

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

September 19, 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

September 12, 2019

Board of Supervisors
Cory Lakes Community Development District

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

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on September 19, 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. Landscape Maintenance Updates- DTE Landscape
6. Presentation Tennis Lesson Vendors
 - Coach B
 - Molly Schwartz
7. Update: Communication with Republic Services Regarding Recent Leaks
8. Consideration of Bar Code Policy
9. Discussion: Gym Expansion Options
10. Update: Activities
11. Discussion: New Irrigation Well - Morris Bridge
12. Discussion: Fountain at West Cory and Cory Lake Drive
13. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities

- C. Spirit Committee
14. Approval of Minutes
- A. Board of Supervisors: August 15, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. Spirit Committee: August 28, 2019 *(to be provided under separate cover)*
 - C. Sunshine Board Online Workshop: September 3, 2019 to September 17, 2019 *(to be provided under separate cover)*
 - D. Other
15. Acceptance of Unaudited Financial Statements as of July 31, 2019
16. 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*
 - o NEXT MEETING DATE: October 17, 2019 at 6:00 P.M.
17. Other Business
18. Public Comments *(non-agenda items)*
19. Supervisors' Requests
20. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

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

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

8

CORY LAKES CDD

Non-Resident Immediate Family Member and Caregiver Bar Code Policy

The CDD operates and maintains an Access Control program which includes a bar code access system which has been established for resident use and to expedite access into the community. This Policy is intended to allow for the purchase and use of bar codes for Non-Resident Immediate Family Members and Caregivers.

- 1) Under this policy the definition of a Non-resident Immediate Family Member shall be a mother, father, brother, sister, child and spouses thereof, of a resident owner or renter of record within the community of Cory Lakes.
- 2) Under this policy the definition of a Non-resident Caregiver is any licensed/registered caregiver or employee of licensed/registered caregiver that is providing long-term in-home care to a resident owner or renter within the community of Cory Lakes.
- 3) The registration of a qualified Non-resident Immediate Family Member or Caregiver must be completed by the resident owner or renter of record within the community of Cory Lakes and in person at the Beach Club Administrative offices. Registration must be signed by both the resident owner or resident renter and the Non-resident Immediate Family Member or Caregiver
- 4) The barcodes of a resident renter, shall not exceed the term of the resident rental agreement.
- 5) The initial fee for a barcode shall be \$25 and \$25 for a replacement.
- 6) District may revoke or suspend any Non-resident Immediate Family Member or Caregiver barcode at anytime and with no requirement to return any fees or portion thereof, for user's failure to follow CDD policies/regulations or traffic laws (including posted speed limits) while within the Cory Lakes Community. Or at the direction of the resident.

Effective Date _____

Statutory Authority Chapter 190.011 Florida Statutes

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

14Ai

**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 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

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.

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.

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.

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.

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.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

14Aiii

CORY LAKES CDD
August 15, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Mr. Hall to contact Linda regarding teens smoking marijuana near the recreational courts, photograph their license plates and submit the data to the POA.
- Mr. Hall to invite DTE Managers to the next meeting to present a more refined landscaping plan, including weekly maintenance and periodic maintenance, breakdown of crewmembers and resources.

Office Manager

District Engineer

District Counsel

District Manager

- Mr. Adams to edit the bar code policy, place it on next month's agenda and advertise it for the September meeting.
- Mr. Adams to place the gym expansion on next month's agenda and informing the District Engineer to hold off on obtaining architectural services until a decision is made.
- Mr. Adams to place "Cory Lake Roads" on upcoming agendas as a discussion item in relation to a special assessment for 2021 to improve District roadways.
- Mr. Adams to place fountains in Barbados as a discussion on next month's agenda as a discussion item.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

14Aiii

DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on 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.*

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

43

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

45

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

47

48

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

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

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

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

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

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

72 **▪ Update: Down to Earth Activities Update**73 **This item was an addition to the agenda.**

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

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

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

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

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

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

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

119

120 **FIFTH ORDER OF BUSINESS**

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

121

122

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

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

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

127 Mr. Adams stated that, prior to the recess, the Board discussed counter-offers as per
128 Special Counsel's letter regarding the Republic Services (RS) issue. Mr. Adams suggested
129 \$425,000 and Mr. Woodards suggested \$430,000; the remainder of the Board was polled.
130 Discussion ensued regarding the previous counter-offer amount of \$573,825, retaining Special
131 Counsel, case law that was researched and possible outcomes to the dispute. Mr. Castillo
132 motioned to proceed with a \$425,000 counter-offer and authorized that to be contained into
133 the letter that the Special Counsel has prepared on the District's behalf.

134

135

136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169

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.

170
171
172
173
174

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.

175
176

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

177
178
179
180
181
182
183
184
185
186

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

188
189
190
191
192
193

- 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.

194

195
196
197
198
199
200

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.

201
202

EIGHTH ORDER OF BUSINESS

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

203
204
205
206
207
208
209

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.

210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242

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 15th. 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.

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

245 **B. Landscape Aquascape Facilities**

246 There being no report, the next item followed.

247 **C. Spirit Committee**

248 There being no report, the next item followed.

249

250 **ELEVENTH ORDER OF BUSINESS**

Approval of Minutes

251

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

253 **i. Summary of Motions**

254 **ii. Staff Directives**

255 **iii. Regular Meeting**

256 The following changes were made:

257 Line 79: Delete "to" after "recommended"

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

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

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

261 Line 224: Change "resign" to "recuse"

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

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

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

266 **D. Other**

267

268 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the July**
269 **18, 2019 Board of Supervisors Summary of Motions and Staff Directives, as**
270 **presented, and Regular Meeting Minutes, as amended, and the August 5, 2019**
271 **Security Committee Meeting Minutes and the July 30, 2019 to August 13, 2019**
272 **Sunshine Board Online Workshop Minutes, as presented, were approved.**

273

274

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

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

279

280 **TWELFTH ORDER OF BUSINESS**

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

282

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

285

286 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

287

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

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

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

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

294 ➤ Only seven new residents attended the July New Resident Mixer although 30 invites
295 were mailed.

296 ➤ Two new pool attendants would be hired for the off season.

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

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

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

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

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

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

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

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

314 ➤ Mulch estimates were obtained: \$4,850 for the pool area and \$9,975 for the bollards.

315 Discussion ensued regarding obtaining additional proposals, the budget, trash pickup,
316 Waste Management, recycling centers, engaging a private contractor and obtaining sponsors.

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

318 Discussion ensued regarding wells and irrigation and rain sensors.

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

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

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

322

323 **FOURTEENTH ORDER OF BUSINESS**

Other Business

324

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

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

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

342

343 **FIFTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

344

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

350

351 **SIXTEENTH ORDER OF BUSINESS**

Supervisors' Requests

352

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

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

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

362

363 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

364

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

366

367

368

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

369
370
371
372
373
374
375
376

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

15

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 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 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 9,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,539
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	114,691	-	-	-	-	-	114,691
SunTrust - debit card	2,225	-	-	-	-	-	2,225
MMK account	669,255	-	-	-	-	60,463	729,718
Investments							
Revenue	-	105,464	122,092	62,289	-	-	289,845
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	7,252	-	-	-	7,252
Construction	-	-	-	-	3,502	-	3,502
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	2,962	14,313	1,304	-	-	18,579
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 828,291</u>	<u>\$ 160,835</u>	<u>\$ 391,015</u>	<u>\$ 73,593</u>	<u>\$ 3,502</u>	<u>\$ 60,463</u>	<u>\$ 1,517,699</u>
LIABILITIES							
Accounts payable	\$ 25,616	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 40,616
Due to other funds							
Debt service fund - series 2013	2,962	-	-	-	-	-	2,962
Debt service fund - series 2013A-1	14,313	-	-	-	-	-	14,313
Debt service fund - 2017 note	1,304	-	-	-	-	-	1,304
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>44,518</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,000</u>	<u>59,518</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	160,835	391,015	73,593	-	-	625,443
Capital projects	-	-	-	-	3,502	45,463	48,965
Assigned							
3 months working capital	478,477	-	-	-	-	-	478,477
Unassigned	282,142	-	-	-	-	-	282,142
Total fund balances	<u>783,773</u>	<u>160,835</u>	<u>391,015</u>	<u>73,593</u>	<u>3,502</u>	<u>45,463</u>	<u>1,458,181</u>
Total liabilities and fund balances	<u>\$ 828,291</u>	<u>\$ 160,835</u>	<u>\$ 391,015</u>	<u>\$ 73,593</u>	<u>\$ 3,502</u>	<u>\$ 60,463</u>	<u>\$ 1,517,699</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 1,791,771	\$ 1,776,165	101%	\$ 1,480,138
Interest and miscellaneous	2,348	27,577	30,000	92%	25,000
Total revenues	<u>2,348</u>	<u>1,819,348</u>	<u>1,806,165</u>	101%	<u>1,505,138</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	9,200	12,000	77%	10,000
Payroll services	50	530	600	88%	500
Payroll taxes - FICA	77	704	900	78%	750
Payroll taxes - unemployment	-	-	325	0%	271
District management	4,583	45,833	55,000	83%	45,833
Assessment roll preparation	417	4,167	5,000	83%	4,167
Bond amortization schedule fee	-	-	1,500	0%	1,250
Disclosure report	250	2,500	3,000	83%	2,500
Trustee	-	7,112	6,600	108%	5,500
Notes payable - Soave Group - DS	21,733	21,733	21,733	100%	18,111
Audit	-	6,400	6,400	100%	5,333
Arbitrage rebate calculation	-	-	2,500	0%	2,083
Legal - general counsel	1,870	6,665	5,000	133%	4,167
Engineering	85	4,038	10,000	40%	8,333
Insurance: general liability & public officials	-	29,545	29,000	102%	24,167
Insurance: worker's compensation	-	6,279	6,291	100%	5,243
Legal advertising and Sunshine Board	750	3,467	4,500	77%	3,750
Bank fees	122	1,155	1,500	77%	1,250
Credit card discount	21	124	200	62%	167
Dues & licenses	-	175	175	100%	146
Postage	272	1,873	1,500	125%	1,250
Office supplies	-	239	-	N/A	-
Tax collector	-	35,827	74,007	48%	61,673
Contingencies	-	-	500	0%	417
Total administrative	<u>31,230</u>	<u>187,566</u>	<u>248,231</u>	76%	<u>206,859</u>
Field operations					
Utilities					
Communication	2,829	25,292	17,500	145%	14,583
Website	1,056	1,056	600	176%	500
ADA website compliance	-	277	-	N/A	-
Streetlights	15,075	136,510	90,000	152%	75,000
Electricity	6,023	48,051	45,000	107%	37,500
Propane	-	321	400	80%	333
Water, sewer & irrigation	2,041	20,697	15,000	138%	12,500
Solid waste removal	550	6,486	6,200	105%	5,167
Sewer lift stations	150	2,330	2,500	93%	2,083
Total utilities	<u>27,724</u>	<u>241,020</u>	<u>177,200</u>	136%	<u>147,667</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 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	33,794	228,936	256,500	89%	213,750
Contractual virtual guard	12,516	74,917	77,500	97%	64,583
Off-duty policing	1,439	12,192	10,000	122%	8,333
Total security operations	<u>47,749</u>	<u>316,045</u>	<u>344,000</u>	92%	<u>286,667</u>
Field office administration					
Field manager	4,070	45,254	54,000	84%	45,000
Assistant field manager	1,044	7,071	13,000	54%	10,833
Office administrator	4,246	47,097	46,000	102%	38,333
Assistant office administrator	2,377	26,112	30,000	87%	25,000
Payroll taxes	1,090	10,950	13,500	81%	11,250
Seasonal decorations	-	43,700	43,700	100%	36,417
Beach club office equipment	262	3,013	3,400	89%	2,833
Beach club office supplies	232	3,544	3,000	118%	2,500
Beach club gym supplies	855	11,392	14,000	81%	11,667
Beach club gym equipment lease	1,276	12,763	-	N/A	-
Guard office equipment	-	263	2,000	13%	1,667
Guard office supplies	180	1,253	2,000	63%	1,667
Community events supplies	454	20,447	16,100	127%	13,417
Pool & beach club attendants	2,513	12,096	36,000	34%	30,000
Total field office administration	<u>18,599</u>	<u>244,955</u>	<u>276,700</u>	89%	<u>230,583</u>
Landscape maintenance					
Landscaping	30,907	343,062	424,000	81%	353,333
Street tree maintenance	-	-	40,000	0%	33,333
Beach sand	-	-	5,500	0%	4,583
Annuals & seasonal plant installation	520	5,757	5,000	115%	4,167
Plant replacement	555	10,468	40,000	26%	33,333
Sod replacement	99	7,643	7,500	102%	6,250
Well maintenance - irrigation	-	579	5,000	12%	4,167
Irrigation - maintenance	2,579	7,486	10,000	75%	8,333
Tree removal	7,175	13,102	25,000	52%	20,833
Lake & pond maintenance	3,625	36,750	52,000	71%	43,333
Total landscape maintenance	<u>45,460</u>	<u>424,847</u>	<u>614,000</u>	69%	<u>511,667</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	590	16,185	20,000	81%	16,667
Car and cart repairs and maintenance	314	6,439	6,000	107%	5,000
Rentals and leases	1,071	12,545	12,000	105%	10,000
Cleaning	414	12,908	16,000	81%	13,333
Pest control	-	1,500	2,300	65%	1,917
Security gate maintenance & repair	-	6,860	5,000	137%	4,167
Security gate maintenance & repair - cachet	657	1,739	2,000	87%	1,667
Monuments & signs	345	8,028	5,000	161%	4,167
Fountains	-	5,220	7,000	75%	5,833
Storm water drainage	-	-	20,000	0%	16,667
Recreation equipment maintenance & repair	1,285	22,641	15,000	151%	12,500
Building equipment maintenance & repair	-	21,796	15,000	145%	12,500
Pressure washing	1,745	6,175	5,000	124%	4,167
Paver, streets and sidewalk repairs, cleaning	9,695	93,099	75,000	124%	62,500
Clear & repair monument lanterns	39	39	1,500	3%	1,250
Commercial window cleaning	-	-	2,500	0%	2,083
Total facilities maintenance	<u>16,155</u>	<u>215,174</u>	<u>209,300</u>	103%	<u>174,417</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	16,970	22,900	74%	19,083
Pool repairs	1,440	6,630	12,000	55%	10,000
Pool heater utilities	147	9,749	9,000	108%	7,500
Pool permit	-	275	575	48%	479
Total facilities maintenance (pool)	<u>3,587</u>	<u>33,624</u>	<u>44,475</u>	76%	<u>37,063</u>
Total field operations	<u>159,274</u>	<u>1,475,665</u>	<u>1,665,675</u>	89%	<u>1,388,063</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>190,504</u>	<u>1,671,485</u>	<u>1,913,906</u>	87%	<u>1,594,922</u>
Excess/(deficiency) of revenues over/(under) expenditures	(188,156)	147,863	(107,741)		
Fund balance - beginning (unaudited)	<u>971,929</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	305,296	305,296	435,313		
Fund balance - ending	<u>\$ 783,773</u>	<u>\$ 783,773</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 JULY 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 107,679	\$ 106,898	101%
Interest	255	2,402	-	N/A
Total revenues	<u>255</u>	<u>110,081</u>	<u>106,898</u>	103%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	77,444	77,444	100%
Total debt service	<u>-</u>	<u>102,444</u>	<u>102,444</u>	100%
Other fees & charges				
Tax collector	-	2,153	4,454	48%
Total other fees & charges	<u>-</u>	<u>2,153</u>	<u>4,454</u>	48%
Total expenditures	<u>-</u>	<u>104,597</u>	<u>106,898</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	255	5,484	-	
Fund balances - beginning	<u>160,580</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u><u>\$ 160,835</u></u>	<u><u>\$ 160,835</u></u>	<u><u>\$ 151,665</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED JULY 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 520,318	\$ 519,236	100%
Prepaid assessments	5,554	11,109	-	N/A
Interest	595	8,364	-	N/A
Total revenues	<u>6,149</u>	<u>539,791</u>	<u>519,236</u>	104%
EXPENDITURES				
Debt service				
Principal	-	435,000	435,000	100%
Principal prepayment	-	20,000	-	N/A
Interest	-	62,601	62,601	100%
Total debt service	<u>-</u>	<u>517,601</u>	<u>497,601</u>	104%
Other fees & charges				
Tax collector	-	10,404	21,635	48%
Total other fees & charges	<u>-</u>	<u>10,404</u>	<u>21,635</u>	48%
Total expenditures	<u>-</u>	<u>528,005</u>	<u>519,236</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	6,149	11,786	-	
Fund balances - beginning	<u>384,866</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 391,015</u>	<u>\$ 391,015</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 JULY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 47,421	\$ 47,082	101%
Total revenues	<u>-</u>	<u>47,421</u>	<u>47,082</u>	101%
EXPENDITURES				
Debt service				
Note principal	-	39,131	39,131	100%
Note interest	-	7,225	7,225	100%
Total debt service	<u>-</u>	<u>46,356</u>	<u>46,356</u>	100%
Other fees & charges				
Tax collector	-	949	1,962	48%
Total other fees & charges	<u>-</u>	<u>949</u>	<u>1,962</u>	48%
Total expenditures	<u>-</u>	<u>47,305</u>	<u>48,318</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	-	116	(1,236)	
Fund balances - beginning	<u>73,593</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u><u>\$ 73,593</u></u>	<u><u>\$ 73,593</u></u>	<u><u>\$ 68,233</u></u>	

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

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 6	\$ 55
Total revenues	6	55
Excess/(deficiency) of revenues over/(under) expenditures	6	55
 Fund balance - beginning	 3,496	 3,447
Fund balance - ending	\$ 3,502	\$ 3,502

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments: on roll	\$ -	\$ 152,742	\$ 151,304	101%
Total revenues	<u>-</u>	<u>152,742</u>	<u>151,304</u>	101%
EXPENDITURES				
Capital outlay	15,000	104,225	145,000	72%
Tax collector	-	3,054	6,304	48%
Total expenditures	<u>15,000</u>	<u>107,279</u>	<u>151,304</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	(15,000)	45,463	-	
Fund balance - beginning	60,463	-	-	
Fund balance - ending	<u>\$ 45,463</u>	<u>\$ 45,463</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

16B

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: September 19, 2019

Beach Club

- Pool Attendants – Reviewed over 90 resumes, sent 26 interview request letters, scheduled 21 interviews and only 8 candidates actually showed up. Of the 8 interviewed, only 3 were actually offered the position and 2 candidates accepted. Their training started at the end of August and will be starting their individual shifts in September.
- Volunteers – We will be reaching out to the New Tampa Junioresettes to secure volunteers for the upcoming Fall Festival and Holiday Boat Parade & Celebration.

Pro-active projects

- Continued efforts to complete the Office Manual and adjust procedures as needed

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Casino Night & Rummage Sale
- Created draft flyers for upcoming events: Fall Festival, Holiday Boat Parade & Celebration, Cookies with Santa

Events

Upcoming:

- **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 have been on sale starting Aug. 1, 2019. Ticket sales are WAY below what we expected but anticipate an increase with sales at the door (day of event).
- **Rummage Sale (October 5, 2019 | 8am-12pm)**
Reservations for the Fall Rummage Sale has started. There are 60 spaces total to choose from at \$3 per space. A Salvation Army truck has been confirmed for donations during the sale times.
- **Fall Festival (November 9, 2019 | 11am-1pm)**
Bounce houses, 20 ft. slide, bungee run, soccer darts, pony rides with petting zoo, the Toxic Meltdown and a face painter have been reserved. Jen Wiggins, realtor, has also agreed to sponsor a balloon artist for the duration of the event. A DJ that offers 20 interactive games has been reserved as well.
- **Holiday Boat Parade and Celebration (December 7, 2019 | 7pm-9pm)**
Working with our longtime sponsor Jerilyn Rush to coordinate the Boat Parade with the celebration at the Beach Club. It was decided to start the boat parade at 6pm in contrast to the 5pm start time in previous years. A holiday train ride for the kids has been booked along with a Santa for pictures. Refreshments are still being decided on.
- **Cookies with Santa (December 12, 2019 | 1pm-3pm)**
The Santa has been booked for this event. This will be the same Santa that has been at our community for years and the children really seem to love the magic that he brings. Tickets will be available at the CDD office starting November 1, 2019. The tickets are free but due to a capacity limit, residents will need a ticket to enjoy this event.

Community Relations

- **Welcome Wagon**
There were 9 new residents. (6 homeowners & 3 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 doorstep.

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: September 19, 2019

Email Database Project/Reports

Over the past few months, verifying the email database that is currently used to send out weekly community information and deleting old/incorrect email addresses has been a priority. This will always be an on-going project to maintain the database. However, the software that we use to send out the email blasts gives a breakdown on how successful our email blasts are. The following report information is from the past three campaigns and one campaign from Jan. 2019 to show the progress.

Date Sent	Emails SENT	Emails OPENED	Emails BOUNCED
8/21/2019	923	379	1
8/14/2019	922	347	4
8/08/2019	920	368	0
01/25/2019	1088	410	129

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

16C

Cory Lakes Community Development District

Facilities Manager

Sept. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Replaced shorted lights on dock.
4. Quarterly pest control done

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. Working on drainage issues with the steps.
6. Prepped for hurricane and reset afterward.

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. Unclogged toilets in both bathrooms.
4. Replaced AC filters and flushed drain lines.
5. Cleaned fans and vents.

LANDSCAPING

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

3. Working with DTE installed landscaping in Capri.
4. Working with DTE on removing some trees and cutting back the Bottlebrush trees along CLD to clear streetlights.
5. Palm trees being installed 9/17/19

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.
4. Solitude trying to keep up lake maintenance with weather. Asked to focus around docks and lake banks.
5. Lake grasses seem to be getting back under control.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems

OTHER ACTIONS

1. Cleaning storage area.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair.
3. Fixed screens at tennis courts after evening storms blew them loose. Ongoing
4. Replaced both soccer nets.
5. Replaced basketball nets.
6. Repaired some paver areas around the community.
7. Prepped community amenities for hurricane.
8. Working with lighting company on new proposals.
9. Coordinating with vendors for the holiday season rush of projects throughout the community.
10. Pavers for roads being delivered 9/16/19
11. Working on the beach area refinish.

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. Yet again
4. Repaired one light and found short in another. Will need to pull new electric line through column.
5. Reset breaker for AC. Checked and working good.
6. Reset phone, internet and computers multiple times.
7. Changed outside bulb.
8. Put door back on track.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Repaired resident arm again.
3. Replaced outside bulb over visitor entrance.
4. Reset phone, internet and computer for guards.
5. Fixed sliding door.
6. Replaced broken exit arm.

Action Plan for Oct.

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

16D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2019	Regular Meeting	6:00 PM
November 21, 2019	Regular Meeting	6:00 PM
December 12, 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

Exception:

**December Meeting Date is one week earlier*