

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

April 18, 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

April 11, 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 April 18, 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: Develop Strategic Planning Committee
7. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
8. Approval of Minutes
 - A. Board of Supervisors: March 21, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. LAF Committee: April 4, 2019
 - C. Security Committee/Neighborhood Watch: April 1, 2019

- D. Sunshine Board Online Workshop: April 2, 2019 to April 16, 2019 (*to be provided under separate cover*)
 - E. Other
9. Acceptance of Unaudited Financial Statements as of February 28, 2019
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: May 16, 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

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Grid 254 - February Cory Lakes Tampa Police, State Trooper Call Event Report & POA Infractions

2/28/2019 15:06	10553 MARTINIQUE ISLE DR	INFORMATION	254
2/23/2019 22:42	17902 CACHET ISLE DR	DISTURBANCE	254
2/16/2019 16:30	17901 BIMINI ISLE CT	MISDEMEANOR	254
2/12/2019 21:44	10712 CORY LAKE DR	INFORMATION	254
2/11/2019 1:07	18007 JAVA ISLE DR	HIT AND RUN	254
2/10/2019 14:26	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
2/9/2019 21:45	10520 MARTINIQUE ISLE DR	DISTURBANCE	254
2/9/2019 16:08	10728 CORY LAKE DR	NATURE UNKNOWN	254
2/9/2019 9:45	10535 MARTINIQUE ISLE DR	CRIMINAL MISCHIEF	254
2/5/2019 13:57	10734 CORY LAKE DR	DISTURBANCE	254
2/5/2019 10:11	10424 CANARY ISLE DR	NATURE UNKNOWN	254
2/1/2019 7:21	MORRIS BRIDGE RD / CORY LAKE BL	INFORMATION	254

Legent Colors: Sames Addresses/Incidents

	Events	Total
	Building Check - Beach Club:	0
	Similar Residential/Commercial Alarm:	0
	Traffic Crash:	0
	Vehicle Stop/Traffic:	2
	Building Check- Residents/Non-Beachclub:	0
	Suspicious Vehicles/Person/Prowler:	0
	Domestic Dispute:	1
	Nature Unknown:	2
	Vandalism/Disturbance/Theft/Criminal Mischief:	4
	Misc:	2
	Parking Violations:	0
	Role Call:	0

	Fire:	0
	Misdeanor:	1
		12

February Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
23	18	3	44

February Cory Lakes POA Radar Report

Speeding Infractions	CLI Resident Infractions
59	9

Grid 254 - March Corys Lake Tampa Police, State Trooper Call Event Report & POA Infractions

3/29/2019 16:02	10849 BARBADOS ISLE DR	DOMESTIC DISPUTE	254
3/28/2019 14:58	10551 BERMUDA ISLE DR	TRAFFIC CONTROL	254
3/26/2019 8:42	11015 CORY LAKE BL	INFORMATION	254
3/24/2019 18:21	10951 CORY LAKE DR	AGG ASSAULT/BATTERY	254
3/22/2019 11:42	18005 MAUI ISLE DR	INFORMATION	254
3/22/2019 10:32	15202 FIJI ISLE PL	ABANDONED VEHICLE	254
3/22/2019 9:52	17908 BAHAMA ISLE CR	RESID/COMMERIAL ALARM	254
3/20/2019 6:25	10608 CORY LAKE DR	TRAFFIC CRASH	254
3/17/2019 22:41	CORY LAKE BL / MORRIS BRIDGE RD	STREET OBSTRUCTION	254
3/15/2019 17:20	10531 CORY LAKE DR	INFORMATION	254
3/15/2019 1:50	18009 LANAI ISLE DR	BUILDING CHECK	254
3/13/2019 14:54	10531 CORY LAKE DR	NARCOTIC LAW (DRUGS)	254
3/13/2019 12:33	18007 MALAKAI ISLE DR	INFORMATION	254
3/12/2019 22:33	10530 MARTINIQUE ISLE DR	DISTURBANCE	254
3/11/2019 8:48	CORY LAKE BL / MORRIS BRIDGE RD	TRAFFIC CRASH	254
3/9/2019 8:48	10578 CORY LAKE DR	RESID/COMMERIAL ALARM	254
3/8/2019 16:19	10441 CORY LAKE DR	DISTURBANCE	254
3/6/2019 8:52	10519 MARTINIQUE ISLE DR	RESID/COMMERIAL ALARM	254
3/4/2019 11:28	10734 CORY LAKE DR	INFORMATION	254
3/1/2019 20:14	CORY LAKE BL / MORRIS BRIDGE RD	TRAFFIC CONTROL	254

Legent Colors: Sames Addresses/Incidents

Events

Total

Building Check - Beach Club:	0
Similar Residential/Commerial Alarm:	3
Traffic Crash:	0
Vehicle Stop/Traffic:	4
Building Check- Residents/Non-Beachclub:	1
Suspicious Vehicles/Person/Prowler:	0
Domestic Dispute:	1
Assauly & Battery	1
Animal Complaint	0
Nature Unknown:	0
Vandalism/Disturbance/Theft/Criminal Mischief:	3
Misc:	6
Parking Violations:	1
Role Call:	0
Fire:	0
Misdemeanor	0
	20

March Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
0	0	0	0

February Cory Lakes POA Radar Report

Speeding Infractions	CLI Resident Infractions
49	No Data

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, March 21, 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
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator’s Assistant
John Hall	Facilities Manager
Vivek Babar	District Counsel
Brett Perez	Manager, Yellowstone Landscaping
John Sigona	Client Manager, Allied Universal
Carlos Guzman	Resident
Cyril Spiro	Resident
Paragh Shah	Resident

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing District Counsel to source a litigation expert to review the potential case that we have and to present a report at the next meeting, in a not-to-exceed amount of \$2,000, was approved.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the February 21, 2019 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented, and Regular Meeting Minutes, as amended and with edits noted, the February 14 and March 7, 2019 LAF Committee Meeting Minutes and the March 5, 2019 to March 19, 2019 Sunshine Board Online Workshop, as presented, were approved.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, authorizing Staff to proceed with a bidding process, if Yellowstone Landscaping is unwilling to honor the terms and conditions of the current contract, was approved.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, the Allied Universal proposed rate increases, \$3,200 for the current year and \$7,760.48 for the following year, was approved.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
March 21, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Per Castillo, Mr. Hall to request inspection reports from Yellowstone and forward complaints via emails to have cultivate records of them and continue to monitor their progress.

Office Manager

District Engineer

District Counsel

- Per Mr. Castillo, Mr. Babar to invite an expert litigator to a future meeting to discuss Republic Services.

District Manager

- Per Mr. Castillo, Mr. Adams to contact Yellowstone's Manager, invite him to the April meeting and suggest that he attend LAF meetings for base interactions.
- Per Mr. Castillo, Mr. Adams to include the Strategic Planning Committee from the Sunshine Board as a discussion item on the April Agenda.
- Per Mr. Woodards, Mr. Adams to provide the Board with an estimate of the square footage a new gym should have to accommodate a community of 1,000+ families.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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Present at the meeting were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Vivek Babar	District Counsel
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
Brett Perez	General Manager, Yellowstone Landscaping
Brian Mahar	Branch Manager, Yellowstone Landscaping
John Sigona	Client Manager, Allied Universal
Carlos Guzman	Resident
Cyril Spiro	Resident
Parag Shah	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 Woodards were present, in person. Supervisor Haque was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo thanked everyone in attendance and commented that recent postings on the Sunshine Board mirror postings on Nextdoor, with a lot of disparaging comments, non-

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

40 factual, toxic information and insults. The Sunshine Board platform was intended as a
41 communication vehicle for the community and he would appreciate it if users regarded it as
42 such. He invited those with grievances against a Board Member or anyone in the community to
43 present them at the Board meetings or address issues face-to-face, instead of on the Sunshine
44 Board. The CDD Board has made considerable progress in its efforts to advance the community
45 and has no hidden agenda.

46

47 **THIRD ORDER OF BUSINESS**

Other Supervisors' Opening Comments

48

49 Mr. Shah stated that the Sunshine Board is a workshop platform for CDD Supervisors
50 that should not be used for personal attacks or to revive past issues and accusations.

51

52 **FOURTH ORDER OF BUSINESS**

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

53

54

55 Mr. Cyril Spiro, a resident, noted that a recent posting on Nextdoor indicated that he led
56 the Board in the wrong direction by “wasting \$50,000 on strategic planning”. He wished to set
57 the record straight and provided a brief history of the strategic planning, clarified that it has
58 nothing to do with reserves for infrastructure and he had nothing to do with its elimination. He
59 felt that the strategic planning was not a good use of money because the report produced was
60 no different than what the District had done independently by surveying residents about what
61 they wanted and the conclusion of the report resulted in an additional \$300,000 cost to the
62 District for the tennis courts and the playground area. It seemed that the people in the
63 Strategic Planning Committee had a specific agenda of what they wanted done in the
64 community and have used the Committee as a forum for getting what they wanted; therefore,
65 he cautioned the Board about forming committees and stated that the Board should
66 understand that committees are often used by individuals who have a personal agenda and
67 want to use it as a form of official recognition to get certain projects approved. He defended his
68 record, as a former Board Chair, and stated that, by the end of his Chairmanship, the reserves
69 were over \$700,000, contrary to a Board Member’s comment about his tenure on the Board.

70 Mr. Burman concurred with Mr. Spiro and stated that the reserve study and the long
71 range planning were started in 2007 by the Board that was controlled by the Developer. If
72 anyone was interested, those studies were available at Mr. Hall’s office. He elaborated on the
73 scheduling conflict that forced the Tax Collector to cancel his appearance at tonight’s meeting
74 and that he would be appear at the April meeting. He spoke about fraudulent social security
75 calls circulating stating that checks would stop being distributed.

76 Mr. Parag Shah, a resident, stated that an individual on the Sunshine Board and other
77 social platforms spreads conspiracies and recently declared that the CDD Board is partnering
78 with and considering engaging KHP Homes to build a gym. He asked each Board Member to
79 state their involvement with the Developer, on the record. The District Manager and every
80 Board Member present voiced that they have no involvement with KHP Homes. Mr. Shah
81 hoped that the renunciations would end the conspiracy claims and reiterated that the Board
82 has no involvement with KHP.

83 Mr. Carlos Guzman, a resident, voiced his opinion that residents with issues should be
84 able to express their complaints on social media and not be criticized for doing so and asked the
85 Board to clarify its objections. Mr. Castillo stated, for the record, that the Board would prefer it
86 if residents voiced their opinions and concerns in person or at meetings, instead of spreading
87 toxic information and insults on the Sunshine Board. Additionally, no projects are undertaken
88 unless voted on and approved by a majority of the Board, at a meeting. Discussion ensued
89 regarding race relations, segregating the community, KHP Developers and past gym survey
90 results. Mr. Guzman asked the Board to respect homeowners’ views and not to betray them.
91 Mr. Castillo stated that the gym will be discussed later in the meeting.

92

93 **FIFTH ORDER OF BUSINESS** **Presentation: Doug Belden, Hillsborough**
94 **County Tax Collector**

95
96 This item was deferred to a future meeting.

97

98 **SIXTH ORDER OF BUSINESS** **Presentation/Discussion: Yellowstone**
99 **Landscaping**

100

101 Mr. Brett Perez, of Yellowstone Landscaping (Yellowstone), discussed the current
102 contract and highlighted the following items:

- 103 ➤ As a business, Yellowstone was not achieving its desired profitability goals in the
104 community and was considering amending the contract, with an increase to the service costs.
- 105 ➤ Labor rates have changed in recent years.
- 106 ➤ In 2018, Yellowstone budgeted 5,700 hours to maintain the property but spent 7,750
107 hours on site; the company under-budgeted by 2,500 hours.
- 108 ➤ Yellowstone was willing to negotiate, would not want the District to go out to bid again
109 and welcomed a discussion on the proposed increase.

110 Mr. Castillo asked if the difference in the actual versus budgeted service hours was
111 because there was a lot more work than anticipated. Mr. Perez stated that some was due to
112 more work than anticipated and some was because the District has a lot of landscape; however,
113 Yellowstone was confident that the community could continue being maintained by the current
114 staff, to the desired appearance that the CDD expects. Mr. Castillo voiced his opinion that the
115 service levels were subpar and Mr. Hall must constantly point out neglected areas to crews;
116 therefore, he was against an increase in Yellowstone's fees unless there was a marked
117 improvement in the level of service. Discussion ensued regarding LAF Committee complaints, a
118 Landscape Activities plan, crew productivity, weeds, fertilization, sod and pest control. Mr.
119 Castillo suggested that Mr. Perez perform a site inspection with members of the LAF Committee
120 and Mr. Hall. The matter would be discussed further, later in the meeting, and Mr. Adams or
121 Mr. Hall would follow up with Yellowstone about the Board's feedback.

122 **Mr. Perez left the meeting.**

123 Discussion ensued regarding the lack of quarterly inspection reports and current
124 communication issues between Yellowstone, Mr. Hall and the LAF Committee. Mr. Castillo
125 suggested compiling written communication with Yellowstone, such as emails and photos, to
126 maintain records and monitor progress, or the lack thereof, and inviting Yellowstone's
127 Managers to Board and LAF Meetings. Mr. Hall would copy Mr. Adams on all transmitted
128 documents.

129

130 SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Rate Increase
Request from Allied Universal Security
Services131
132
133

134 Mr. John Sigona, of Allied Universal Security Services (Allied), presented rate increase
135 request and highlighted the following items:

136 ➤ Previously, the increase was 2% to the end of September and an additional 3% for
137 another term after that.

138 ➤ Unemployment numbers have decreased to 3.4% and it was harder to find qualified
139 candidates. Allied was working to ensure that the CDD had almost no turnover and was
140 comfortable with the current officers; the rate increase would go directly to the officers.

141 ➤ The Administrative markup would remain unchanged and the 2%, at the start, would go
142 directly to the officers and the 3%, after that, would go directly to them as well.

143 Mr. Castillo asked Mr. Sigona to email the information to District Management. In
144 response to a question, Mr. Sigona confirmed that the current blended rate was \$1,461 and the
145 proposed rate was \$1,490, which was the 2% increase. Discussion ensued regarding the level of
146 service, current hourly rates for officers at nearby communities, turnover, bonuses and guard
147 retention. Mr. Castillo asked Mr. Sigona to email successful staff retention plans in other
148 communities to Mr. Hall.

149

150 EIGHTH ORDER OF BUSINESS

Discussion: Gym Expansion

151

152 In response to a question, Mr. Shah recalled that the gym expansion idea was brought
153 up by Ms. Haque, based on feedback that the LAF Committee received from residents, such as
154 that the current gym is too small, the community has outgrown it and the Board should
155 consider upgrading it. Mr. Castillo stated that there were several options but all were costly.

156 The Board and Staff discussed structural limitations to expanding the gym, the
157 foundation, amount of square footage needed, obtaining sketches, removing the restrooms
158 and the amount of gym equipment that could fit in 200 square feet. Mr. Woodards cautioned
159 against taking on the expense if the gym would not be large enough to accommodate 1,000
160 families and asked Mr. Adams to present an estimate of the number of square feet needed to

161 accommodate a community of 1,000 families. Mr. Shah suggested contacting an engineering or
162 architectural company to secure a footprint of the existing building and questioned whether a
163 new parking lot should be constructed. Discussion ensued regarding the retention pond, tennis
164 courts and current amenities in Cory Lakes Isles (CLI) versus those in neighboring communities.

165

166 **NINTH ORDER OF BUSINESS**

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

167

168

169 Mr. Babar stated that he received a response from Mr. Cory Hart, who represents
170 Republic Services (RS) and highlighted the following items:

171 ➤ RS presented a counteroffer of \$150,000 with no performance bond.

172 ➤ There were 134 reports of oil spills in the County records.

173 ➤ The County has no intention of penalizing subcontractors and a lot goes unreported.

174 ➤ Per County records, no other CDDs, HOAs or private groups have taken the steps to sue
175 RS; this is probably because the roadways in CLI are pavers, which are unique.

176 The Board and Staff discussed whether to accept the counteroffer of \$150,000, future
177 spills by RS, transforming the pavers into asphalt as an option, sealing and sanding the pavers,
178 filing a mediation complaint, the advantages and disadvantages of pursuing litigation and
179 formulating a not-to-exceed amount for consultation.

180

181 **On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor,
182 authorizing District Counsel to source a litigation expert to review the potential
183 case against Republic Services, in a not-to-exceed amount of \$2,000, and
184 present a report at the next meeting, was approved.**

185

186

187 **The meeting recessed at 8:15 p.m.**

188 **The meeting reconvened at 8:25 p.m.**

189 Mr. Castillo asked for a review of Staff Directives regarding the gym expansion. Mr.
190 Adams summarized, determining what size gym might be proper for a community of 1,000
191 families and then developing a plan, based on the standard, which would be the starting point
192 prior to engaging an engineer, etc.

193 **TENTH ORDER OF BUSINESS** **Committee Reports**

194

195 **A. Security**

196 There being no report, the next item followed.

197 **B. Landscape Aquascape Facilities**

198 Mr. Shah stated that the minutes and comments were submitted.

199 Mr. Burman asked if state troopers were being used more successfully than the Tampa
200 Police Department (TPD). In response to Mr. Shah's question, Mr. Hall confirmed that low-
201 voltage landscape lighting would be installed at the pool and Beach Club.

202 **C. Spirit Committee**

203 There being no report, the next item followed.

204

205 **ELEVENTH ORDER OF BUSINESS** **Approval of Minutes**

206

207 **A. Board of Supervisors: February 21, 2019**208 **i. Summary of Motions**

209 Change "Mission Paraphal" to "Busiyant Purosit"

210 **ii. Staff Directives**

211 No changes were made.

212 **iii. Regular Meeting**

213 The following changes were made:

214 Line 27: Change "Mission Paraphal" to "Busiyant Purosit"

215 Line 203: Change "meeting the Tax Collector, the County Commission and extending" to
216 "meeting with the Tax Collector. Contact County Commissioner Hagen to widen Morris Bridge
217 Road to extend"

218 Line 255: Change "Etsy" to "Patsy"

219 Line 256: Change "Badardi, as an attorney" to "Badawi is their attorney"

220 Line 260: Change "CDD" to "POA"

221 For the record, Mr. Castillo clarified that he did not call anybody out by name, as noted
222 in Lines 338 through 340, when he commented that a few members have lawsuits against the
223 POA Board.

224 Mr. Burman felt that the minutes should have included the reason why he opposed the
225 Holiday Lighting Proposal for landscape lighting.

226 Lines 328 and 329: Insert "Mr. Burman stated he was not for the holiday lighting
227 proposal because he was not sure whether or not the residents in Arbor Green or Capri Isle
228 would be happy with lights shining into their homes and, even though he was told they would
229 not, he was not convinced."

230 **B. LAF Committee**

231 i. **February 14, 2019**

232 ii. **March 7, 2019**

233 **C. Sunshine Board Online Workshop: March 5, 2019 to March 19, 2019 (to be provided**
234 **under separate cover)**

235 **D. Other**

236

237 **On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the**
238 **February 21, 2019 Board of Supervisors Summary of Motions, as amended,**
239 **Staff Directives, as presented, and Regular Meeting Minutes, as amended and**
240 **with edits noted, the February 14 and March 7, 2019 LAF Committee Meeting**
241 **Minutes and the March 5, 2019 to March 19, 2019 Sunshine Board Online**
242 **Workshop, as presented, were approved.**

243

244

245 **TWELFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of January 31, 2019

246

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248 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2019.
249 Assessment revenue collections were at 92%. Mr. Shah asked about the reserves. Mr. Adams
250 stated that the reserves were a combination of the designated and undesignated fund
251 balances, on Page 4. In response to Mr. Castillo’s question regarding the District’s emergency
252 fund, Mr. Adams stated it was the “Unassigned” amount of \$435,313, on Page 4. Discussion
253 ensued regarding the Cache Bridge repairs, reserve funds, capital improvement projects, annual
254 operating costs, assessment increases and refunding. The financials were accepted.

255

256 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

257

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

259 Mr. Hall stated that the District Engineer had not received a response from the County
260 Engineers regarding the request to extend the turn lane on Morris Bridge Road. Mr. Shah
261 suggested contacting Commissioner Hagen's office.

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

263 Ms. Darby presented the March 21, 2019 Office Administrator & Events, Graphics &
264 Community Relations Monthly Report. She highlighted the following items:

- 265 ➤ The New Resident Mixer was scheduled for April 17 and the POA would participate.
- 266 Upcoming events, new residents, signs and Beach Club rentals were discussed.

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

268 Mr. Hall presented the March 2019 Facilities Manager Activity Report and highlighted
269 the following items:

- 270 ➤ The TVs in the gym are operational.
- 271 ➤ TECO would commence installing nine light poles at the end of the month.
- 272 ➤ Upgrading the playground with replacement landings, steppers and new equipment
273 would cost \$7,000.

274 The Board and Staff discussed the gym equipment, playground and Yellowstone service
275 issues and potentially changing landscape contractors. In response to Mr. Castillo's question,
276 Mr. Hall stated that the realty signs at the Morris Bridge Road entrance were from Mr. Cory
277 Thomason and they are on his property.

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

- 279 • **NEXT MEETING DATE: April 18, 2019 at 6:00 P.M.**

280 The next meeting will be held on April 18, 2019 at 6:00 p.m.

281

282 **FOURTEENTH ORDER OF BUSINESS****Other Business**

283

284 Regarding the kitchen equipment, Mr. Castillo stated that he may have an interested
285 buyer. Mr. Adams stated that the prospective buyer could make an offer; the District already
286 went through the surplus bidding process. Mr. Hall stated a propane grill and stove were

287 included. Discussion ensued regarding potential buyers, disposing of the items and a bidding
 288 process. The Board and Staff discussed the Sunshine Board, necessity for a Strategic Planning
 289 Committee, Security and LAF Committees and traffic lights. Per Mr. Castillo, Mr. Adams should
 290 include the Strategic Planning Committee, from the Sunshine Board, as a discussion item on the
 291 April Agenda and invite Mr. Perez to the next Board and LAF meetings.

292

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, authorizing Staff to proceed with the bidding process if Yellowstone Landscaping is unwilling to honor the terms and conditions of the current contract, was approved.

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Mr. Castillo commented that, for the most part, Allied was doing a decent job and Mr. Sigona agreed to submit ideas of how Allied compensates security guards at a neighboring communities. Mr. Adams suggested approving the proposed 2% increase, followed by an additional 3% rate increase. The budget impact for the remainder this year would be \$3,200, with the 2% increase, and the 3% increase next year would be \$7,760.48.

304

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, Allied Universal’s proposal to increase rates \$3,200 for the current year and \$7,760.48 for the following year, were approved.

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FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

311

Mr. Guzman asked about the security guards granting access to Airbnb guests. Mr. Adams stated that, as the roads within the community are public roads and were financed with tax-exempt funds, the CDD cannot decline entry to Airbnb guests. Discussion ensued.

315

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

317

Mr. Shah requested that Staff schedule a joint meeting with the new POA Board. Mr. Adams would schedule a meeting in May. He stated that the CDD’s sewer might be overhauled by the City of Tampa because it is too small for the number of residents living in the area; the

321 City would restore the asphalt but if the District wanted pavers, the District must pay the
322 difference. Discussion ensued and the project would be monitored.

323

324 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

325

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

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

8B

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

The Landscape/Aquascape/Facilities Committee meeting was held on April, 4th, 2019, at 4:45 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Stephanie Squires (chair), Richard Carpenter, Norma Walker, and Sheila Haque (Board Supervisor)

First Order of Business: Call to Order: Attendance

The meeting was convened at 4:55 p.m.

Second Order of Business:

Landscape

- Obtain price for fountain on Cross Creek
- Obtain price for fountain at Morris Bridge gatehouse
- Picnic tables at the beach

Aquascape:

- Replace fountain lights to LED lights

Facilities:

- Would like update on gazebos around community
- Pricing to install lighting for beach club parking lot
- Price for ramp at boat launch and dock
- Quotes for boat slips for CDD to rent out
- Add shades to gym for sun management to protect equipment
- Check on condition, location of concrete pad in field
- Consider dog park by maintenance area (by hockey rink)
- Request CDD to provide funds for residents to build picnic benches

Budget Items for 2020:

- Reviewed budget and will forward on separate cover
- Install lighting for pool and Beach Club
- More to be discussed next meeting

Third Order of Business: Adjournment 6:06 pm

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 THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 1st April 2019 at 7:12 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 President & POA Security Liaison), Victoria Orr (Data Analysis) and Erin Uhler (Event Coordinator), Angela Delgatto, Brian Little (Security Affairs Coordinator) and Michele Echols. **Absent:** Jorge Castillo (Chair, CDD Board and CDD Security Liaison).

First Order of Business: Call to Order: Attendance

There were two guests in attendance:

Dr. Anoop K. Reddy – Vice President, POA

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

Second Order of Business: POA Speeding Infraction Process

- This item was added to the agenda to highlight its importance and viability moving forward.
 - The duties were created to enforce the POA Covenants, Article 14.2 – Speed Limits.
 - It is presently being performed by a student volunteer.
 - Both user of the speed collection device and the device must be periodically certified.
 - Periodic speed finding data are collected and forwarded to the CDD Facility Manager, whom in-turn forwards the data to ENVERA for analysis.
 - Any license plates numbers belonging to residents are forwarded to the POA to create infraction notification letters to residents.

- If the POA was to cease to exist, this process will also cease.
 - Both below suggestions were directed towards the committee members:
 - a. Seek out more resident volunteers to take on this duty.
 - b. The POA may need to hire an outside security agency to perform this duty.
 - Both suggestions were table topped until after June 2019, pending the POA solvency.

Third Order of Business: Neighborhood Watch

- Not knowing the future of the POA moving forward into the new school year. It may be too slow or impossible for the community to improve the safety conditions at our school bus stops with the aid from the POA. Please refer to Chapter 316 Section 1945 - 2011 Florida Statutes or <https://www.flsenate.gov/Laws/Statutes/2011/316.1945>

- Sheryl has volunteered to mobilize a small group of residents for the 2019-2020 Fiscal School Year.
 - Residents will station themselves at each bus stop within the community and hand out safety flyers per the State Statue above.
- Sheryl also volunteered to assist the POA in the Covenants speed enforcement.

CDD RECOMMENDATION: Change the Rover hours to 8:00 p.m. – 8:00 a.m. from its current 6:00 p.m. to 6:00 a.m.

- The new time will allow for more valuable time with NW team to secure school bus zones.
- More visibility during the morning shift.
- Decrease coverage time to 1 hour, between Beach Club staff and end of Rover Shift.

Forth Order of Business: Social Media/Welcome Packages

- **New Resident’s** community “Mixer” is set for April 17th @ 7:00 p.m.
- Our new **on-line community’s Neighborhood Security Newsletter** is always available for viewing at: <https://tinyurl.com/yakthtzs>

Fifth Order of Business: Monthly Tampa Police/State Trooper POA 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) - Updated.

- **NEW Report: POA Speed Radar Reports** (see below).
- **CDD Board Advisory:** The number of TPD traffic enforcement events has decreased 37% from the last 6 months compared to the prior 6 months.
 - TPD officials advised the committee that several residents have made complaints directly to the District 2 Office as to “**Why TPD were targeting residents for speeding**”?
 - An Islander articles (May edition) to communicate the security/traffic enforcement partnerships between our community, Local Law Enforcement Agencies and the POA was created.

	TPD Call Event Report	Number of TPD Traffic Warning/Tickets
March 2019	21	4
February 2019	12	2
January 2019	32	0
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

In February 2019 – The State Troopers also documented **three (3)** faulty equipment notices within their report.

	State Trooper Traffic Call Event Report	Number of Trooper Traffic Warning/Tickets	
March 2019	Awaiting Data	Awaiting Data	Awaiting Data
February 2019	44	18	23
January 2019	44	18	22
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

POA Speeding Infractions over 30 MPH.

	POA Speeding Infractions Report	CLI Resident Infractions
March 2019	49	Awaiting Analysis
February 2019	59	9

Sixth Order of Business: Automobile Speeders within the Community

- There is one current event and one potential event that may interfere with our efforts to fully have the State Troopers, TPD and the POA maintain the safe travelling of our roadways:
 - See Fifth Order of Business – NEW CDD Board Advisory.
 - See First Order of Business – The POA ability to stay solvent.
- **The total number of speeders over 45 MPH is down, yet there are still vehicles travelling short of 70 MPH.**

Seventh Order of Business: Open Forum/Final Thoughts

- AIRBNB.
 - We will continue to monitor any reported safety and security events dealing with the community Airbnb situations.
 - Should not curtail the present security and safety concerns of informing those involve about the parking, noise, vandalism, home and auto burglaries.

-- Will continue to work with the CDD/POA staff to communicate community, local and State policies.

Last Order of Business:

Adjournment

8:40 p.m.

Next meeting is scheduled for Monday, 6th May 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 _____, 2019.

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
FEBRUARY 28, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2019**

	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	
ASSETS								
Operating account								
Iberia - operating acct	\$ 49,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,530
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	201,582	-	-	-	-	-	-	201,582
SunTrust - debit card	3,010	-	-	-	-	-	-	3,010
MMK account	1,261,610	-	-	-	-	136,747	-	1,398,357
Investments								
Revenue	-	137,934	563,497	63,452	-	-	-	764,883
Reserve	-	52,409	247,358	10,000	-	-	-	309,767
Prepayment	-	-	15,734	-	-	-	-	15,734
Construction	-	-	-	-	3,473	-	-	3,473
Due from other	2,315	-	-	-	-	-	-	2,315
Due from other funds								
Capital projects: 2015	327,746	-	-	-	-	-	-	327,746
Capital projects: 2019	24,745	-	-	-	-	-	-	24,745
Deposits	23,156	-	-	-	-	-	-	23,156
Total assets	<u>\$ 1,896,550</u>	<u>\$ 190,343</u>	<u>\$ 826,589</u>	<u>\$ 73,452</u>	<u>\$ 3,473</u>	<u>\$ -</u>	<u>\$ 136,747</u>	<u>\$ 3,127,154</u>
LIABILITIES								
Accounts payable	\$ 9,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,128
Due to other funds								
General	-	-	-	-	-	327,746	24,745	352,491
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	<u>9,451</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>24,745</u>	<u>361,942</u>
FUND BALANCES								
Nonspendable								
Deposits	23,156	-	-	-	-	-	-	23,156
Restricted for:								
Debt service	-	190,343	826,589	73,452	-	-	-	1,090,384
Capital projects	-	-	-	-	3,473	(327,746)	112,002	(212,271)
Assigned								
3 months working capital	478,477	-	-	-	-	-	-	478,477
Unassigned	1,385,466	-	-	-	-	-	-	1,385,466
Total fund balances	<u>1,887,099</u>	<u>190,343</u>	<u>826,589</u>	<u>73,452</u>	<u>3,473</u>	<u>(327,746)</u>	<u>112,002</u>	<u>2,765,212</u>
Total liabilities and fund balances	<u>\$ 1,896,550</u>	<u>\$ 190,343</u>	<u>\$ 826,589</u>	<u>\$ 73,452</u>	<u>\$ 3,473</u>	<u>\$ -</u>	<u>\$ 136,747</u>	<u>\$ 3,127,154</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2019**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 28,483	\$ 1,665,352	\$ 1,776,165	94%	\$ 740,069
Interest and miscellaneous	5,277	13,153	30,000	44%	12,500
Total revenues	<u>33,760</u>	<u>1,678,505</u>	<u>1,806,165</u>	93%	<u>752,569</u>
EXPENDITURES					
Administrative					
Supervisors	-	3,600	12,000	30%	5,000
Payroll services	49	281	600	47%	250
Payroll taxes - FICA	-	275	900	31%	375
Payroll taxes - unemployment	-	-	325	0%	135
District management	4,583	22,917	55,000	42%	22,917
Assessment roll preparation	417	2,083	5,000	42%	2,083
Bond amortization schedule fee	-	-	1,500	0%	625
Disclosure report	250	1,250	3,000	42%	1,250
Trustee	-	7,112	6,600	108%	2,750
Notes payable - Soave Group - DS	-	-	21,733	0%	9,055
Audit	1,500	1,500	6,400	23%	2,667
Arbitrage rebate calculation	-	-	2,500	0%	1,042
Legal - general counsel	-	466	5,000	9%	2,083
Engineering	-	-	10,000	0%	4,167
Insurance: general liability & public officials	-	29,318	29,000	101%	12,083
Insurance: worker's compensation	324	6,279	6,291	100%	2,621
Legal advertising and Sunshine Board	-	1,582	4,500	35%	1,875
Bank fees	107	581	1,500	39%	625
Credit card discount	3	58	200	29%	-
Dues & licenses	-	175	175	100%	73
Postage	41	818	1,500	55%	625
Office supplies	-	59	-	N/A	-
Tax collector	570	33,300	74,007	45%	30,836
Contingencies	-	-	500	0%	208
Total administrative	<u>7,844</u>	<u>111,654</u>	<u>248,231</u>	45%	<u>103,430</u>
Field operations					
Utilities					
Communication	2,081	11,875	17,500	68%	7,292
Website	-	-	600	0%	250
ADA website compliance	-	277	-	N/A	-
Streetlights	15,199	60,652	90,000	67%	37,500
Electricity	4,760	20,719	45,000	46%	18,750
Propane	-	-	400	0%	167
Water, sewer & irrigation	2,254	8,739	15,000	58%	6,250
Solid waste removal	550	2,678	6,200	43%	2,583
Sewer lift stations	150	1,130	2,500	45%	1,042
Total utilities	<u>24,994</u>	<u>106,070</u>	<u>177,200</u>	60%	<u>73,833</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2019**

	<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	10,639	102,166	256,500	40%	106,875
Contractual virtual guard	8,214	37,301	77,500	48%	32,292
Off-duty policing	1,310	5,255	10,000	53%	4,167
Total security operations	<u>20,163</u>	<u>144,722</u>	<u>344,000</u>	42%	<u>143,333</u>
Field office administration					
Field manager	4,070	22,868	54,000	42%	22,500
Assistant field manager	-	2,154	13,000	17%	5,417
Office administrator	4,293	23,764	46,000	52%	19,167
Assistant office administrator	2,377	13,038	30,000	43%	12,500
Payroll taxes	859	5,045	13,500	37%	5,625
Seasonal decorations	-	43,700	43,700	100%	18,208
Beach club office equipment	298	1,245	3,400	37%	1,417
Beach club office supplies	585	1,454	3,000	48%	1,250
Beach club gym supplies	(1,359)	6,042	14,000	43%	5,833
Beach club gym equipment lease	2,553	2,553	-	N/A	-
Guard office equipment	-	263	2,000	13%	833
Guard office supplies	68	642	2,000	32%	833
Community events supplies	422	8,237	16,100	51%	6,708
Pool & beach club attendants	490	4,118	36,000	11%	15,000
Total field office administration	<u>14,656</u>	<u>135,123</u>	<u>276,700</u>	49%	<u>115,292</u>
Landscape maintenance					
Landscaping	26,523	81,144	424,000	19%	176,667
Street tree maintenance	-	-	40,000	0%	16,667
Beach sand	-	-	5,500	0%	2,292
Annuals & seasonal plant installation	1,182	3,437	5,000	69%	2,083
Plant replacement	4,282	6,804	40,000	17%	16,667
Sod replacement	-	-	7,500	0%	3,125
Well maintenance - irrigation	-	-	5,000	0%	2,083
Irrigation - maintenance	299	4,260	10,000	43%	4,167
Tree removal	-	2,928	25,000	12%	10,417
Lake & pond maintenance	3,625	20,675	52,000	40%	21,667
Total landscape maintenance	<u>35,911</u>	<u>119,248</u>	<u>614,000</u>	19%	<u>255,833</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	5,049	10,590	20,000	53%	8,333
Car and cart repairs and maintenance	482	3,373	6,000	56%	2,500
Rentals and leases	1,066	7,218	12,000	60%	5,000
Cleaning	1,246	6,380	16,000	40%	6,667
Pest control	300	900	2,300	39%	958
Security gate maintenance & repair	4,316	4,933	5,000	99%	2,083
Security gate maintenance & repair - cachet	-	-	2,000	0%	833
Monuments & signs	6,650	7,112	5,000	142%	2,083
Fountains	5,120	5,120	7,000	73%	2,917
Storm water drainage	-	-	20,000	0%	8,333
Recreation equipment maintenance & repair	450	10,564	15,000	70%	6,250
Building equipment maintenance & repair	6,059	12,574	15,000	84%	6,250
Pressure washing	-	2,535	5,000	51%	2,083
Paver, streets and sidewalk repairs, cleaning	6,176	43,319	75,000	58%	31,250
Clear & repair monument lanterns	-	-	1,500	0%	625
Commercial window cleaning	-	-	2,500	0%	1,042
Total facilities maintenance	<u>36,914</u>	<u>114,618</u>	<u>209,300</u>	55%	<u>87,208</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	7,475	22,900	33%	9,542
Pool repairs	3,300	3,300	12,000	28%	5,000
Pool heater utilities	3,270	4,598	9,000	51%	3,750
Pool permit	-	-	575	0%	240
Total facilities maintenance (pool)	<u>8,065</u>	<u>15,373</u>	<u>44,475</u>	35%	<u>18,531</u>
Total field operations	<u>140,703</u>	<u>635,154</u>	<u>1,665,675</u>	38%	<u>694,031</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>148,547</u>	<u>755,062</u>	<u>1,913,906</u>	39%	<u>797,461</u>
Excess/(deficiency) of revenues over/(under) expenditures	(114,787)	923,443	(107,741)		
Fund balance - beginning (unaudited)	<u>2,001,886</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	1,408,622	1,408,622	435,313		
Fund balance - ending	<u>\$ 1,887,099</u>	<u>\$ 1,887,099</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 FEBRUARY 28, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,712	\$ 100,082	\$ 106,898	94%
Interest	233	946	-	N/A
Total revenues	<u>1,945</u>	<u>101,028</u>	<u>106,898</u>	95%
EXPENDITURES				
Debt service				
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%
Other fees & charges				
Tax collector	35	2,002	4,454	45%
Total other fees & charges	<u>35</u>	<u>2,002</u>	<u>4,454</u>	45%
Total expenditures	<u>35</u>	<u>66,036</u>	<u>106,898</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	1,910	34,992	-	
Fund balances - beginning	<u>188,433</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 190,343</u>	<u>\$ 190,343</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 FEBRUARY 28, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 8,271	\$ 483,607	\$ 519,236	93%
Prepaid assessments - off roll	-	1,638	-	N/A
Interest	964	3,084	-	N/A
Total revenues	<u>9,235</u>	<u>488,329</u>	<u>519,236</u>	94%
EXPENDITURES				
Debt service				
Principal	-	-	435,000	0%
Interest	-	31,300	62,601	50%
Total debt service	<u>-</u>	<u>31,300</u>	<u>497,601</u>	6%
Other fees & charges				
Tax collector	165	9,669	21,635	45%
Total other fees & charges	<u>165</u>	<u>9,669</u>	<u>21,635</u>	45%
Total expenditures	<u>165</u>	<u>40,969</u>	<u>519,236</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	9,070	447,360	-	
Fund balances - beginning	<u>817,519</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 826,589</u>	<u>\$ 826,589</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 FEBRUARY 28, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 754	\$ 44,075	\$ 47,082	94%
Total revenues	<u>754</u>	<u>44,075</u>	<u>47,082</u>	94%
EXPENDITURES				
Debt service				
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%
Other fees & charges				
Tax collector	15	881	1,962	45%
Total other fees & charges	<u>15</u>	<u>881</u>	<u>1,962</u>	45%
Total expenditures	<u>15</u>	<u>44,100</u>	<u>48,318</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	739	(25)	(1,236)	
Fund balances - beginning	<u>72,713</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u>\$ 73,452</u>	<u>\$ 73,452</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 FEBRUARY 28, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 6	\$ 26
Total revenues	6	26
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6	26
Fund balance - beginning	3,467	3,447
Fund balance - ending	\$ 3,473	\$ 3,473

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED FEBRUARY 28, 2019**

	Current Month	Year to Date
REVENUES		
Assessments	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Tax collector	-	-
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 FEBRUARY 28, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ 2,428	\$ 141,965	\$ 151,304	94%
Total revenues	<u>2,428</u>	<u>141,965</u>	<u>151,304</u>	94%
EXPENDITURES				
Capital outlay	27,125	27,125	145,000	19%
Tax collector	48	2,838	6,304	45%
Total expenditures	<u>27,173</u>	<u>29,963</u>	<u>151,304</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	(24,745)	112,002	-	
Fund balance - beginning	136,747	-	-	
Fund balance - ending	<u>\$ 112,002</u>	<u>\$ 112,002</u>	<u>\$ -</u>	

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

Debt Service Schedule

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

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

Debt Service Schedule

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

Beach club gym supplies

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

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

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10B

Office Administrator & Events, Graphics & Community Relations Monthly Report
Meeting date: April 18, 2019

Beach Club

Welcome Wagon – There was a grand total of 14 new residents for the month of March! This is THE MOST residents in a given month since we have begun Welcome Wagon. The average is about 7 new residents (renters & owners) per month. *Note* the staff is now the “Welcome Wagon”. The former volunteers are no longer volunteering. As a reminder, the initial gift limit per house is \$10, this amount now includes time to purchase the gift, create the notecards and time to deliver the gift. We’ve arranged our schedules to accommodate this additional task and believe it’s a nice gesture to all new residents.

Seasonal - placed employment advertisements with USF, UT and Indeed.com for pool attendants during the summer. Schedule interviews and hire at least 4 part time pool attendants. Review and make necessary changes to the Pool Manual prior to hiring staff.

Future Project Focus

Rental Reporting – continue recordkeeping efforts of the number of private Beach Club Rentals and Pool Party rentals. This initiative will give an in-depth overview of the net figure income generated and will also help with determining the payroll budget for Pool/Party attendants.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Rummage Sale, Spring Festival, New Resident Mixer, A Night in the Islands
- Created draft flyers for upcoming events: Dive in Movie

Events

- **Rummage Sale**
There was 48 spaces reserved. Around 43 of those who registered showed up on the event day to set up their “booth/space”. Spaces were marked with chalk the evening before, so everyone was able to find their correct area easily. John Hall and Amanda Schewe were both on site starting at 6am for any logistical problems/concerns. John Hall roped off parking areas in the Activities Field for guests/residents to park. The Autism Awareness Shop was late in arriving for the collection of donation. It is recommended that Goodwill be the only vendor invited to collect donations during our Rummage Sale events.
- **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. 2,000 eggs have been purchased for the egg hunts. There will be bounce houses, the Toxic Meltdown, face painter, egg hunts, Kona Ice and a DJ for entertainment. This event has been advertised for the last month. We do expect a large turnout of residents to enjoy the fun!

Office Administrator & Events, Graphics & Community Relations Monthly Report
Meeting date: April 18, 2019

- **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 created and accepted by the catering company. A hula dance team has been secured for the entertainment. Armbands have been priced out for the event day.

- **End of School Pool Party**

The DJ has been booked for this event. We are still looking for a sponsor. A list of prizes is being drafted.

Community Relations

- **New Resident Mixer**

The next projected NRM is set for April 17th from 7-8:30PM. The POA has confirmed their involvement and will be present for the event. Dr. Groseclose has agreed to sponsor this event again. Refreshments will be provided for participants.

- **Welcome Wagon**

There were 14 new residents for March. Small tabletop plants were purchased for each new resident. All new residents received an invitation via mail and email to the next mixer.

- **Email Database**

Each email address in the CDD email database is currently being verified.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10C

Cory Lakes Community Development District

Facilities Manager

April. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Working on touching up paint. Bathroom doors
4. Replaced sod by pool and between pool and Beach Club

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs

PLAYGROUND

1. Kept clean and organized.
2. Touched up some of the equipment paint.
3. Working with Playmore to replace so rusted equipment. (Hopefully under warranty) Getting proposals for what is not covered. Proposal for non-warrantied items was \$7000 with installation. Needs done for safety reasons.
4. Ordered horse to replace bee rider.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Working with Life Fitness to figure out TV setup
4. Flooring should be installed week of 4/22/19
5. Changed all bulbs to brighter bulbs

LANDSCAPING

1. Working on replacing and installing plants on entrance islands around the community. Replacing missing plants as they come up.
2. Working with Yellowstone management on issues with mow crews and other

- site maintenance.
3. Details crew starting cut backs.

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 POA on radar systems

OTHER ACTIONS

1. Working with FIA Fitness on flooring project for gym.
2. Working with Tim Gay to finalize design proposal for the lighting at both entrances.
3. Working with Electric Today on warranty repairs for amenities lighting.
4. Working with TECO still. Poles on backorder again.
5. Cleaning storage area.
6. Hired new helper and now training on daily responsibilities.
7. Working with District engineers on inspections of the community SWFWMD control structures.
8. Working on Proposals for Republic Services leaks.
9. Working on Landscaping RFP Bid process with landscape bidders.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Worked with Spectrum on phone related issues. Spectrum came out and replaced modem.
4. Investigated gate strike issue. Gate worked properly.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Replaced bulb in can light.
3. Opened wall and removed sliding door to replace the bottom rollers.
4. Put in plants in front of guardhouse.
5. Removed damaged camera, Envera to replace.

Action Plan for May

1. Continue working with TECO on ongoing projects.
2. Get GPR testing of Cachet Bridge.
3. Continue working with District Engineer on ongoing projects.
4. Work on LAF projects.
5. Continue working with Republic Services on oil spills.
6. Start working on tree replacements.

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**