

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on August 15, 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
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
Justin Martinjay	Down to Earth Landscaping
A. J. Forbes	Resident, Security Committee Member
Harry Ramphal	Resident/POA President
Rich Carpenter	Resident
Dr. Anoop Reddy	Resident
Prashant Bodhe	Resident
Sue Bakram	Resident
Steven Hancz	Resident
Sheryl Springer	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

There were no Chairman's opening comments.

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

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

There being no other Supervisors' opening comments, the next item followed.

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

Mr. Harry Ramphal, a resident and POA President, asked how many Board Members walk the community to meet the residents that they represent and to view and assess maintenance, landscaping and safety issues in the cul-de-sacs, playground and sidewalks. He questioned why \$19,000 was being considered to expand/remodel the gym and voiced his opinion that those funds should be used to upgrade various sections of the community instead. He presented his complaints about residents being denied use of the Clubhouse for Super Bowl parties and difficulty fulfilling a public records request.

Dr. Anoop Reddy, a resident, requested that subcommittee meetings be held in the evenings rather than in the daytime.

Mr. Prashant Bodhe, a resident, listed several landscape maintenance and sprinkler issues in Capri. Mr. Castillo stated that all landscaping issues would be addressed during the Down to Earth (DTE) presentation and a map would be used to identify areas that need attention. Mr. Bodhe stated that the buffer is not being maintained on Cory Lake Boulevard, from the gate to the fountain. Mr. Amin stated that a fountain near his residence was destroyed during a storm and never replaced. Mr. Hall stated the fountain was removed. Mr. Castillo stated a new fountain would cost \$15,000 to \$20,000; this item should be budgeted and residents who want a new fountain should attend meetings and send emails to the Board because, when Capri was built, the fountains were unofficially promised.

Ms. Sue Bakram, a resident, expressed her concerns about landscaping, improper drainage in and around her home, streetlights and wild animals.

Mr. Steven Hancz, a resident, recalled that \$200,000 was expended on drainage two years ago and it is holding up well. He commented that there is green slime in the lake.

Mr. Castillo stated that the issues raised would be addressed during the meeting.

- **Update: Down to Earth Activities Update**  
**This item was an addition to the agenda.**

Mr. Justin Martinjay, of DTE, provided and gave a PowerPoint presentation and reported the following:

- Spraying of street crack weeds was completed.
- Street palm pruning and fertilization was completed today, with the exception of a couple of small areas. DTE now has a better understanding of the number of palms in the community and would employ more equipment and personnel for the next rotation.
- The placement of ten Christmas palms inside the pool area was completed.
- Trimming the northwest buffer along Cory Lake Circle was underway.
- Adding landscaping in Capri Isle would be completed in the future.
- Regarding the saturated zoysia along the center median at Morris Bridge, the irrigation was deactivated for almost one month and the area is still extremely wet from the rains and poor drainage; DTE is treating it with herbicide for the weeds and fungicide for any diseases that could arise; no improvement was anticipated until the rains subside.
- A sample of the Irrigation Report for July was presented.
- The breaks along the Cross Creek entrance that resulted from the trenching for the landscaped lighting were repaired.
- A color-coded map outlining the maintenance areas and corresponding day of the week schedule was provided.
- The buffer area mentioned in the public comments would be completed tomorrow.
- A lot of areas with standing water, especially flower beds, were a challenge but DTE would do whatever it takes to uphold the standards of the community.

Mr. Castillo asked how the buffer area was maintained in the past, as this was the first time he was hearing of drainage issues. Mr. Adams explained that the area in question is essentially a conveyance ditch running along the back of the homes; it is a low area that receives water and happens to be where a lot of plant material is planted, which does not help in terms of allowing quick run-off. Installing yard drainage in the area in the future, to help convey the water, could be considered. Mr. Castillo stated that the area should be monitored closely for the next month or two and, when the rains ease, DTE should maintain and cut back the excessive growth; if that is not sufficient, drains may be installed. Discussion ensued regarding DTE's challenges, the palm pruning project, insufficient work crews, rains, the maintenance schedule, buffer area, overgrown weeds, the number of crewmen dispatched and

resident complaints. Mr. Shah recalled that the Board was promised five, full-time crewmembers, prior to awarding the contract to DTE and stated that he felt that DTE should provide a monthly update.

Mr. Rich Carpenter, a resident, voiced his disappointment in DTE's services and stated that there are weeds in all the beds and some have dead plants and some trees have excessive growth. He felt that the CDD is not getting its money's worth and the community does not look better than it did before engaging DTE. Mr. Martinjay was asked to attend LAF Committee meetings and to contact Mr. Hall or Mr. Carpenter for the meeting schedule.

Discussion ensued regarding revamping the plants at Cross Creek, wild hogs excavating resident's yards and the need for fencing. Mr. Castillo concluded that the Board expects DTE to add one additional person to the weekly crew and that weeding should be prioritized.

Mr. Shah informed residents in attendance that all landscaping or backyard concerns should be emailed to Mr. Hall who would relay them to DTE. He encouraged attendees to join the LAF Committee so they could tour the community with DTE crews and identify deficiencies.

**FIFTH ORDER OF BUSINESS**

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

Mr. Adams called attention to a copy of the demand letter that was prepared by Special Counsel and previously distributed.

**The meeting recessed at 7:12 p.m.**

**The meeting reconvened at 7:16 p.m.**

Mr. Adams stated that, prior to the recess, the Board discussed counter-offers as per Special Counsel's letter regarding the Republic Services (RS) issue. Mr. Adams suggested \$425,000 and Mr. Woodards suggested \$430,000; the remainder of the Board was polled. Discussion ensued regarding the previous counter-offer amount of \$573,825, retaining Special Counsel, case law that was researched and possible outcomes to the dispute. Mr. Castillo motioned to proceed with a \$425,000 counter-offer and authorized that to be contained into the letter that the Special Counsel has prepared on the District's behalf.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, presenting a counter-offer of \$425,000 to Republic Services, related to the recent leaks within Cory Lakes CDD, and authorizing inclusion of the counter-offer amount in the document prepared by Special Counsel, on the District's behalf, was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2019/2020 Budget**

Mr. Adams reviewed the following adjustments to the proposed Fiscal Year 2020 budget made after the agenda packets were sent:

Page 1, "Tax collector": Amount should be \$74,007, bringing "Total expenditures" to \$183,115.

Page 2: "Office administrator" line item included compensation for a new part-time helper so a new "Part time office assistant" and "Percentage increase for Fiscal Year 2020" line items would be created.

Page 4, "Use of fund balance": \$107,741 was changed to \$86,953.

Page 16: CPF would have a \$0 budget for 2020; there would be no capital projects fund.

Page 17: Per unit assessment increased from \$1,901.46 to \$1,925

Mr. Adams responded to questions regarding assessment increases, fund balance, reserve funds and the Fiscal Year 2021 budgeting process.

**Mr. Castillo opened the public hearing.**

Mr. Adams stated that the Board would be approving the Fiscal Year 2020 budget, as amended to incorporate all of the changes discussed tonight.

**Mr. Castillo closed the public hearing.**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Burman presented Resolution 2019-07.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2019-08, and highlighted the following:

- The Resolution is also known as the assessment levying resolution.
- The Resolution takes into consideration the budget that was just adopted with the amendments discussed and the assessment levels that are a part of that budget.
- The Resolution authorizes staff to finalize a lien roll for transmission to the Tax Collector for placement of assessments on the property tax bills.
- The Resolution requires that the final budget be posted onto the District’s website.

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Discussion: Turn Lane Extension, Morris Bridge Road at Cory Lake Boulevard**

Mr. Shah shared that while visiting Commissioner Ken Hagen’s office on unrelated matters, the turn lane extension was discussed and, soon thereafter, the Commissioner’s Assistant contacted the traffic department and facilitated the project. Discussion ensued regarding project details and acceptance.

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, to accept extending a turn lane from Morris Bridge into Cory Lake Isle going north, was approved.**

Mr. Shah stated that, in a different meeting with Commissioner Hagen, discussion ensued regarding installing a traffic signal at that intersection; he urged Board Members to inform the County Commissioner of the CDD’s needs whenever there is an opportunity.

**NINTH ORDER OF BUSINESS**

**Discussion: Draft Non-Resident Bar Code Policy**

Mr. Castillo presented the draft of the non-resident bar code policy and asked for changes. Mr. Shah commented that there is no access provision for in-laws, spouses and stepchildren and asked if a homeowner could request a visitor’s suspension even if that person had not violated any ordinances. Mr. Adams replied affirmatively and stated that homeowners must give the approval to be a part of the registration process and thus have the authority to cancel a policy. In response to Ms. Darby’s question, Mr. Adams stated it was only for approved residents and any renter would be an approved resident; if it is a renter, the privileges of anyone they register must match up with their rental agreement. Discussion ensued regarding how much to charge for registration, administrative fees, replacement fees, pro-ration, expiration dates, grace periods, forms of payment and placing renewal reminders in the Islander. The consensus was to charge \$25 for the policy, \$25 for replacements and to commence annual policies on January 15<sup>th</sup>. Mr. Adams would edit the bar code policy, place it on the next agenda and advertise it for the September meeting.

**TENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

The Board and Staff discussed speeders, barcode consequences and making sure that renters and homeowners are aware of the consequences and sign off on it.

Mr. Forbes presented the July Cory Lake Tampa Police, State Trooper Call Event Report & CDD/POA Infraction Data.

Discussion ensued regarding bus stop safety concerns, speeding, landscape crews, security companies Envera and Allied, tracking license plates and barcode issuance details.

**B. Landscape Aquascape Facilities**

There being no report, the next item followed.

**C. Spirit Committee**

There being no report, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: July 18, 2019**

- i. Summary of Motions**
- ii. Staff Directives**
- iii. Regular Meeting**

The following changes were made:

Line 79: Delete "to" after "recommended"

Line 106: Delete ".g" after "Resolution 2019-05"

Line 137: Delete "five-step" after "developing a"

Line 162: Change "Christmas party" to "term"

Line 224: Change "resign" to "recuse"

Line 297: Change "towed" to "conveyed to the owner"

**B. Security Committee: August 5, 2019**

**C. Sunshine Board Online Workshop: July 30, 2019 to August 13, 2019 (to be provided under separate cover)**

**D. Other**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the July 18, 2019 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, and the August 5, 2019 Security Committee Meeting Minutes and the July 30, 2019 to August 13, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.**

Discussion ensued regarding teens smoking marijuana in the vicinity of the recreational courts referenced in the August 5<sup>th</sup> Security Report. Mr. Hall would contact Linda regarding the

issue, photograph the license plates of the teens and submit the photos to the POA for handling.

**TWELFTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2019. The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Adams stated that Mr. Chang was still trying to secure another proposal for architectural services, as the previous architect was no longer interested.

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

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

- Only seven new residents attended the July New Resident Mixer although 30 invites were mailed.
- Two new pool attendants would be hired for the off season.

Discussion ensued regarding the Zumba trainer's fees and the Supervisor of Elections (SOE) proposal to facilitate voting within the CDD and the upcoming Casino Night event. The consensus was to decline the SOE proposal.

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

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

- Several issues with the new landscapers continued; DTE crews were clearly overwhelmed and making careless mistakes.

In response to Mr. Castillo's question, Mr. Hall stated that the color-coded landscape schedule was created in the past two days and would not work. Discussion ensued regarding landscaping issues, the mowing plan and whether there were separate crews for different projects, etc. Mr. Castillo recommended inviting DTE Managers to the next meeting to present

a more refined landscaping plan, including weekly maintenance and periodic maintenance, a breakdown of crewmembers and resources.

- All the landscape lighting lights where changed over. The color-changing lights at the entrance were defaulting to medium intensity nightly and would be changed and replaced with X-5 bulbs.

Discussion ensued regarding the lighting project, the foxtail palms, etc.

- Mulch estimates were obtained: \$4,850 for the pool area and \$9,975 for the bollards.  
Discussion ensued regarding obtaining additional proposals, the budget, trash pickup, Waste Management, recycling centers, engaging a private contractor and obtaining sponsors.

- It would cost \$25,000 to resolve the rust issues on Morris Bridge and other areas.

Discussion ensued regarding wells and irrigation and rain sensors.

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

- **NEXT MEETING DATE: September 19, 2019 at 6:00 P.M.**

The next meeting will be held on September 19, 2019 at 6:00 p.m.

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Shah suggested including “Cory Lake Roads” on upcoming agendas as a discussion item relating to a special assessment for 2021 to improve District roadways. Discussion ensued regarding the advantages and disadvantages of the gym expansion, parking concerns, losing the lake view and levying assessments. Mr. Castillo suggested placing the gym expansion on the next agenda and informing the District Engineer to delay obtaining architectural services until a decision is made.

Mr. Castillo addressed the public comments regarding unkempt sidewalks in the Isles and cul-de-sacs, the Clubhouse denying access for Super Bowl parties and an unfulfilled public records request. Mr. Adams did contact District Counsel regarding any potential exemptions of the public records that were requested and would provide redacting those portions that are exempt. Regarding changing the meeting times of the various subcommittees, Mr. Castillo stated the Board could make suggestions but could not obligate the committees to change the meetings from days to evenings, as it was at the discretion of the committee chairs. Mr. Castillo suggested placing the Barbados fountains as a discussion item on the next agenda.

Mr. Woodards asked about the crooked trees with braces near Cross Creek. Mr. Hall stated that the braces were placed on the trees a year ago and would be removed soon. Discussion ensued regarding the Washingtonians.

**FIFTEENTH ORDER OF BUSINESS**

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

Mr. Ramphal voiced his opinions regarding changing subcommittee meetings to evenings to accommodate more residents, voter suppression, the turn lane extension and the District levying special assessments for the roads and gym expansion. He urged Board Members to spend District funds wisely and to walk the community to see the exposed wires, raised sidewalks, etc.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

In response to Mr. Shah's inquiry regarding a new sign limiting residents to 30 minutes on the treadmill, Mr. Hall stated that some residents were using the treadmills and elliptical for hours at a time and not letting others utilize the gym equipment.

Mr. Castillo stated that Mr. Ramphal brought up a few good points regarding voting, which would be revisited at the next meeting. He felt that the entrances and cul-de-sacs should be better maintained and DTE should be reminded that those areas are very important in addition to all other landscaping work.

In response to Mr. Shah's question, Mr. Hall stated that only two sprinklers are irrigated by the City; the majority are irrigated from the well.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair