

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

July 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

July 11, 2019

Board of Supervisors
Cory Lakes Community Development District

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

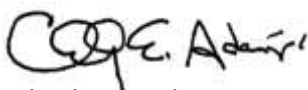
The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on July 18, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

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. Consideration of Resolution 2019-05, Adopting a Policy Regarding Parking and Towing on District Owned Property; Designating Authorized Representatives to Work With Towing Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing for Conflicts and Severability; and Providing an Effective Date
7. Continued Discussion: Fee/Attendance for Small Activities Such as Zumba
8. Continued Discussion: Bar Code Distribution/Fees for Regular Visitors
9. Continued Discussion: Landscape Uplighting Project
10. Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date
11. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

12. Approval of Minutes
 - A. Board of Supervisors: June 20, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. Security Committee: July 1, 2019
 - C. Sunshine Board Online Workshop: July 2, 2019 to July 16, 2019 (*to be provided under separate cover*)
 - D. Other
13. Acceptance of Unaudited Financial Statements as of May 31, 2019
14. 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*
 - UPCOMING MEETINGS
 - August 15, 2019 at 6:00 P.M.
 - September 19, 2019 at 6:00 P.M.
15. Other Business
16. Public Comments (*non-agenda items*)
17. Supervisors' Requests
18. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING ON DISTRICT OWNED PROPERTY; DESIGNATING AUTHORIZED REPRESENTATIVES TO WORK WITH TOWING OPERATORS; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Tampa, Florida;

WHEREAS, the District owns and maintains the roadways (which also includes certain designated on-street parking spaces such as those located in Capri Isle), parking lots, and common areas that are located within the boundaries of the District (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to establish a parking and towing policy for District Property and to have vehicles or vessels towed that are parked on District Property in violation of the District’s rules and policies or applicable regulatory requirements;

WHEREAS, unauthorized vehicles or vessels may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board held a public meeting on _____, 2019 to receive public comment on the proposed parking and towing policy attached hereto as **Exhibit A** (the “**Parking and Towing Policy**”);

WHEREAS, after hearing and considering public comment, the Board has concluded that the Parking and Towing Policy shall be adopted;

WHEREAS, in accordance with Section 715.07(2), Florida Statutes the District desires to designate authorized personnel the authority to work with authorized towing operators to tow unauthorized vehicles or vessels;

WHEREAS, Hillsborough County keeps and maintains a list of service providers who are authorized to perform towing or wrecker services;

WHEREAS, the District desires to authorize the engagement of a towing operator on Hillsborough County’s list to tow unauthorized vehicles or vessels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.

2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy.
3. **Authorizing District Representatives to work with Towing Operators.**
 - a. The Board hereby authorizes the following representatives on behalf of the District to authorize the towing of unauthorized vehicles or vessels on District Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair’s absence, the Vice Chair
 - ii. The District Manager
 - iii. The Facilities Manager
 - iv. The Office Administrator
 - v. The District’s security consultant and its employees
 - b. The Board may authorize additional representatives from time to time.
4. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the entering into an agreement with a company that is on Hillsborough County’s list of service providers who are authorized to perform towing or wrecker services and to perform such towing services as needed in compliance with Florida law, applicable Hillsborough County and City of Tampa regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
5. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
6. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
7. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THE ___ DAY OF _____, 2019.

Attest:

**Cory Lakes
Community Development District**

Secretary/Assistant Secretary

Jorge Castillo
Chair of the Board of Supervisors

Exhibit A
Cory Lakes Community Development District
Parking and Towing Policy for District Property

The Cory Lakes Community Development District (the “**District**”) has adopted the following restrictions, procedures, and policies regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) on the District owned roadways (which also includes certain designated on-street parking spaces such as those located in Capri Isle), parking lots, and common areas (the “**District Property**”):

Parking Restrictions:

1. No parking shall be permitted in areas designated with yellow curbs or in handicapped parking spaces, unless authorized by permit.
2. Parking shall not be permitted on any District common area (not paved for parking) at any time without prior written approval by the District.
3. No parking shall be permitted on the roadways within the District except in designated on-street parking areas. Vehicles or vessels in such designated on-street parking areas may not remain parked for a period in excess of 72 hours.
4. No vehicles or vessels may be parked overnight (between 12:00 am and 6:30 am daily) in parking lots without the prior written permission of the District.
5. No District Property shall be used for accumulating or storing building materials or trash nor the repair or maintenance of vehicles or vessels.

Any vehicle or vessel that is parked on the District Property in violation of the District’s rules and policies or applicable regulatory requirements may be towed, at the sole expense of the vehicle owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes). In addition, such violations may result a suspension of amenity privileges pursuant to the District’s suspension policy.

THE RESTRICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF, VARIOUS STATE LAWS AND/OR COUNTY/MUNICIPAL ORDINANCES AND/OR PROPERTY OWNERS’ ASSOCIATION STANDARDS GOVERNING PARKING.

Exhibit A
Cory Lakes Community Development District
Parking and Towing Policy for District Property

Towing Procedures:

1. The District shall keep a log book of all violations of the District's parking restrictions.
2. Upon discovery of a violation:
 - a. The Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle is still in violation within 24 hours it shall be subject to towing.
 - b. The Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. Then the Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the log book and provide the picture to the District's records custodian.
3. If the Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - a. Take a picture evidencing the failure to move the vehicle or vessel
 - b. Enter the relevant information in the log book and provide the picture to the District's records custodian.
 - c. Then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

This policy was adopted by Resolution 2019- _____ on _____, 2019

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of _____, 2019 between the Cory Lakes Community Development District (the “**District**”) and _____ (“**Towing Operator**”).

Background Information:

The District is the owner of the roadways (which also includes certain designated on-street parking spaces such as those located in Capri Isle), parking lots, and common areas that are located within the boundaries of the District (collectively, the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law, Hillsborough County regulations, and the City of Tampa regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives.**
 - a. The District shall designate in writing certain persons, employees, vendors, and other authorized agents who are authorized to inform the Towing Operator of any vehicles or vessels that need to be towed (the “**Authorized Representatives**”). The list of Authorized Representatives may be updated from time to time.
 - b. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
 - i. the vehicle or vessel is parked on District Property,
 - ii. is in violation of the District’s Parking and Towing Policy, and
 - iii. At least 24 hours’ notice has been provided to the owner or other legally authorized person in control of the vehicle or vessel of the violation.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Authorized Representatives, only after complying with the District’s Parking and Towing Policy and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy. The Towing Operator is not authorized to patrol the community for violations of the District’s Parking and Towing Policy. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months, and be produced upon request by the District or any law enforcement agency
4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be

amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator's operations authorized under this Agreement.

5. **Signage**. The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties**. Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County or the City of Tampa.
7. **Manner of Performance and Care of District Property**. Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance**. The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification**. The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys' fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the execution of this Agreement, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to, including, but not limited to, the negligence, sole or concurrent, of the District, its agents or employees.
10. **Relationship Between the Parties**. It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
11. **Public Records**. As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 561-571-0010, CAAdams@whhassociates.com, or at 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.

12. **Term.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
13. **Termination.** Either party may terminate this Agreement at any time, without cause, with 10 days written notice to the other party.
14. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
15. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
16. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party.
17. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

[Insert Name of Towing Operator]

**Cory Lakes
Community Development District**

Name: _____
Title: _____

Jorge Castillo
Chair of the Board of Supervisors

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2019-06

A RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2019/2020 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cory Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2019/2020 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hillsborough County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2019.

Attest:

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

| CORY LAKES COMMUNITY DEVELOPMENT DISTRICT | | |
|--|---|----------------|
| BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE | | |
| LOCATION | | |
| <i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| October 17, 2019 | Regular Meeting | 6:00 PM |
| November 21, 2019 | Regular Meeting | 6:00 PM |
| December 19, 2019 | Regular Meeting | 6:00 PM |
| January 16, 2020 | Regular Meeting | 6:00 PM |
| February 20, 2020 | Regular Meeting | 6:00 PM |
| March 19, 2020 | Regular Meeting | 6:00 PM |
| April 16, 2020 | Regular Meeting | 6:00 PM |
| May 21, 2020 | Regular Meeting | 6:00 PM |
| June 18, 2020 | Regular Meeting | 6:00 PM |
| July 16, 2020 | Regular Meeting | 6:00 PM |
| August 20, 2020 | Public Hearing & Regular Meeting | 6:00 PM |
| September 17, 2020 | Regular Meeting | 6:00 PM |

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

11A

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

| | | | |
|-----------------|--|-----------------------|---------------------|
| 5/31/2019 19:20 | 10416 CANARY ISLE DR | INFORMATION | 254 |
| 5/31/2019 16:21 | 17953 CACHET ISLE DR | MISSING PERS/RUNAWAY | 254 |
| 5/30/2019 18:29 | 17953 CACHET ISLE DR | DISTURBANCE | 254 |
| 5/30/2019 14:52 | 10951 CORY LAKE DR | WIRE DOWN | 254 |
| 5/29/2019 15:36 | 18055 JAVA ISLE DR | BURG OF A STRUCTURE | 254 |
| 5/28/2019 9:39 | 18009 JAVA ISLE DR | RESID/COMMERIAL ALARM | 254 |
| 5/27/2019 16:46 | 10411 CORY LAKE DR | VEHICLE STOP/TRAFFIC | 254 |
| 5/26/2019 12:09 | 17953 CACHET ISLE DR | DISTURBANCE | 254 |
| 5/25/2019 23:52 | TAHITI ISLE LN / CAPRI ISLE LN | NATURE UNKNOWN | 254 |
| 5/25/2019 19:09 | 10859 CORY LAKE DR | MISSING PERS/RUNAWAY | 254 |
| 5/24/2019 13:44 | 10731 CORY LAKE DR | DISTURBANCE | 254 |
| 5/24/2019 11:21 | CORY LAKE BL / CORY LAKE DR | VEHICLE STOP/TRAFFIC | 254 |
| 5/22/2019 17:21 | GRID ONLY | OFFENSES AGST FAMILY | 254 |
| 5/22/2019 8:18 | 10441 CORY LAKE DR | DISTURBANCE | 254 |
| 5/20/2019 10:14 | 10566 CORY LAKE DR | INFORMATION | 254 |
| 5/20/2019 5:40 | 10841 CORY LAKE DR | RESID/COMMERIAL ALARM | 254 |
| 5/18/2019 1:06 | 10441 CORY LAKE DR | BUILDING CHECK | 254 |
| 5/17/2019 18:34 | 10441 CORY LAKE DR | MEETING | 254 |
| 5/17/2019 8:55 | 18048 JAVA ISLE DR | NATURE UNKNOWN | 254 |
| 5/15/2019 20:36 | 10441 CORY LAKE DR | MEETING | 254 |
| 5/9/2019 11:58 | 10735 CORY LAKE DR | NATURE UNKNOWN | 254 |
| 5/7/2019 13:48 | 18054 COZUMEL ISLE DR | NATURE UNKNOWN | 254 |
| 5/6/2019 21:01 | 11005 TAHITI ISLE LN | DOMESTIC DISPUTE | 254 |
| 5/4/2019 2:29 | 18015 JAVA ISLE DR | DOMESTIC DISPUTE | 254 |
| 5/3/2019 22:13 | 10529 MARTINIQUE ISLE DR | INFORMATION | 254 |
| 5/3/2019 15:57 | 10636 CORY LAKE DR | RESID/COMMERIAL ALARM | 254 |

Legent Colors: Sames Addresses/Incidents

| | Events | Total |
|--|--------------------------------------|-------|
| | Building Check - Beach Club: | 1 |
| | Similar Residential/Commerial Alarm: | 3 |
| | Traffic Crash: | 0 |
| | Vehicle Stop/Traffic: | 2 |

| | |
|--|-----------|
| Building Check- Residents/Non-Beachclub: | 0 |
| Suspicious Vehicles/Person/Prowler: | 0 |
| Nacotics Law (Drugs): | 0 |
| Domestic Dispute: | 2 |
| Assauly & Battery | 0 |
| Nature Unknown: | 4 |
| Offenses Against Family | 1 |
| Vandalism/Disturbance/Theft/Criminal Mischief: | 6 |
| Misc: | 7 |
| Parking Violations: | 0 |
| Role Call: | 0 |
| Fire: | 0 |
| Misdemenor/Felony: | 0 |
| TOTAL | 26 |

May Cory Lakes FL State Trooper Report

| Traffic Citations | Traffic Warnings | Faulty Equipments | Total |
|-------------------|------------------|-------------------|-------|
| 24 | 15 | 4 | 43 |

May Cory Lakes POA Radar Report

| Number of POA Speeding Events vs Residents | Number of CDD Speeding Events vs Residents |
|--|--|
| 2 / No Data | No Data / No Data |

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

| | | | |
|-----------------|--|------------------------|---------------------|
| | | | |
| 6/29/2019 12:50 | 10620 CORY LAKE DR | RESID/COMMERCIAL ALARM | 254 |
| 6/26/2019 10:28 | 10582 CORY LAKE DR | INFORMATION | 254 |
| 6/25/2019 18:01 | GRID ONLY | OFFENSES AGST FAMILY | 254 |
| 6/24/2019 15:39 | 10582 CORY LAKE DR | INFORMATION | 254 |
| 6/21/2019 20:49 | 10441 CORY LAKE DR | BUILDING CHECK | 254 |
| 6/21/2019 19:04 | 18019 MALAKAI ISLE DR | INFORMATION | 254 |
| 6/21/2019 17:25 | 10445 CANARY ISLE DR | DISTURBANCE | 254 |
| 6/18/2019 8:12 | 10723 CORY LAKE DR | RESID/COMMERCIAL ALARM | 254 |
| 6/16/2019 11:26 | 10506 CORY LAKE DR | RESID/COMMERCIAL ALARM | 254 |
| 6/14/2019 11:17 | 10906 CORY LAKE DR | INFORMATION | 254 |
| 6/13/2019 11:59 | 10816 BARBADOS ISLE DR | DOMESTIC DISPUTE | 254 |
| 6/12/2019 20:41 | 10807 BARBADOS ISLE DR | LOST/FOUND PROPERTY | 254 |
| 6/11/2019 13:07 | 10703 CORY LAKE DR | RESID/COMMERCIAL ALARM | 254 |
| 6/10/2019 19:16 | 17806 CANARY POINT LN | RESID/COMMERCIAL ALARM | 254 |
| 6/9/2019 22:05 | 10702 CORY LAKE DR | LOST/FOUND PROPERTY | 254 |
| 6/8/2019 19:15 | 10441 CORY LAKE DR | BUILDING CHECK | 254 |
| 6/8/2019 8:13 | 18024 MALAKAI ISLE DR | TRAFFIC CRASH | 254 |
| 6/4/2019 9:52 | 10919 CORY LAKE DR | RESID/COMMERCIAL ALARM | 254 |
| 6/2/2019 15:09 | 18009 LANAI ISLE DR | DISTURBANCE | 254 |
| 6/1/2019 10:46 | 10863 CORY LAKE DR | INFORMATION | 254 |

Legent Colors: Sames Addresses/Incidents

| | Events | Total |
|--|---------------------------------------|-------|
| | Building Check - Beach Club: | 1 |
| | Similar Residential/Commercial Alarm: | 7 |

| | | |
|--------------|--|-----------|
| | Traffic Crash: | 1 |
| | Vehicle Stop/Traffic: | 0 |
| | Building Check- Residents/Non-Beachclub: | 0 |
| | Suspicious Vehicles/Person/Prowler: | 0 |
| | Narcotics Law (Drugs): | 0 |
| | Domestic Dispute: | 1 |
| | Assault & Battery | 0 |
| | Nature Unknown: | 0 |
| | Offenses Against Family | 1 |
| | Vandalism/Disturbance/Theft/Criminal Mischief: | 2 |
| | Misc: | 7 |
| | Parking Violations: | 0 |
| | Role Call: | 0 |
| | Fire: | 0 |
| | Misdemeanor/Felony: | 0 |
| TOTAL | | 20 |

June Cory Lakes FL State Trooper Report

| Traffic Citations | Traffic Warnings | Faulty Equipments | Total |
|-------------------|------------------|-------------------|---------|
| No Data | No Data | No Data | No Data |

June Cory Lakes POA/CDD Radar Report

| Number of POA Speeding Events vs Residents | Number of CDD Speeding Events vs Residents |
|--|--|
| 6 / No Data | No Data / No Data |

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12Ai

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on June 20, 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 |
| Sheila Haque | Assistant Secretary |
| David Burman | Assistant Secretary |
| Bob Woodards | Assistant Secretary |

Also present were:

| | |
|----------------------------|---------------------------|
| Chuck Adams | District Manager |
| Phil Chang (via telephone) | District Engineer |
| John Hall | Facilities Manager |
| Wendy Darby | Office Administrator |
| Tony Grau (via telephone) | Grau & Associates |
| Justin Martinjay | Down to Earth Landscaping |
| Tim Gay | Blue Wave lighting LLC |
| Harry Ramphal | Resident |
| Anoop Reddy | Resident |
| Roberta Carroll | Resident |
| Prashant Bodhe | Resident |
| Rich Carpenter | Resident/LAF Committee |
| Sharad Desai | Resident |

On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, Resolution 2019-04, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, as prepared by Grau & Associates, was adopted.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the May 16, 2019 Board of Supervisors Summary of Motions, Staff Directives and Regular Meeting Minutes, as amended, the May June 6, 2019 LAF Committee Meeting Minutes and the June 4, 2019 to June 18, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, upgrading the lighting project with 114 lights, new X5 lights in a not-to-exceed amount of \$15,000 and the District retaining ownership of the 144 lights that are being upgraded, was approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12Aiii

CORY LAKES CDD
June 20, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Castillo, Mr. Hall to forward a previously-distributed letter to the residents who had missing palm trees to Mr. Ramphal, and include the 100 or so addresses of the homes on the list.

Office Manager

District Engineer

- Mr. Chang to contact other Architects so as to provide additional proposals for the gym expansion project for the Board's consideration.

District Counsel

District Manager

- Per Mr. Castillo, Staff to contact Dr. Cyril Spiro regarding de-activating users from the Sunshine Board.
- Mr. Adams to include a DTE Landscaping update on the agenda every other month.
- Mr. Adams to forward a copy of the letter to Republic Services' attorney to the Board after receiving and reviewing it.
- Mr. Adams to contact the previous District Engineer to obtain the original building plans for the gym expansion project.
- Mr. Adams to incorporate and revise the towing policy document and include it on next month's agenda.
- Per Mr. Castillo, Mr. Adams to include issuing bar codes to frequent visitors to Cory Lakes on next month's agenda for further discussion.
- Per Mr. Castillo, Mr. Adams to include Zumba class policies on next month's agenda.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12Aiii

DRAFT

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on June 20, 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 |
| Sheila Haque | Assistant Secretary |
| David Burman | Assistant Secretary |

Also present were:

| | |
|----------------------------|---------------------------|
| Chuck Adams | District Manager |
| Phil Chang (via telephone) | District Engineer |
| John Hall | Facilities Manager |
| Wendy Darby | Office Administrator |
| Tony Grau (via telephone) | Grau & Associates |
| Justin Martinjay | Down to Earth Landscaping |
| Tim Gay | Blue Wave lighting LLC |
| Harry Ramphal | Resident |
| Anoop Reddy | Resident |
| Roberta Carroll | Resident |
| Prashant Bodhe | Resident |
| Rich Carpenter | Resident/LAF Committee |
| Sharad Desai | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

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

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

43

44 Mr. Burman stated, in response to the comments of Mr. Harry Ramphal, a resident, at
45 the previous meeting, that Capri Isle residents are resentful that they have financially
46 contributed to Cory Lakes and received very little in return, he asked Management to generate
47 a list of expenditures for Capri Isle initiated improvements and suggested publishing the list in
48 the Islander for those residents to see, as a counter to Mr. Ramphal's comments. In 2012, a
49 final assessment was realized as to how much would be tacked on the whole community, not
50 just Capri Isles, based on the cost of doing business at that time and, since then, costs have
51 increased significantly and, while the Capri Isle community was covering the District's costs in
52 2012, it is certainly no longer doing so. Mr. Burman reviewed the list of improvements made to
53 Capri Isle, totaling \$105,000, and stated that the CDD had not expended as much on any other
54 area within Cory Lake Isles (CLI) and he found the complaints that not enough funds were
55 expended in Capri Isle bothersome. Mr. Shah stated the comment was not directed to the CDD
56 Supervisors or Staff; it was a general comment regarding rumors overheard from Capri Isle
57 residents. Discussion ensued regarding the comments, improvements, a special assessment and
58 a Capri Isle petition. Mr. Adams advised against publishing the information in the Islander. Ms.
59 Haque voiced her opinion that Capri Isles should not be viewed as a separate entity from CLI, as
60 all the communities are one and all residents can use the amenities. Mr. Shah commented that
61 it is up to the CDD Board and Staff to communicate to Capri Isle residents that they are part of
62 Cory Lakes and the goal is to bring it up to par with the rest of CLI.

63

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

65

66

67 Mr. Harry Ramphal, a resident, voiced his belief that Capri Isle residents paid \$1.6
68 million to CDD coffers and the CDD spent \$105,000, or 6% of the actual budget, and, although
69 Management was doing a good job, someone needs to be replaced on the Board and the Board
70 should be mindful that no improvements were made to Canary Isle, which needs new plants,
71 shrubs etc. Additionally, Mr. Ramphal felt that the gym was heavily utilized lately and an
72 expansion is necessary; he reviewed options.

73 Mr. Anoop Reddy, a resident, asked if there were mechanisms to enforce Sunshine
74 Board standards. Mr. Castillo stated that the Sunshine Board is not a medium for residents to

75 attack each other or spread rumors and the Board should enforce this standard. He directed
76 Staff to contact Mr. A. Cyril Spiro regarding deactivating all users from the Sunshine Board
77 except Board Members and Staff. Mr. Adams stated that deactivation must be done from a
78 legal perspective and would require a discussion with District Counsel. Discussion ensued
79 regarding the initial purpose of the Sunshine Board, Nextdoor, issuing login credentials to
80 Supervisors and the deactivation process. Mr. Reddy asked if residents should report
81 outrageous misinformation to the Board. Mr. Adams replied affirmatively. Mr. Adams would
82 contact Mr. Spiro.

83 Ms. Roberta Carroll, a resident, thanked Mr. Shah and Mr. Hall for upgrading the
84 playground.

85 Mr. Prashant Bodhe, a resident, thanked Mr. Hall for his work ethic and stated that
86 residents appreciated the Board’s attention to the community; he was proud to be a resident of
87 CLI. In addition, he observed a few remote CDD-owned areas in the community that require
88 landscape maintenance. Discussion ensued regarding the areas slated for landscaping, mowing,
89 CDD parcels, accessing the areas in question, a utility easement and the budget.

90 Mr. Rich Carpenter, a resident, thanked Mr. Hall for quickly contacting the fire
91 department during a recent power outage and fire behind the boat storage area.

92

93 **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2018, Prepared by Grau & Associates**

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107 SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-04,
Accepting the Audited Financial Report for
the Fiscal Year Ended September 30, 2018

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111 Mr. Adams presented Resolution 2019-04.

112

113 **On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor,**
114 **Resolution 2019-04, Accepting the Audited Financial Report for the Fiscal Year**
115 **Ended September 30, 2018, was adopted.**

116

117

118 SEVENTH ORDER OF BUSINESS

**Update: Landscape Maintenance Services –
Down To Earth Landscape Maintenance**

119

120

121 Referencing PowerPoint slides, Mr. Justin Martinjay, of Down to Earth Landscaping
122 (DTE), provided the following update and took questions:

123 ➤ Crack weeds along the streets were being sprayed and would be completed by the end
124 of next week.

125 ➤ Extending the bed behind the side of the pool and adding more mulch and muhly and St.
126 Augustine grasses was completed.

127 ➤ Pruning all of the date palms in front of homes was underway; so far, Barbados,
128 Bermuda Isles, St. Lucia, Canary Isle, Valley Isle and half of Cory Lake Circle were completed.
129 The entire project should be completed by mid-July.

130 ➤ In the near future, ten Christmas palms inside the pool area would be replaced.

131 ➤ Landscaping would be added inside Capri Isle, with completion sometime in July.

132 Mr. Martinjay presented a sample of an irrigation wet check.

133 Mr. Castillo asked Mr. Martinjay for his initial thoughts on the community. Mr. Martinjay
134 stated that the previous contractor took certain shortcuts and, although a number of projects
135 were incomplete, DTE would be able to resolve the issues as time passes and their practices
136 take hold; the Board would continue to see great improvement. Mr. Castillo asked about the
137 number of crewmen. Mr. Martinjay stated that five crewmen were dispatched to the property,
138 not including irrigation experts. Discussion ensued regarding a discrepancy in the number of
139 crewmen, overgrown palm trees, DTE’s work schedule and recommendations from the LAF
140 Committee. Mr. Adams stated it would be beneficial to provide DTE with the LAF Committee
141 notes after each meeting. Mr. Castillo requested a landscaping update every other month. In

142 response to Mr. Castillo’s question regarding revamping the grassy area near the Morris Bridge,
143 Mr. Martinjay stated that DTE would apply granular fertilization with herbicide application to
144 help the weeds. Mr. Shah requested that Staff include “DTE Landscaping Update” on the
145 agenda every other month. He asked about missing tabs in the current agenda.

146

147 **EIGHTH ORDER OF BUSINESS**

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

148

149

150 Mr. Adams stated that Mr. Hall secured the third proposal; it was significantly higher
151 than the first two, which helps the averages. The proposal was forwarded to Mr. Babbar who
152 was coordinating with the Special Litigator to prepare a letter to opposing counsel. In response
153 to Ms. Haque’s question, Mr. Adams stated that the proposal was approximately \$690,000. Per
154 Mr. Castillo’s request, Mr. Adams would transmit a copy of the letter to the Board after
155 receiving and reviewing it.

156

157 **NINTH ORDER OF BUSINESS**

**Consideration of Proposal for
Engineering/Architectural Services to
Provide Options and Pricing for Potential
Gym Expansion**

158

159

160

161

162 Mr. Phil Chang, of Johnson Engineering, reported the following and took questions:

163 ➤ Upon being alerted that the Board is considering expanding the Clubhouse, Mr. Chang
164 contacted an architect to prepare expansion concepts for the Board to consider.

165 ➤ A Consultant’s proposal was presented, which included preparing conceptual building
166 elevations for expanding the building to the left or adding a second floor.

167 ➤ Two conceptual elevation plans would be covered under the Scope of Work, including
168 an internal floor plan fluctuation to accommodate that.

169 ➤ This would also include evaluating the restrooms to meet Americans with Disabilities Act
170 (ADA) standards and modifying the central relocation of the kitchen to become a catered space.

171 ➤ The fire suppression system would be examined, an analysis of the existing system
172 would be completed and deficiencies would be identified to pinpoint what to do to bring it up
173 to code.

174 ➤ To prepare the floor-plans, the Consultant also prepared as-built drawings from the
175 original plans of the building.

176 ➤ Verifications would be required to make sure that the dimensions of the reworked floor
177 plan are correct prior to submission to the Board.

178 ➤ The modified floor plan would be slightly more in detail than a conceptual but not
179 necessarily to the point of design or construction.

180 Mr. Shah asked about the gym size and additional parking that would be required. Mr.
181 Adams stated that the gym would be 2,000 to 2,500 square feet, based on a formula presented
182 at a previous meeting. He discussed constructing a parking lot across the street, using geoweb.
183 Ms. Haque asked for an estimate for blueprint drawings to go to bid. Mr. Chang would have to
184 confer with the Architect, as it is generally a percentage of the cost of the construction. Mr.
185 Adams stated that there would be technical costs from the District Engineer that would include
186 engineered drawings, permitting and construction management, on the District's behalf, with
187 the contractor who is awarded the contract. Discussion ensued regarding the proposal, the
188 scope of work, acquiring a second sub consultant Architect, gym photographs, original building
189 plans, bidding process, conceptual drawings, project costs, financing, etc. The Board's
190 consensus was for Mr. Chang to obtain two or three additional proposals to present at the July
191 or August meetings.

192

193 TENTH ORDER OF BUSINESS

Update/Discussion: District Towing Policy (to be provided under separate cover)

194

195

196 Mr. Adams presented a handout containing a District Towing Policy resolution, which
197 was prepared by Mr. Babbar, and stated it was a standard document that references City and
198 County ordinances. The resolution was for discussion, not adoption, as it was not included on
199 the agenda or uploaded on the CDD website for public viewing. Board Members were asked to
200 review the resolution and forward comments to Staff by July 1, for incorporation, revision and
201 placement on the next agenda. Discussion ensued regarding the towing policy document,
202 attachments, CDD-owned parking facilities, overnight parking, roadside parking, signage,
203 enforcement and the POA.

204 ▪ Blue Wave Lighting LLC (BWL) Presentation

205 This item was an addition to the agenda.

206 Referencing PowerPoint slides, Mr. Tim Gay, of BWL presented the following:

207 ➤ The original scope of work of the current low-voltage lighting project was to illuminate
208 the tree trunks and the canopies but the feedback was that the lights are not bright enough and
209 the appearance was underwhelming.

210 ➤ Commercial-grade LED lights that are five or six watts and 300 to 400, in terms of
211 brightness, were used, which is significant.

212 ➤ Currently, the lighting in Cory Lakes is 2,800 k, in terms of how bright the light is; 2,800
213 is close to incandescent, 3,000 is the standard for LED and 4,000 is the brightest.

214 ➤ To increase brightness, BWL recently switched the lights from five watts to six watts.

215 ➤ The next option would be to upgrade to costlier lights manufactured in Tampa,
216 consisting of a driver, lamp, optics, shroud and a 3K board. The driver is the wattage and is the
217 equivalent of a 75-watt incandescent.

218 ➤ BWL already installed 100-watt lighting and Mr. Hall concluded that there was a
219 difference but the question remained of whether it is a big enough difference to warrant the
220 higher price versus the visible difference in the trees.

221 ➤ BWL affixed a 15-watt lamp (X-5) to the palm tree at the front entrance, back entrance
222 and those trees were compared to trees that do not have it. The difference was unmistakable;
223 the technology was slightly different and has a deflector.

224 ➤ The output is amazing but, at \$666.50 to install one light, the cost exceeds the original
225 budget.

226 ➤ The upgrade also requires additional transformers which are included in the price. Other
227 items, such as extra wiring, connectors, etc., that go with installing new lights were all included
228 in the proposal.

229 In response to Mr. Castillo's question regarding Morris Bridge, Mr. Gay stated that the
230 trenching was complete and the transformers were in place but the wiring for the lights was in
231 process. Mr. Castillo asked for a sample of what is currently installed. Mr. Gay would obtain a
232 sample. Discussion ensued regarding the proposal, number of lights needed, the price per light,
233 uplights in the palms in Hunter's Green, installing demo lights, repurposing the current lighting,
234 funding the upgrade and the next steps. The Board's consensus was to continue the discussion
235 later in the meeting and inform Mr. Gay of the decision.

236 **The meeting recessed at 8:50 p.m.**

237 **The meeting reconvened at 8:57 p.m.**

238 **ELEVENTH ORDER OF BUSINESS****Committee Reports**

239

240 **A. Security**

241 Mr. Shah stated there was no meeting this month.

242 Mr. Burman provided an update regarding when the Property Appraiser would be able
243 to attend a meeting.244 **B. Landscape Aquascape Facilities**245 Ms. Haque stated the committee discussed the lighting issue, landscaping crew, dead
246 palms in the pool area, charging residents who run over plantings, repositioning the benches in
247 the community and a parallel parking recommendation to keep the grassy area free of tire ruts.
248 Discussion ensued regarding parking.249 **C. Spirit Committee**

250 There being no report, the next item followed.

251

252 **TWELFTH ORDER OF BUSINESS****Approval of Minutes**

253

254 **A. Board of Supervisors: May 16, 2019**255 **i. Summary of Motions**

256 Attendees: Delete Rich Carpenter and Resident

257 **ii. Staff Directives**

258 District Manager: Change “long” to “long-term”

259 **iii. Regular Meeting**

260 Line 26: Delete Rich Carpenter and Resident

261 Line 41: Change “was” to “were”

262 Line 255: Change “Mrs. Burman” to “Mr. Burman”

263 Line 256: Insert “legal” before “challenge” and insert “and at the recommendation of
264 POA Counsel” after “forum”265 Before Line 258: Insert “Supervisor Shah indicated that they could have a joint meeting
266 if Supervisor Burman felt it appropriate to excuse himself from that meeting.”

267 Line 268: Change “resolved” to “achieved”

268 **B. LAF Committee: June 6, 2019**269 **C. Sunshine Board Online Workshop: June 4, 2019 to June 18, 2019 (to be provided under
270 separate cover)**

271 D. Other

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280 **THIRTEENTH ORDER OF BUSINESS**

**Continued Discussion/ Review of Fiscal
Year 2020 Proposed Budget**

281

282

283 Mr. Adams reviewed the Fiscal Year 2020 Proposed budget line item increases,

284 decreases and/or adjustments, over Fiscal Year 2019, and the reasons for any changes.

285 Assessments would not increase, the General Fund Balance is still healthy but should be

286 replenished when operating assessments can be raised in Fiscal Year 2021 and the Debt Service

287 funds are self-sustaining. The Board and Staff discussed the LAF Committee's budget

288 recommendations, electrical costs, fountains, the gym, pavers, taking out a loan, imposing a

289 capital assessment and a reinvestment plan.

290

291 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2019**

292

293

294 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2019. The

295 financials were accepted.

296

297 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

298

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

300 There being no report, the next item followed.

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

302 Ms. Darby presented the Office Administrator & Events, Graphics & Community

303 Relations Monthly Report. She highlighted the following items:

304 ➤ May and June are historically busy for rentals and Staff has been coordinating and

305 scheduling for that.

306 ➤ In April, there were more renters than homeowners and, in May, there were 11
307 homeowners and one renter.

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

309 Mr. Hall presented the Facilities Manager Activity Report. Discussion ensued regarding
310 the Radar Pricing handout, the contractor's missteps regarding the lighting project resulting in
311 an increased cost for new lighting, returning or keeping the previously-purchased lights and
312 deciphering a not-to-exceed amount. The consensus was to approve the lighting upgrade in a
313 not-to-exceed amount of \$15,000 and, the Board would make a final decision based on
314 feedback from the Board regarding the new lighting and feedback from the next Sunshine
315 Board.

316

317 **On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor,**
318 **upgrading the lighting project with 114 lights, new X5 lights, in a not-to-exceed**
319 **amount of \$15,000 and the District retaining ownership of the 144 lights that**
320 **are being upgraded, was approved.**

321

322

323 Ms. Haque asked about a Canary Isle area in need of landscaping. Discussion ensued
324 regarding plant replacement, stump removal, the operating budget, pricing, DTE, Yellowstone,
325 LMP, rain sensors and Republic Services.

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

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

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

329

330 **SIXTEENTH ORDER OF BUSINESS**

Other Business

331

332 Ms. Haque asked if bar codes could be issued to frequent CLI visitors as a way to
333 generate revenue and track visitors who speed. She also inquired about obtaining a small boat
334 for Staff to inspect the lakes. Mr. Hall stated he generally inspects the lakes with SOLitude or
335 residents. The Board and Staff discussed developing bar code parameters and similar programs
336 in neighboring communities, lake inspections and the POA. Mr. Adams was asked to place bar
337 code issuance to frequent visitors on the next agenda.

338 Mr. Shah asked how many attend Zumba. Ms. Darby replied two individuals and asked
339 for more time to offer Zumba to CLI residents. Discussion ensued regarding Zumba class

340 policies, Beach Club usage and fees. Mr. Castillo suggested placing Zumba class policies on the
341 next agenda.

342

343 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

344

345 Mr. Ramphal stated that ten homes in Canary were for sale and voiced his opinion that
346 the District should “spruce up” the area to attract potential buyers. He appreciated the
347 opportunity to work with the CDD Board, on behalf of the POA, and stated that both entities
348 should work together to benefit the community.

349 In response to Mr. Castillo’s question, Mr. Adams confirmed that the CDD would keep
350 and repurpose the low voltage lights that will be replaced.

351

352 **EIGHTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

353

354 There being no Supervisor’s requests, the next item followed.

355

356 **NINETEENTH ORDER OF BUSINESS**

Adjournment

357

358 There being no further business to discuss, the meeting adjourned at 11:09 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12B

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 1st July 2019 at 7:05 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), Angela Delgatto and Brian Little (Security Affairs Coordinator).

Absent: Jorge Castillo (Chair, CDD Board and CDD Security Liaison), Harry Ramphal (POA President & POA Security Liaison), Victoria Orr (Data Analysis), Erin Uhler (Event Coordinator) and Michele Echols.

First Order of Business: Call to Order: Attendance

There was one guests in attendance:

John Hall – CDD Facility Manager

Second Order of Business: Neighborhood Watch

- Trying to improve the safety conditions at our community **School Bus Stops**, Sheryl has begun to mobilize a small group of residents ahead of the start of the 2019-2020 Hillsborough County K12 school year, which begins on August 12th.
 - Residents will stationed themselves at each bus stop within the community and hand out safety flyers per the State Statue, Chapter 316 Section 1945 - 2011 or <https://www.flsenate.gov/Laws/Statutes/2011/316.1945>.

Third Order of Business: Security Guard Report

- Recommended to Wendy to rerun the Contractors' Work Hours on the Marquees and community email blast because of a slight uptick in the numbers of residents and contractors events to gain access to the community or to continue working way pass.

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/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 Reports:** CDD Speed Radar Report and the POA Enforcement of Speeding Report (see below).

-- The July Islander articles listed all the April's Law Enforcement activities along with the POA/CDD Infractions.

| | TPD Call Event Report | Number of TPD Traffic Warning/Tickets |
|----------------|-----------------------|---------------------------------------|
| June 2019 | 20 | 0 |
| May 2019 | 26 | 2 |
| April 2019 | 28 | 6 |
| 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 May and June 2019 – The State Troopers also documented four (4) faulty equipment notices within their report for each of the months.

| | State Trooper Traffic Call Event Report | Number of Trooper Traffic Warning/Tickets | |
|----------------|---|---|---------------|
| June 2019 | Awaiting Data | Awaiting Data | Awaiting Data |
| May 2019 | 43 | 24 | 15 |
| April 2019 | 44 | 24 | 16 |
| 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. CDD Speeding Infractions over 40 MPH.

| | Total POA Speeding Infractions Report vs Residents Speed Infractions | Total CDD Speeding Infractions Report vs Residents Speed Infractions |
|---------------|--|--|
| June 2019 | 6 | Awaiting Data |
| May 2019 | 2 | Awaiting Data |
| April 2019 | 20 / 9 | 15 / 5 |
| March 2019 | 49 | Awaiting Data |
| February 2019 | 59 / 9 | Awaiting Data |

Sixth Order of Business: Automobile Speeders within the Community

- **CDD Board Advisory:** The number of recorded TPD traffic enforcement events is only 4% from the past 2 months.
- **The total number of speeders over 40 MPH is holding steady, despite less than 1.0% of these vehicles make up the total daily recorded vehicles at all locations except the CL Blvd East (Morris Bride Location). There are still vehicles travelling 50 - 65 MPH at the CL Blvd east location.**
- **CDD RECOMMENDATION:** Installation of the two new Speed radar/Cameras.
Install:
 - a. One at the Beach Club location
 - b. One the CL Blvd. East location

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.
- The CDD has approve an off-site study of a new type of speed radar/camera device. This test will determine if this device can serve the community before any commitment is made to purchase.

Last Order of Business: Adjournment 8:40 p.m.

Next meeting is scheduled for Monday, 5th August 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

13

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 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 | \$ 9,536 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,536 |
| Iberia - debit card | 2,856 | - | - | - | - | - | - | 2,856 |
| SunTrust - operating acct | 196,002 | - | - | - | - | - | - | 196,002 |
| SunTrust - debit card | 477 | - | - | - | - | - | - | 477 |
| MMK account | 851,319 | - | - | - | - | 56,261 | - | 907,580 |
| Investments | | | | | | | | |
| Revenue | - | 101,487 | 105,009 | 63,903 | - | - | - | 270,399 |
| Reserve | - | 52,409 | 247,358 | 10,000 | - | - | - | 309,767 |
| Prepayment | - | - | 871 | - | - | - | - | 871 |
| Construction | - | - | - | - | 3,490 | - | - | 3,490 |
| Due from other | 1,991 | - | - | - | - | - | - | 1,991 |
| Due from other funds | | | | | | | | |
| General | - | 3,459 | 16,712 | 1,523 | - | - | - | 21,694 |
| Deposits | 23,156 | - | - | - | - | - | - | 23,156 |
| Total assets | \$ 1,085,337 | \$ 157,355 | \$ 369,950 | \$ 75,426 | \$ 3,490 | \$ - | \$ 56,261 | \$ 1,747,819 |
| LIABILITIES | | | | | | | | |
| Liabilities: | | | | | | | | |
| Accounts payable | \$ 5,101 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,101 |
| Due to other funds | | | | | | | | |
| Debt service fund - series 2013 | 3,459 | - | - | - | - | - | - | 3,459 |
| Debt service fund - series 2013A-1 | 16,712 | - | - | - | - | - | - | 16,712 |
| Debt service fund - 2017 note | 1,523 | - | - | - | - | - | - | 1,523 |
| Accrued payroll taxes | 323 | - | - | - | - | - | - | 323 |
| Total liabilities | 27,118 | - | - | - | - | - | - | 27,118 |
| FUND BALANCES | | | | | | | | |
| Nonspendable | | | | | | | | |
| Deposits | 23,156 | - | - | - | - | - | - | 23,156 |
| Restricted for: | | | | | | | | |
| Debt service | - | 157,355 | 369,950 | 75,426 | - | - | - | 602,731 |
| Capital projects | - | - | - | - | 3,490 | - | 56,261 | 59,751 |
| Assigned | | | | | | | | |
| 3 months working capital | 478,477 | - | - | - | - | - | - | 478,477 |
| Unassigned | 556,586 | - | - | - | - | - | - | 556,586 |
| Total fund balances | 1,058,219 | 157,355 | 369,950 | 75,426 | 3,490 | - | 56,261 | 1,720,701 |
| Total liabilities and fund balances | \$ 1,085,337 | \$ 157,355 | \$ 369,950 | \$ 75,426 | \$ 3,490 | \$ - | \$ 56,261 | \$ 1,747,819 |

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

| | Current Month | Year To Date | Adopted Budget | % of Budget | Prorated Budget |
|---|------------------|------------------|-------------------|----------------|--------------------|
| REVENUES | | | | | |
| Assessment levy: net of discounts | \$ 19,815 | \$ 1,741,478 | \$ 1,776,165 | 98% | \$ 1,184,110 |
| Interest and miscellaneous | 4,558 | 22,404 | 30,000 | 75% | 20,000 |
| Total revenues | <u>24,373</u> | <u>1,763,882</u> | <u>1,806,165</u> | 98% | <u>1,204,110</u> |
| EXPENDITURES | | | | | |
| Administrative | | | | | |
| Supervisors | 1,000 | 7,400 | 12,000 | 62% | 8,000 |
| Payroll services | 52 | 429 | 600 | 72% | 400 |
| Payroll taxes - FICA | 77 | 566 | 900 | 63% | 600 |
| Payroll taxes - unemployment | - | - | 325 | 0% | 217 |
| District management | 4,583 | 36,667 | 55,000 | 67% | 36,667 |
| Assessment roll preparation | 417 | 3,333 | 5,000 | 67% | 3,333 |
| Bond amortization schedule fee | - | - | 1,500 | 0% | 1,000 |
| Disclosure report | 250 | 2,000 | 3,000 | 67% | 2,000 |
| Trustee | - | 7,112 | 6,600 | 108% | 4,400 |
| Notes payable - Soave Group - DS | - | - | 21,733 | 0% | 14,489 |
| Audit | - | 3,500 | 6,400 | 55% | 4,267 |
| Arbitrage rebate calculation | - | - | 2,500 | 0% | 1,667 |
| Legal - general counsel | - | 4,340 | 5,000 | 87% | 3,333 |
| Engineering | 43 | 3,953 | 10,000 | 40% | 6,667 |
| Insurance: general liability & public officials | - | 29,545 | 29,000 | 102% | 19,333 |
| Insurance: worker's compensation | - | 6,279 | 6,291 | 100% | 4,194 |
| Legal advertising and Sunshine Board | - | 2,717 | 4,500 | 60% | 3,000 |
| Bank fees | 132 | 929 | 1,500 | 62% | 1,000 |
| Credit card discount | 12 | 92 | 200 | 46% | - |
| Dues & licenses | - | 175 | 175 | 100% | 117 |
| Postage | 178 | 1,382 | 1,500 | 92% | 1,000 |
| Office supplies | - | 239 | - | N/A | - |
| Tax collector | 396 | 34,821 | 74,007 | 47% | 49,338 |
| Contingencies | - | - | 500 | 0% | 333 |
| Total administrative | <u>7,140</u> | <u>145,479</u> | <u>248,231</u> | 59% | <u>165,487</u> |
| Field operations | | | | | |
| Utilities | | | | | |
| Communication | 2,422 | 20,169 | 17,500 | 115% | 11,667 |
| Website | - | - | 600 | 0% | 400 |
| ADA website compliance | - | 277 | - | N/A | - |
| Streetlights | 15,219 | 106,232 | 90,000 | 118% | 60,000 |
| Electricity | 5,091 | 36,520 | 45,000 | 81% | 30,000 |
| Propane | 321 | 321 | 400 | 80% | 267 |
| Water, sewer & irrigation | 1,145 | 15,062 | 15,000 | 100% | 10,000 |
| Solid waste removal | - | 5,386 | 6,200 | 87% | 4,133 |
| Sewer lift stations | 150 | 2,030 | 2,500 | 81% | 1,667 |
| Total utilities | <u>24,348</u> | <u>185,997</u> | <u>177,200</u> | 105% | <u>118,133</u> |

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 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 | 16,804 | 172,389 | 256,500 | 67% | 171,000 |
| Contractual virtual guard | 2,941 | 55,348 | 77,500 | 71% | 51,667 |
| Off-duty policing | 1,310 | 9,185 | 10,000 | 92% | 6,667 |
| Total security operations | <u>21,055</u> | <u>236,922</u> | <u>344,000</u> | 69% | <u>229,333</u> |
| Field office administration | | | | | |
| Field manager | 6,105 | 37,114 | 54,000 | 69% | 36,000 |
| Assistant field manager | 1,770 | 4,875 | 13,000 | 38% | 8,667 |
| Office administrator | 6,347 | 38,811 | 46,000 | 84% | 30,667 |
| Assistant office administrator | 3,565 | 21,358 | 30,000 | 71% | 20,000 |
| Payroll taxes | 1,478 | 8,372 | 13,500 | 62% | 9,000 |
| Seasonal decorations | - | 43,700 | 43,700 | 100% | 29,133 |
| Beach club office equipment | 347 | 2,619 | 3,400 | 77% | 2,267 |
| Beach club office supplies | 185 | 3,067 | 3,000 | 102% | 2,000 |
| Beach club gym supplies | 1,896 | 9,407 | 14,000 | 67% | 9,333 |
| Beach club gym equipment lease | 1,276 | 10,211 | - | N/A | - |
| Guard office equipment | - | 263 | 2,000 | 13% | 1,333 |
| Guard office supplies | 144 | 786 | 2,000 | 39% | 1,333 |
| Community events supplies | 1,815 | 19,178 | 16,100 | 119% | 10,733 |
| Pool & beach club attendants | 1,531 | 7,284 | 36,000 | 20% | 24,000 |
| Total field office administration | <u>26,459</u> | <u>207,045</u> | <u>276,700</u> | 75% | <u>184,467</u> |
| Landscape maintenance | | | | | |
| Landscaping | 30,768 | 281,387 | 424,000 | 66% | 282,667 |
| Street tree maintenance | - | - | 40,000 | 0% | 26,667 |
| Beach sand | - | - | 5,500 | 0% | 3,667 |
| Annuals & seasonal plant installation | 1,800 | 5,237 | 5,000 | 105% | 3,333 |
| Plant replacement | - | 9,913 | 40,000 | 25% | 26,667 |
| Sod replacement | - | 7,544 | 7,500 | 101% | 5,000 |
| Well maintenance - irrigation | - | 579 | 5,000 | 12% | 3,333 |
| Irrigation - maintenance | 422 | 4,907 | 10,000 | 49% | 6,667 |
| Tree removal | - | 5,927 | 25,000 | 24% | 16,667 |
| Lake & pond maintenance | 3,625 | 29,500 | 52,000 | 57% | 34,667 |
| Total landscape maintenance | <u>36,615</u> | <u>344,994</u> | <u>614,000</u> | 56% | <u>409,333</u> |

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

| | Current Month | Year To Date | Adopted Budget | % of Budget | Prorated Budget |
|--|---------------------|---------------------|-------------------|----------------|--------------------|
| Facilities maintenance | | | | | |
| Outside facilities maintenance | 632 | 15,014 | 20,000 | 75% | 13,333 |
| Car and cart repairs and maintenance | 307 | 5,932 | 6,000 | 99% | 4,000 |
| Rentals and leases | 3,337 | 12,691 | 12,000 | 106% | 8,000 |
| Cleaning | 1,246 | 10,510 | 16,000 | 66% | 10,667 |
| Pest control | - | 1,200 | 2,300 | 52% | 1,533 |
| Security gate maintenance & repair | - | 5,082 | 5,000 | 102% | 3,333 |
| Security gate maintenance & repair - cachet | 681 | 806 | 2,000 | 40% | 1,333 |
| Monuments & signs | - | 7,643 | 5,000 | 153% | 3,333 |
| Fountains | - | 5,120 | 7,000 | 73% | 4,667 |
| Storm water drainage | - | - | 20,000 | 0% | 13,333 |
| Recreation equipment maintenance & repair | 2,225 | 21,131 | 15,000 | 141% | 10,000 |
| Building equipment maintenance & repair | 119 | 17,154 | 15,000 | 114% | 10,000 |
| Pressure washing | - | 4,430 | 5,000 | 89% | 3,333 |
| Paver, streets and sidewalk repairs, cleaning | 840 | 80,704 | 75,000 | 108% | 50,000 |
| Clear & repair monument lanterns | - | - | 1,500 | 0% | 1,000 |
| Commercial window cleaning | - | - | 2,500 | 0% | 1,667 |
| Total facilities maintenance | <u>9,387</u> | <u>187,417</u> | <u>209,300</u> | 90% | <u>139,533</u> |
| Facilities maintenance (pool) | | | | | |
| Pool maintenance | 2,000 | 12,970 | 22,900 | 57% | 15,267 |
| Pool repairs | - | 3,300 | 12,000 | 28% | 8,000 |
| Pool heater utilities | 1,118 | 9,195 | 9,000 | 102% | 6,000 |
| Pool permit | - | - | 575 | 0% | 383 |
| Total facilities maintenance (pool) | <u>3,118</u> | <u>25,465</u> | <u>44,475</u> | 57% | <u>29,650</u> |
| Total field operations | <u>120,982</u> | <u>1,187,840</u> | <u>1,665,675</u> | 71% | <u>1,110,450</u> |
| Infrastructure reinvestment | | | | | |
| Capital improvement program | - | 8,254 | - | N/A | - |
| Total infrastructure reinvestment | - | 8,254 | - | N/A | - |
| Total expenditures | <u>128,122</u> | <u>1,341,573</u> | <u>1,913,906</u> | 70% | <u>1,275,937</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (103,749) | 422,309 | (107,741) | | |
| Fund balance - beginning (unaudited) | <u>1,161,968</u> | <u>635,910</u> | <u>1,021,531</u> | | |
| Fund balance - ending (projected) | | | | | |
| Assigned | | | | | |
| 3 months working capital | 478,477 | 478,477 | 478,477 | | |
| Unassigned | 579,742 | 579,742 | 435,313 | | |
| Fund balance - ending | <u>\$ 1,058,219</u> | <u>\$ 1,058,219</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 MAY 31, 2019**

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: net of discounts | \$ 1,191 | \$ 104,657 | \$ 106,898 | 98% |
| Interest | 320 | 1,884 | - | N/A |
| Total revenues | <u>1,511</u> | <u>106,541</u> | <u>106,898</u> | 100% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 25,000 | 25,000 | 100% |
| Interest | 38,409 | 77,444 | 77,444 | 100% |
| Total debt service | <u>38,409</u> | <u>102,444</u> | <u>102,444</u> | 100% |
| Other fees & charges | | | | |
| Tax collector | 25 | 2,093 | 4,454 | 47% |
| Total other fees & charges | <u>25</u> | <u>2,093</u> | <u>4,454</u> | 47% |
| Total expenditures | <u>38,434</u> | <u>104,537</u> | <u>106,898</u> | 98% |
| Excess/(deficiency) of revenues over/(under) expenditures | (36,923) | 2,004 | - | |
| Fund balances - beginning | <u>194,278</u> | <u>155,351</u> | <u>151,665</u> | |
| Fund balances - ending | <u>\$ 157,355</u> | <u>\$ 157,355</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 MAY 31, 2019**

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: net of discounts | \$ 5,754 | \$ 505,714 | \$ 519,236 | 97% |
| Prepaid assessments - off roll | - | 5,554 | - | N/A |
| Interest | 1,396 | 7,166 | - | N/A |
| Total revenues | <u>7,150</u> | <u>518,434</u> | <u>519,236</u> | 100% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | 435,000 | 435,000 | 435,000 | 100% |
| Principal prepayment | 20,000 | 20,000 | - | N/A |
| Interest | 31,301 | 62,601 | 62,601 | 100% |
| Total debt service | <u>486,301</u> | <u>517,601</u> | <u>497,601</u> | 104% |
| Other fees & charges | | | | |
| Tax collector | 115 | 10,112 | 21,635 | 47% |
| Total other fees & charges | <u>115</u> | <u>10,112</u> | <u>21,635</u> | 47% |
| Total expenditures | <u>486,416</u> | <u>527,713</u> | <u>519,236</u> | 102% |
| Excess/(deficiency) of revenues over/(under) expenditures | (479,266) | (9,279) | - | |
| Fund balances - beginning | <u>849,216</u> | <u>379,229</u> | <u>356,771</u> | |
| Fund balances - ending | <u>\$ 369,950</u> | <u>\$ 369,950</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 MAY 31, 2019**

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: net of discounts | \$ 524 | \$ 46,090 | \$ 47,082 | 98% |
| Total revenues | <u>524</u> | <u>46,090</u> | <u>47,082</u> | 98% |
| 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 | 10 | 922 | 1,962 | 47% |
| Total other fees & charges | <u>10</u> | <u>922</u> | <u>1,962</u> | 47% |
| Total expenditures | <u>10</u> | <u>44,141</u> | <u>48,318</u> | 91% |
| Excess/(deficiency) of revenues over/(under) expenditures | 514 | 1,949 | (1,236) | |
| Fund balances - beginning | 74,912 | 73,477 | 69,469 | |
| Fund balances - ending | <u>\$ 75,426</u> | <u>\$ 75,426</u> | <u>\$ 68,233</u> | |

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED MAY 31, 2019**

| | Current Month | Year to Date |
|--|------------------|-----------------|
| REVENUES | \$ - | \$ - |
| Total revenues | - | - |
| EXPENDITURES | | |
| Total expenditures | - | - |
| Excess/(deficiency) of revenues over/(under) expenditures | - | - |
| Fund balance - beginning | - | - |
| Fund balance - ending | \$ - | \$ - |

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED MAY 31, 2019**

| | Current Month | Year to Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest & miscellaneous | \$ 6 | \$ 43 |
| Total revenues | 6 | 43 |
| EXPENDITURES | | |
| Total expenditures | - | - |
| Excess/(deficiency) of revenues over/(under) expenditures | 6 | 43 |
| Fund balance - beginning | 3,484 | 3,447 |
| Fund balance - ending | \$ 3,490 | \$ 3,490 |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|----------------|----------------|
| REVENUES | | | | |
| Assessments: on roll | \$ 1,689 | \$ 148,455 | \$ 151,304 | 98% |
| Total revenues | <u>1,689</u> | <u>148,455</u> | <u>151,304</u> | 98% |
| EXPENDITURES | | | | |
| Capital outlay | - | 89,225 | 145,000 | 62% |
| Tax collector | 34 | 2,969 | 6,304 | 47% |
| Total expenditures | <u>34</u> | <u>92,194</u> | <u>151,304</u> | 61% |
| Excess/(deficiency) of revenues over/(under) expenditures | 1,655 | 56,261 | - | |
| Fund balance - beginning | 54,606 | - | - | |
| Fund balance - ending | <u>\$ 56,261</u> | <u>\$ 56,261</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

14B

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

Beach Club

- Daily operations with a focus on new residents and new resident mixer. There were 17 new residents. We've processed over 60 new residents since January 1.
- We are half-way through our summer season without any significant issues that have been reported by staff or about the seasonal pool staff. A couple of the staff will continue after the season changing their status from temporary to part time pool attendant staff for the weekends and as needed party attendants.

Pro-active projects

- Continue to review Welcome Packet and update as needed
- Continued efforts to complete the Office Manual and adjust procedures as needed
- Continued efforts working with Linda to complete a Cory Lake guard manual. This is separate to the Post Orders and includes instructions that are site specific (i.e. Envera and eMerge how-to's).

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Back to School Bash, Casino Night, Dive in Movie #2
- Created draft flyers for upcoming events: Rummage Sale, Fall Festival, Fishing Tournament

Events

Completed:

- **Dive in Movie (June 15, 2019)**
Due to inclement weather, this event was held inside. Around 25-30 residents were able to enjoy watching The Lego Movie Pt.2 and enjoyed free ice pops. Still a very successful event.

Upcoming:

- **Dive in Movie (July 20, 2019 | sunset)**
Licensing has been secured for How to Train Your Dragon: The Hidden World. Ice pops will be handed out while supplies lasts.
- **Back to School Bash (August 2, 2019 | 1pm-3pm)**
The DJ is secured for this event. Several gift cards were purchased for prizes.
- **Casino Night (September 21, 2019 | 7pm-10pm)**
Entertainment has been confirmed. Advertising flyers have been finalized. Very light refreshments will be provided. Each ticket will include a free drink from the cash bar. Jerilyn Rush and Time for Wine have agreed to sponsor prizes for this event. Tickets will go on sale starting Aug. 1, 2019.

Community Relations

- **New Resident Mixer**
Mixer will be held on July 17, 2019. Envera has sent items to be given out. BeeGreen Lawn Care is sponsoring the refreshments for this event. Invitations have been sent out to each new resident starting from March 2019.

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: July 18, 2019

- **Welcome Wagon**

There were 17 new residents for June. (12 homeowners & 5 tenants) Small tabletop plants were purchased for each new resident. A welcome card including CDD information and an invitation to the next resident mixer was attached to each gift and placed on each new resident's door step.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

14C

Cory Lakes Community Development District

Facilities Manager

July. 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.
4. Received new ice machine head unit. Company somehow lost the ice bin. Going to put new head unit on old bin temporarily.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs
3. Reset gate fingerprint readers.
4. Drained pool level after heavy rains.
5. Dead palm trees to be replaced 7/18/19.
6. Replaced pool slide motor.

PLAYGROUND

1. Kept clean and organized.
2. Touched up some of the equipment paint.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Had mirror installed in front of stationary bikes in gym.
4. Changed locks on front door and adjusted mag locks to catch better.

LANDSCAPING

1. Working on replacing and installing plants on entrance islands around the community. Replacing missing plants as they come up.
2. DTE slowly working on palm trees throughout the community.

3. Details crew starting cutbacks.
4. Working with DTE on landscape plans for Capri.
5. Working with DTE on removing some trees and cutting back the Bottlebrush trees along CLD to clear streetlights.
6. Moved two agave palms at Morris Bridge entrance.

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 Tim Gay on the low voltage lighting. Helping get power for the transformers. Still working on final details. May switch lights.
2. Working with TECO still. New poles installed, trim rings now installed to complete job.
3. Cleaning storage area.
4. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair.
5. Fixed screens at tennis courts after evening storms blew them loose. Ongoing
6. Replaced the nets on all 4 courts.
7. Replaced 6 junction boxes along Cory Lake Blvd East.
8. Pulled new power service for transformer at Morris Bridge entrance.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Repaired gate arm after resident knocked it off.
4. Replaced mounting brackets for two pillar lights and fixed wiring.
5. Check A/C and is working fine.
6. Reset phone, internet and computers multiple times.
7. Changed outside bulb.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Fixed sliding door after it got knocked off track again.
3. Repaired resident arm again.

4. Replaced outside bulb.
5. Replaced door locks.
6. Replaced battery back-up battery on arm and truck gate.
7. Replaced drive belt on exit arm.
8. Working with Envera to fix truck tag post.

Action Plan for Aug

1. Continue working with DTE on community projects and planning
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.
6. Continue plant replacements. Working on Cross Creek entrance road.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

14D

**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**