
323 the following items:

- 324 ➤ The Public Works Department shifted the sign matter to the County Traffic Department  
325 Engineers for them to try and locate a spot for the sign alerting motorist of the entrance to Cory  
326 Lakes Boulevard.
- 327 ➤ The District Engineer is coordinating with County Engineers to explore the feasibility of  
328 installing a right-turn lane from Morris Bridge into the community.

329 Discussion ensued regarding the width of the roadway, easements, the right-of-way  
330 (ROW), access points, road ownership, etc.

- 331 ➤ Regarding the gym, the last two pieces of equipment are scheduled to be delivered to  
332 Fitness Services on January 25 and, once all the equipment is removed, installation of the new  
333 equipment would be scheduled. Flooring bids were being sought.

- 334 ➤ The pavers are ready to be shipped and will be delivered next week.

335 In response to Mr. Castillo's question regarding the fountains, Mr. Hall stated the meter  
336 boxes, in the control boxes, were installed and they are waiting for TECO to come out and for  
337 the City to issue permits and proceed from there.

338 In response to Mr. Shah's question regarding feedback or compliments about the  
339 holiday lighting, Mr. Hall replied that there were compliments. Next year a different, plug-in  
340 brand of lights will be used. TECO will install tent poles in late January or early February.

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

342 Mr. Adams stated, per Mr. Shah's request, a year-end reconciliation was prepared,  
343 including a summary sheet showing budget to actuals for each year, with the relevant accounts,  
344 and the account titles match with the account titles in the year-end unaudited financial  
345 statements for each fiscal year. In both cases, the actuals are less than the budgeted amount  
346 by \$10,000. As to the budget for 2018/2019, Mr. Adams confirmed that those figures are  
347 reflected on Page 3 of the Unaudited Financials. Board Members should call or email him with  
348 any further questions regarding the budget.

349 • **NEXT MEETING DATE: February 21, 2019 at 6:00 P.M.**

350 The next meeting will be held on February 21, 2019 at 6:00 p.m.

351

352 **ELEVENTH ORDER OF BUSINESS**

**Other Business**

353

354 Ms. Haque stated that there are no cameras at the recreational areas and the Board  
355 should consider installing a few to monitor those areas. Loitering and smoking are an ongoing  
356 problem. Mr. Castillo suggested that Staff obtain pricing for cameras for the recreational areas.  
357 Discussion ensued regarding the lack of TPD enforcement, Envera, signage and the rover.

358

359 **TWELFTH ORDER OF BUSINESS**

**Public Comments (*non-agenda items*)**

360

361 Mr. Ramphal, a resident, concurred that cameras should be installed in the recreation  
362 areas.

363

364 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

365

366 Mr. Shah inquired about two recent automobile burglaries on the Security Report. Mr.  
367 Hall stated that one incident involved an individual who was inebriated and the incident was  
368 reported incorrectly but, if someone reports that a vehicle was broken into, regardless of  
369 whether it was broken into or not, it will go in as a burglary. TPD responds and, even if it turns  
370 out that it is nothing, it is still considered a burglary.



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Secretary/Assistant Secretary

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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, 4<sup>th</sup> February 2019 at 7:06 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), Erin Uhler (Event Coordinator), Brian Little (Traffic Coordinator) and Michele Echols. **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison) and Victoria Orr (Data Analysis).

### First Order of Business: Call to Order: Attendance

There were two guests in attendance:

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

Jean Chakan - Resident

### Second Order of Business: Traffic Safety Concerns – Bus Stops

- **Recommendations:**

- a. To have CDD Office Manager draft violation intent letter for POA to hand out to drivers at Bus Stops.
- b. Erect “**No Parking Signs**” at the bus stops locations – **See Attachment #4.**
  - Parents and Care Givers are violating State Statues 316.1945 (**See Attachment #3**) – Stopping, standing or parking prohibited in specified places, when waiting for their children to load & unload school buses.
  - Tampa Police is continuously being notified of these unsafety pedestrian and vehicular events but, because of their limited resources they are not able to respond to this weekly occurrence.
  - All of our 5 school bus stops are affected except the Beach Club bus stop.

### Third Order of Business: Neighborhood Watch

- Discussed the Community Emergency Response Team (CERT) Program.
  - This is a Federal Emergency Management Agency (FEMA) Program.
  - Would like for interested residents of our community and other New Tampa communities to pursue this 12 hour training, which will include:
    - Educating residents on basic disaster hazard preparedness, such as:
      - a. Fire Safety
      - b. Light Search and Rescue
      - c. Team Organization

d. Disaster Medical Operations

-- More information coming soon.

- **Morris Bridge Clean-up** – March 2<sup>nd</sup> @ 7:30 am at the Morris Bridge Gatehouse.

**Forth Order of Business: Social Media/Welcome Packages**

- Our new on-line community's Neighborhood Security Newsletter is always available for viewing at: <https://tinyurl.com/yakhttzs>

**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).

	<b>TPD Call Event Report</b>	<b>Number of TPD Traffic Warning/Tickets</b>
<b>January 2019</b>	<b>32</b>	<b>0</b>
<b>December 2018</b>	31	6
<b>November 2018</b>	23	9
<b>October 2018</b>	25	8
<b>September 2018</b>	35	20
<b>August 2018</b>	36	19
<b>July 2018</b>	39	2
<b>June 2018</b>	23	4
<b>May 2108</b>	41	18
<b>April 2018</b>	32	16
<b>March 2018</b>	53	18
<b>February 2018</b>	49	27
<b>January 2018</b>	80	48

The State Troopers also documented **Four (4)** faulty equipment notices within January's report.

	<b>State Trooper Traffic Call Event Report</b>	<b>Number of Trooper Traffic Warning/Tickets</b>	
<b>January 2019</b>	<b>44</b>	<b>18</b>	<b>22</b>
<b>December 2018</b>	37	15	22
<b>November 2018</b>	37	15	22
<b>October 2018</b>	42	15	19
<b>September 2018</b>	38	12	22
<b>August 2018</b>	49	17	23
<b>July 2018</b>	50	21	24
<b>June 2018</b>	38	19	14
<b>May 2018</b>	36	11	22
<b>April 2018</b>	36	14	16
<b>March 2018</b>	35	13	17
<b>February 2018</b>	28	11	14

**Sixth Order of Business: Automobile Speeders within the Community**

- **We cannot confirm if the POA is continuing the process to notify residents caught speeding.**
- We have requested for the POA to share the mobile speed radar data with our committee, so we can appropriately share with the CDD.

**Seventh Order of Business: Open Forum/Final Thoughts**

- Continuing to monitor the security and safety impact due to increase number of Airbnb with Cory Lakes.
- **Recommendations:**
  - a. Post/Erect signs with Contractors’ Visiting Hours at Gates.
  - b. Post hours on Marquee
  - c. Continue to post policy in Welcome Package.
    - We are continuing to tracking the Safety and Security daily events at both gates.

**(Attachment #2 – Silvertracker Security/Safety Events).**

**Last Order of Business: Adjournment 8:28 p.m.**

**Next meeting is scheduled for Monday, 1<sup>st</sup> April 2019 at 7:00 p.m.**

The Security Committee will forgo having meetings on the 3<sup>rd</sup> 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 \_\_\_\_\_, 2019.

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:  
Chuck Adams, Secretary

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on Thursday, January 10th, 2019, at 4:30 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Scott Hall (resident), John Hall, and Stephanie Squires (chair), Norma Walker (resident) Sheila Haque (Board Supervisor)

**First Order of Business:            Call to Order: Attendance**

The meeting was convened at 4:45 p.m.

**Second Order of Business:**

Landscape

- Oleanders need to be trimmed. Should be trimmed in February. Oleanders are approx 20 years old and need to be replaced. The newer Oleanders are not getting enough light.
- In the Spring John will relocate other Oleanders to fill in bare spots. Plant Bottle Brush and Loropetalum on CL by Capri (Motion passed)
- Sod area in front of pool equipment needs to be replaced.

Aquascape:

- No new items

Facilities:

**Third Order of Business: Adjournment    5:13 pm**

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  
DECEMBER 31, 2018**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 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	Capital Projects Series 2019	
<b>ASSETS</b>								
Operating account								
Iberia - operating acct	\$ 3,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,628
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	42,051	-	-	-	-	-	-	42,051
SunTrust - debit card	4,228	-	-	-	-	-	-	4,228
MMK account	2,234,436	-	-	-	-	131,409	-	2,365,845
Investments								
Revenue	-	39,473	88,858	20,258	-	-	-	148,589
Reserve	-	52,409	247,358	10,000	-	-	-	309,767
Prepayment	-	-	14,911	-	-	-	-	14,911
Construction	-	-	-	-	3,461	-	-	3,461
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	92,640	447,648	40,798	-	-	-	581,086
Capital projects: 2015	327,746	-	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	-	23,156
Total assets	<u>\$ 2,640,092</u>	<u>\$ 184,522</u>	<u>\$ 798,775</u>	<u>\$ 71,056</u>	<u>\$ 3,461</u>	<u>\$ -</u>	<u>\$ 131,409</u>	<u>\$ 3,829,315</u>
<b>LIABILITIES</b>								
Accounts payable	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,101
Due to other funds								
General	-	-	-	-	-	327,746	-	327,746
Debt service fund - series 2013	92,640	-	-	-	-	-	-	92,640
Debt service fund - series 2013A-1	447,648	-	-	-	-	-	-	447,648
Debt service fund - 2017 note	40,798	-	-	-	-	-	-	40,798
Accrued payroll taxes	322	-	-	-	-	-	-	322
Total liabilities	<u>585,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>-</u>	<u>913,255</u>
<b>FUND BALANCES</b>								
Nonspendable								
Deposits	23,156	-	-	-	-	-	-	23,156
Restricted for:								
Debt service	-	184,522	798,775	71,056	-	-	-	1,054,353
Capital projects	-	-	-	-	3,461	(327,746)	131,409	(192,876)
Assigned								
3 months working capital	478,477	-	-	-	-	-	-	478,477
Unassigned	1,552,950	-	-	-	-	-	-	1,552,950
Total fund balances	<u>2,054,583</u>	<u>184,522</u>	<u>798,775</u>	<u>71,056</u>	<u>3,461</u>	<u>(327,746)</u>	<u>131,409</u>	<u>2,916,060</u>
Total liabilities and fund balances	<u>\$ 2,640,092</u>	<u>\$ 184,522</u>	<u>\$ 798,775</u>	<u>\$ 71,056</u>	<u>\$ 3,461</u>	<u>\$ -</u>	<u>\$ 131,409</u>	<u>\$ 3,829,315</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 1,286,371	\$ 1,572,983	\$ 1,776,165	89%	\$ 444,041
Interest and miscellaneous	1,633	6,998	30,000	23%	7,500
Total revenues	<u>1,288,004</u>	<u>1,579,981</u>	<u>1,806,165</u>	87%	<u>451,541</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	800	2,600	12,000	22%	3,000
Payroll services	47	143	600	24%	150
Payroll taxes - FICA	61	199	900	22%	225
Payroll taxes - unemployment	-	-	325	0%	81
District management	4,583	13,750	55,000	25%	13,750
Assessment roll preparation	417	1,250	5,000	25%	1,250
Bond amortization schedule fee	-	-	1,500	0%	375
Disclosure report	250	750	3,000	25%	750
Trustee	-	2,963	6,600	45%	1,650
Notes payable - Soave Group - DS	-	-	21,733	0%	5,433
Audit	-	-	6,400	0%	1,600
Arbitrage rebate calculation	-	-	2,500	0%	625
Legal - general counsel	360	436	5,000	9%	1,250
Engineering	-	-	10,000	0%	2,500
Insurance: general liability & public officials	-	29,318	29,000	101%	7,250
Insurance: worker's compensation	-	5,955	6,291	95%	1,573
Legal advertising and Sunshine Board	265	832	4,500	18%	1,125
Bank fees	117	346	1,500	23%	375
Credit card discount	5	47	200	24%	-
Dues & licenses	-	175	175	100%	44
Postage	171	610	1,500	41%	375
Office supplies	-	59	-	N/A	-
Tax collector	25,727	31,460	74,007	43%	18,502
Contingencies	-	-	500	0%	125
Total administrative	<u>32,803</u>	<u>90,893</u>	<u>248,231</u>	37%	<u>62,058</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,257	6,596	17,500	38%	4,375
Website	-	-	600	0%	150
Streetlights	15,417	30,834	90,000	34%	22,500
Electricity	5,222	10,768	45,000	24%	11,250
Propane	-	-	400	0%	100
Water, sewer & irrigation	1,970	4,272	15,000	28%	3,750
Solid waste removal	550	1,577	6,200	25%	1,550
Sewer lift stations	150	830	2,500	33%	625
Total utilities	<u>25,566</u>	<u>54,877</u>	<u>177,200</u>	31%	<u>44,300</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	21,094	59,546	256,500	23%	64,125
Contractual virtual guard	2,277	19,198	77,500	25%	19,375
Off-duty policing	1,310	2,635	10,000	26%	2,500
Total security operations	<u>24,681</u>	<u>81,379</u>	<u>344,000</u>	24%	<u>86,000</u>
Field office administration					
Field manager	4,612	14,728	54,000	27%	13,500
Assistant field manager	-	2,154	13,000	17%	3,250
Office administrator	5,240	15,319	46,000	33%	11,500
Assistant office administrator	2,377	8,285	30,000	28%	7,500
Payroll taxes	973	3,311	13,500	25%	3,375
Seasonal decorations	21,850	43,700	43,700	100%	10,925
Beach club office equipment	130	647	3,400	19%	850
Beach club office supplies	285	540	3,000	18%	750
Beach club gym supplies	4,034	6,398	14,000	46%	3,500
Guard office equipment	-	263	2,000	13%	500
Guard office supplies	248	248	2,000	12%	500
Community events supplies	1,737	6,517	16,100	40%	4,025
Pool & beach club attendants	492	2,795	36,000	8%	9,000
Total field office administration	<u>41,978</u>	<u>104,905</u>	<u>276,700</u>	38%	<u>69,175</u>
Landscape maintenance					
Landscaping	277	53,323	424,000	13%	106,000
Street tree maintenance	-	-	40,000	0%	10,000
Beach sand	-	-	5,500	0%	1,375
Annuals & seasonal plant installation	-	1,182	5,000	24%	1,250
Plant replacement	116	2,522	40,000	6%	10,000
Sod replacement	-	-	7,500	0%	1,875
Well maintenance - irrigation	-	-	5,000	0%	1,250
Irrigation - maintenance	-	3,441	10,000	34%	2,500
Tree removal	-	2,928	25,000	12%	6,250
Lake & pond maintenance	3,625	12,925	52,000	25%	13,000
Total landscape maintenance	<u>4,018</u>	<u>76,321</u>	<u>614,000</u>	12%	<u>153,500</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	1,040	2,017	20,000	10%	5,000
Car and cart repairs and maintenance	234	1,943	6,000	32%	1,500
Rentals and leases	-	3,872	12,000	32%	3,000
Cleaning	1,296	3,790	16,000	24%	4,000
Pest control	300	600	2,300	26%	575
Security gate maintenance & repair	-	357	5,000	7%	1,250
Security gate maintenance & repair - cachet	-	-	2,000	0%	500
Monuments & signs	-	462	5,000	9%	1,250
Fountains	-	-	7,000	0%	1,750
Storm water drainage	-	-	20,000	0%	5,000
Recreation equipment maintenance & repair	2,070	9,564	15,000	64%	3,750
Building equipment maintenance & repair	45	6,144	15,000	41%	3,750
Pressure washing	2,035	2,535	5,000	51%	1,250
Paver, streets and sidewalk repairs, cleaning	-	35,193	75,000	47%	18,750
Clear & repair monument lanterns	-	-	1,500	0%	375
Commercial window cleaning	-	-	2,500	0%	625
Total facilities maintenance	<u>7,020</u>	<u>66,477</u>	<u>209,300</u>	32%	<u>52,325</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	4,485	22,900	20%	5,725
Pool repairs	-	-	12,000	0%	3,000
Pool heater utilities	191	244	9,000	3%	2,250
Pool permit	-	-	575	0%	144
Total facilities maintenance (pool)	<u>1,686</u>	<u>4,729</u>	<u>44,475</u>	11%	<u>11,119</u>
Total field operations	<u>104,949</u>	<u>388,688</u>	<u>1,665,675</u>	23%	<u>416,419</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program	<u>1,220</u>	<u>9,473</u>	-	N/A	-
Total infrastructure reinvestment	<u>1,220</u>	<u>9,473</u>	-	N/A	-
Total expenditures	<u>138,972</u>	<u>489,054</u>	<u>1,913,906</u>	26%	<u>478,477</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,149,032	1,090,927	(107,741)		
Fund balance - beginning (unaudited)	<u>905,551</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	1,576,106	1,576,106	435,313		
Fund balance - ending	<u>\$ 2,054,583</u>	<u>\$ 2,054,583</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 DECEMBER 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 77,306	\$ 94,531	\$ 106,898	88%
Interest	135	566	-	N/A
Total revenues	<u>77,441</u>	<u>95,097</u>	<u>106,898</u>	89%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	25,000	25,000	100%
Interest	-	39,034	77,444	50%
Total debt service	<u>-</u>	<u>64,034</u>	<u>102,444</u>	63%
<b>Other fees &amp; charges</b>				
Tax collector	1,546	1,892	4,454	42%
Total other fees & charges	<u>1,546</u>	<u>1,892</u>	<u>4,454</u>	42%
Total expenditures	<u>1,546</u>	<u>65,926</u>	<u>106,898</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	75,895	29,171	-	
Fund balances - beginning	<u>108,627</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u><u>\$ 184,522</u></u>	<u><u>\$ 184,522</u></u>	<u><u>\$ 151,665</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 DECEMBER 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 373,554	\$ 456,784	\$ 519,236	88%
Interest	2,151	3,198	-	N/A
Total revenues	<u>375,705</u>	<u>459,982</u>	<u>519,236</u>	89%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	435,000	0%
Interest	-	31,300	62,601	50%
Total debt service	<u>-</u>	<u>31,300</u>	<u>497,601</u>	6%
<b>Other fees &amp; charges</b>				
Tax collector	7,471	9,136	21,635	42%
Total other fees & charges	<u>7,471</u>	<u>9,136</u>	<u>21,635</u>	42%
Total expenditures	<u>7,471</u>	<u>40,436</u>	<u>519,236</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	368,234	419,546	-	
Fund balances - beginning	430,541	379,229	356,771	
Fund balances - ending	<u>\$ 798,775</u>	<u>\$ 798,775</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 DECEMBER 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 34,045	\$ 41,630	\$ 47,082	88%
Total revenues	<u>34,045</u>	<u>41,630</u>	<u>47,082</u>	88%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	39,131	39,131	100%
Note interest	-	4,088	7,225	57%
Total debt service	<u>-</u>	<u>43,219</u>	<u>46,356</u>	93%
<b>Other fees &amp; charges</b>				
Tax collector	681	832	1,962	42%
Total other fees & charges	<u>681</u>	<u>832</u>	<u>1,962</u>	42%
Total expenditures	<u>681</u>	<u>44,051</u>	<u>48,318</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	33,364	(2,421)	(1,236)	
Fund balances - beginning	37,692	73,477	69,469	
Fund balances - ending	<u>\$ 71,056</u>	<u>\$ 71,056</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 DECEMBER 31, 2018**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 5	\$ 14
Total revenues	5	14
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	5	14
Fund balance - beginning	3,456	3,447
Fund balance - ending	\$ 3,461	\$ 3,461

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2015  
FOR THE PERIOD ENDED DECEMBER 31, 2018**

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



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2019  
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments: on roll	\$ 109,658	\$ 134,091	\$ 151,304	89%
Total revenues	<u>109,658</u>	<u>134,091</u>	<u>151,304</u>	89%
<b>EXPENDITURES</b>				
Capital outlay	-	-	145,000	0%
Tax collector	2,193	2,682	6,304	43%
Total expenditures	<u>2,193</u>	<u>2,682</u>	<u>151,304</u>	2%
Excess/(deficiency) of revenues over/(under) expenditures	107,465	131,409	-	
Fund balance - beginning	23,944	-	-	
Fund balance - ending	<u>\$ 131,409</u>	<u>\$ 131,409</u>	<u>\$ -</u>	

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$1,385,000.00</b>	<b>-</b>	<b>\$1,440,984.38</b>	<b>\$2,825,984.38</b>

Beach club gym supplies

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$3,180,000.00</b>	<b>-</b>	<b>\$354,197.00</b>	<b>\$3,534,197.00</b>

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10B**

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: February 21, 2019**

**Beach Club**

**Office** - Routine day to day office operations however, there were many inquiries on POA election leading up to the election day.

**Zumba** - due to the positive community response to hold Zumba classes at the Beach Club, I'm working with Zumba on Wheels based on certified instructor availability and scheduling Beach Club availability.

**Rummage Sale** - guidelines have been updated to reflect the following; *please stay until the end of the sale time or when all of their items have been sold; no selling of food or drink on CDD property.* The Cory Lake Isle Rummage Sale Info in its entirety is below for review.

**New Resident Mixer** – we feel this event should be held every other month. The first event was in January and we'd like to schedule for March. Residents that moved into the community from December 2018 until February 28, 2019 would be invited.

**Future Project Focus**

Review advertising avenues for pool attendants for Spring Break and Summer.

Fine tune the new resident mixer agenda and contact POA for participation commitment.

**Graphics**

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Fishing Tournament, Rummage Sale, Breakfast with Critters
- Created draft flyers for upcoming events: Spring Fling, End of School Bash, A Night in the Islands

**Events**

- **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. \*\*There was feedback from a resident about the prize categories. The feedback was channeled through the Spirit Committee.
- **Breakfast with Critters**  
Tickets for this event are now on sale. This is one of our most popular events and we do expect a full sell out. Chick-Fil-A will cater breakfast again along with fruit and bagels as a vegetarian option.
- **Rummage Sale**  
March 30<sup>th</sup> 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. Registration for this event has begun.

## **Office Administrator & Events, Graphics & Community Relations Monthly Report**

**Meeting date: February 21, 2019**

- **Spring Festival**

All entertainment has been booked. 3 sponsors have been secured. Judi Beck with Florida Executive Realty has reached out to offer an iPad Mini for raffle during the event along with various gift cards. Eggs for the egg hunt have been priced out for value.

- **A Night in the Islands**

Bar services and food catering companies have both been reserved for the day of this event. A menu has been drafted and sent to the food catering company for approval. Several dance/entertainment companies have been contacted for hula entertainment during the event.

### **Community Relations**

- **New Resident Mixer**

The power point presentation used during the first New Resident Mixer is undergoing a fine tuning process. Information is being added to 'beef' up the slide show.

- **Welcome Wagon**

There were 6 new residents for January. Small table plants were purchased and left on the door steps with a note of welcoming.

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: February 21, 2019**

## CORY LAKE ISLES RUMMAGE SALE INFO

The Cory Lake Isles Rummage Sale will be on March 30<sup>th</sup> from 8am-12pm. The Cory Lake Isles Rummage Sale is a semi-annual event held each spring and fall in the Beach Club parking lot. Advertising is placed in local newspapers, on flyers and on social media to spread the word about our community sale. We request \$3.00 per participant to help cover the advertising costs. Space numbers are assigned at time of payment.

You have been assigned space number \_\_\_\_\_

The following guidelines provide organization and alleviate disruption to customers and participants during the sale.

- **Set-Up**—Set up time is any time BEFORE 7:30am the day of the sale. This allows participants and residents time to look around and start your sales early. **Tables are not provided by the CDD. The CDD is not liable for any items brought or left unattended.**
- **Selling**- Only household goods/furniture are permitted to be sold on CDD property. **NO FOOD/DRINK SALES OF ANY KIND.**
- **Parking**- After unloading your vehicle check in with the parking security officer in the vacant field across the street from the Beach Club who will direct you to a parking space. This will prevent parking difficulties and provide adequate parking for all. There will be no parking on the street or on the grass by the playground or by the boat ramp. Vehicles are NOT allowed to park in the Beach Club parking lot from 6:00am – 12:00pm.
- **Gates**- Gates are opened to the public at 8:00am or before if cars are backed up to the street.
- **Cancellations**- If you have reserved a space and are unable to participate call 813-986-1031 to cancel. Your space is needed to accommodate other participants.
- **Clean-Up**- After the sale, remove all garbage and debris from your space. **It is strongly recommended that each participant stays at their assigned space until all their items are sold or until the end of the event. Leaving early can cause confusion and impede on your neighbor's space.**
- **Rain or Shine**- No Rain Dates

We appreciate everyone's cooperation and participation.



**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10C**

# Cory Lakes Community Development District

## Facilities Manager

### Feb. 2019, Activity Report

---

#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Replaced outlet cover and gfci outlet in front flower bed.
3. Replaced palms in inside flower pots.
4. Had WiFi connection replaced and repaired.
5. Working on touching up paint.
6. Getting proposals to replace the roof. It is getting time for it.

#### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Replaced 1 pool heater.
3. Replaced hinges on the service gate at pool. Repaired latch and ground bolt to work correctly.
4. Secured fence section at roadside entrance to pool area.
5. Had wifi connection repaired and replaced.

#### PLAYGROUND

1. Kept clean and organized.
2. Installed new Expression swing at playground.
3. Touched up some of the equipment paint.
4. Working with Playmore to replace so rusted equipment. (Hopefully under warranty) Getting proposals for what is not covered.
5. Getting proposal for broken bee rider. Not sure how to keep big kids off of the tot toys.

#### GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Replaced toilet handle on men's handicap stall.
4. Working with Spectrum to solve service issues with cardio TV's.
5. Took delivery and install of new equipment.
6. Secured contract to have floor replaced 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.
2. Working with Allied on new addendum to contract.

### OTHER ACTIONS

1. Working with Life Fitness on equipment pricing for the gym.
2. Working with several lighting vendors on revised proposals for the low voltage lighting at the entrances.
3. Working with Electric Today on warranty repairs for amenities lighting.
4. Working with Envera to repair/replace radar system cameras damaged by resident vehicle.
5. Replaced hinges on both pedestrian gates at Cachet Isle.
6. Replaced junction box and rewired outlet by lake fountain to fix shorting issue
7. Replaced photo cell and rewired power supply for the CLB West monument lights.
8. Replaced 6 STOP signs around the community, cleaned 3 more.
9. Worked with Architectural fountains to have Capri Isle fountains installed.
10. Replaced motor, pump, capacitor and wiring for lake fountain.
11. Cleaned storage yard of dumpster full of debris. Rest can be worked into regular garbage cycle.

### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.

3. Replaced battery back-ups on exit gate.
4. Repaired broken water line outside guardhouse.
5. Cleaned Envera ID reader and reset computer to re-establish connections.
6. Worked with Spectrum to solve multiple phone issues.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter and flushed and vacuumed drain lines.
2. Replaced bracket for resident gate arm.
3. Replaced bulb in can light.
4. Repaired pedestrian gate from damage. Replaced hinges.
5. Repaired resident gate arm..

#### Action Plan for March

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.
5. Start working on tree replacements.



FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE

# Decorative Outdoor Lighting 2019



FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE

## Company Overview

- Turn-key services: Design, Install, maintenance – warehouse availability if specialty products
- Commercial-grade LED lighting products
- Expertise that considers lighting source and building structure for stability, security and longevity
- Broad selection of industry-leading, durable and energy-saving products
- Superior and personalized customer service
- Extensive references
- Pre-designed drawings or demonstration of proposed work to achieve the exact desired look
- Professionally managed throughout every stage of contract
- Established company with available resources for any unique outdoor or festive lighting needs
- Served Tampa Bay since 1986
- Holds workers' compensation and liability insurance

*Awarded, Best of Tampa Bay in  
Holiday Lighting for  
8 consecutive years*





FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE

## Serving Long-standing, Satisfied Customers

- Tampa General Hospital
- Tampa Riverwalk
- Marriott Sand Key
- Watson Clinics
- City of Dade City
- Kiefer Village Jewels
- Kingspoint HOA
- Lake Clarke Shores, HOA
- Florida Winery, John's Pass
- Service many commercial properties
- Lowry Park Zoo
- Cooleys Law School
- Churches
- Match.Com Wedding
- Brilliant Event Planning
- Specialty Parties
- Vallartas Restaurant
- Waterford HOA
- Silverthorn HOA & Golf and Country Club
- Over 100 residential clients



## Sample Work

FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE







## Sample Work

FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE







FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE

## Sample Work





## Sample Work

FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE







## Sample Work

FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE









## Sample Work

FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE | LED, ENERGY-SAVING LIGHTS | INTERIOR & EXTERIOR SERVICE





## Proposal – Landscape Lighting of Cross Creek & Morris Bridge Entries

Description	Cost
<u>Cross Creek</u> <ul style="list-style-type: none"> <li>All lights are LED</li> <li>Total of (57) 35 watt lights installed</li> </ul>	\$19,670.82
<u>Morris Bridge</u> <ul style="list-style-type: none"> <li>All lights are LED</li> <li>Total of (168) 35 watt lights installed</li> <li>20-year warranty against lighting failure</li> </ul>	\$67,200.00
<u>To encase wire in pipe</u> <ul style="list-style-type: none"> <li>20-year warranty against lighting failure</li> <li>Price includes labor and necessary supplies to install</li> </ul>	<u>\$4,600.00</u> \$91,470.82 (Grand Total)

Upon signed agreement, 50% deposit due to procure products and an install date scheduled. Final payment due upon job completion.

**Acceptance of Proposal** – the above price, specifications and conditions are satisfactory and are hereby accepted. You are authorizing RR Decorative Landscape to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature of Property Owner: \_\_\_\_\_

Signature of RR Decorative Landscape: \_\_\_\_\_





FULL-SERVICE: DESIGN, INSTALL, TAKE-DOWN, STORAGE

SERVICE

## Team at Work





**illuminations holiday lighting**

**Proposal**

8606 Herons Cove Pl  
 Tampa, FL 33647  
 Tim Gay (813) 334-4827

**TO:**  
 Cory Lakes Isles CDD  
 10441 Corey Lake Dr  
 Tampa, FL 33647  
 attn: John Hall (813) 986-1031

JOB DESCRIPTION
Landscape Lighting Proposal for Cory Lake Isles

ITEMIZED ESTIMATE: TIME AND MATERIALS				AMOUNT
<b>Cross Creek Entrance to Guardhouse</b>				\$102,500.00
<b>Entrance</b>	<b>Item</b>	<b>Count</b>	<b>Number of Lights</b>	
	Palms Tall (note: every other)	46	46	
	Palms Other	10	12	
	Ligustrums	4	8	
	Cluster	4	4	
	Reclinata	1	2	
<b>Exit</b>	Palms Tall (note: every other)	35	36	
	Palms Other	2	4	
	Ligustrums	3	6	
	Cluster	4	4	
	Reclinata	1	4	
<b>Center Median</b>	Palms Other	1	2	
<b>Guardhouse</b>	Palms surrounding guardhouse	4	8	
<b>Morris Bridge Rd to Guardhouse</b>				
<b>Entrance</b>	Palms	12	12	
	Ligustrums	1	1	
	Bottle Brush	3	3	
	Crate Myrtle	1	1	
<b>Exit</b>	Palms	7	7	
	Bottle Brush	7	7	
	Ligustrums	4	4	
<b>Center Medians</b>	Palms	10	20	
<b>MB Guardhouse to Cory Lakes Blvd - Center Median / Entrance Side</b>				
<b>Entrance</b>	Palms	4	4	
<b>Center Median</b>	Palms	38	76	
	Reclinatas	2	6	
	Requires 50% Deposit			
<b>TOTAL ESTIMATED JOB COST</b>				<b>\$102,500.00</b>

\* Price includes fixtures, transformers, risers, conduit, wire, connectors and any other material needed to complete project  
 \* Assumes adequate power available. If additional power needed Cory Lake Isles community responsible for providing.  
 \* Remaining balance of project due upon receipt of invoice after installation.  
 \* Assumes site survey will be completed prior to trench work  
 \* Includes 1 year service warranty  
 \* Includes lifetime warranty on fixtures and transformers

\_\_\_\_\_  
 Tim Gay  
 PREPARED BY

\_\_\_\_\_  
 2/1/2019  
 DATE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR CORY LAKE ISLES

\_\_\_\_\_  
 DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cory Lake Isles CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**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**