

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

November 17, 2022

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

November 10, 2022

Board of Supervisors
Cory Lakes Community Development District

<p>ATTENDEES: 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 November 17, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, Meeting ID: **833 9795 4590**, or telephonically at **1-929-205-6099**, Meeting ID: **833 9795 4590**. 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: Landscape Maintenance
6. Update: Allied Universal
7. Staff Report - Office Administrator: *Amanda Evans*
 - Consideration of Beach Club Usage Agreement
8. Discussion: Coach B's Tennis Program Funds
9. Discussion: Community Speeding
10. Discussion: Town Hall Meeting Regarding Gym Improvements
11. Continued Discussion: Request to Hold 5K Event in the CDD
12. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities (LAF)

13. Consideration of MBS Capital Markets, LLC, Potential Refunding for Series 2013 Bonds
 - A. Refunding Analysis Memorandum
 - B. Agreement for Underwriting Services
14. Discussion: Dock Inspection by the POA
15. Consideration of Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
16. Approval of Minutes
 - A. Board of Supervisors: September 15, 2022
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
 - B. Sunshine Board Online Workshop: October 20, 2022 – November 16, 2022 *(to be provided under separate cover)*
 - C. LAF Committee
 - I. October 3, 2022
 - II. November 7, 2022
 - D. Security Committee: October 3, 2022
 - E. Other
17. Acceptance of Unaudited Financial Statements as of September 30, 2022
18. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - B. Facilities Manager: *John Hall*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 15, 2022 at 6:00 P.M.
 - QUORUM CHECK

Ronald Acoff	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Rene Fontcha	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jorge Castillo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Ann Belyea	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Cynthia McIntyre	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

19. Other Business
20. Public Comments (*non-agenda items*) [3 minutes per speaker]
21. Supervisors' Requests
22. 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 PUBLIC PARTICIPATION

<https://us02web.zoom.us/j/83397954590>

MEETING ID: 833 9795 4590

OR

CALL IN NUMBER: 1-929-205-6099

MEETING ID: 833 9795 4590

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

7

Office Administrator & Events Monthly Report

Meeting date: November 24, 2022

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast, Facebook and signage updates.
- Routine invoice coding and AP aging reports.
- There was a total of five Beach Club rentals and 2 pool parties in October and 4 Beach Club Rentals in November.
- Hiring pool staff, as we have only one pool attendant. Still hiring staff. So far, only one person has showed up to an interview and they did not fit the schedule requirements for the position.
- Editing Beach Club Usage policy to include a deposit and other board requests continued.
- Storm preparation and reopening was done due to Hurricane Ian & Tropical Storm Nicole.
- Office assistant had a family emergency. Office staff is down to just the manager. Interviewing for new office staff.

CDD Events

ACTION ITEMS:

UPCOMING:

- *Veteran's Day Flag Ceremony* | 11/11 11am – The local JROTC group that we have used in the past has been contacted to perform the flag ceremony. Food will be ordered for a light brunch after. All veterans, active duty residents, and their families are invited to this event. Other non-service members of the community are welcome to attend the event to show support to those that served.
- *Holiday Boat Parade & Celebration* | 12/10 Parade to start at 6pm Beach Club Party 6:30-8:30pm – Residents and their families can join in the holiday fun by celebrating at the Beach Club. We will have a DJ, cash bar, trackless train & popcorn machine. Residents can view the boats ending the parade at the dock around 7pm.
- *Cookies with Santa* | 12/17 11am-1pm – Families can come enjoy story time with Santa and take pictures. Then each resident can decorate cookies to take home or eat. We will also have hot chocolate and popcorn available.

COMPLETED:

- Fall Festival | 10/22 **See report**
- Reverse Trick-or-Treat | 10/29 **See Report**

EVENT RECAP

Fall Festival

Event Summary

Date: October 22, 2022 **Time:** 11am-1pm **Location:** Activities Field

Gross Cost: \$3,849.28 Revenue: \$700 Net Cost: \$4549.28 Projected Budget: \$4,500 Difference: \$650.72

Event Costs & Revenue:		
Vendor Name	Description	Cost
A Party 2 Remember	Event Entertainment	\$4274.00
Walmart	Water	\$60.30
Oriental Trading Company	Candy & Craft supplies	\$214.98
	TOTAL:	\$4549.28
Judi Beck	Sponsorship	(+)\$700
	TOTAL:	\$3849.28

Sponsors: Judi Beck

Event Description: Celebrating Fall with residents, family and friends.

Successes: This event was a HUGE success. There were about 200-300 residents that came out to enjoy the event. We had 2 face painters, horse rides, a petting zoo, rock wall, 2 bounce houses, soccer darts, bungee trampolines, DJ & more. Neighborhood Watch and the CDD had a craft table with candy for the kids.

A local resident published a children's book about fall and set up a booth to do book readings. The kids loved it!

Setbacks: DJ we hired did not show up and the replacement did not understand that we normally do games and announcements. However, the company we used, A Party 2 Remember, has credited us for half the cost of the DJ for our next event to make up for the mix up.

Recommendations: As always, hold this event again as it is one of the most popular events of the year.

Action Items: Look/advertise for more vendors/sponsors to come out during this event. Also, look to see if more food trucks want to come out to serve food or have volunteer/charity organization here to sell pizza.



EVENT RECAP

Reverse Trick or Treating

Date: Sun. Oct. 29, 2021 **Location:** All over the community **Total Cost:** \$461.85

Event Costs:		
Vendor Name	Description	Cost
Oriental Trading	Decorations/handouts	\$272.00
U-Haul	Trailer	89.85
Feed Store	Hay	60.00
Shell	Gas	\$40.00
TOTAL:		\$461.85

Sponsors: NONE

Event Description: POA, CDD, & Neighborhood Watch members rode around the community on Halloween to distribute candy and other handouts. A U-Haul trailer was rented, filled with hay and used to drive around the community. Each volunteer had a bucket full of candy to give out.

Successes: We had enough candy for all. All the kids who came out to get treats got bags full of candy. We did drive down each Isle with the exception of a few streets in Capri that did not have enough room to turn the truck and trailer around.

Setbacks: There was a big difference in the amount of residents and kids that came outside to receive candy.

Recommendations: I would recommend organizing a trunk or treat or a some type of stationary event at the Beach Club for next year. The cost of the event did not support the amount of residents that benefited from this event.



Cory Lakes Community Development District

Beach Club Usage Agreement

Patrons (as defined as owners, renters or nonresident members who are 14 years of age or older) may use the Beach Club for special activities during operation hours. The use of the facilities shall remain open to other Patrons and their guests during normal operating hours. The Patron reserving an area of the Beach Club shall be responsible for any and all damage and expenses arising from the event.

1. **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Office a completed Beach Club Usage Agreement. The Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a reservation request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting.
2. **Available Facilities and Capacity:** The Beach Club is available for reservation for up to two (2) total hours, including set up and post-event clean up, between the hours of 9am-9pm. The maximum capacity allowed for use of the Beach Club is twenty-five (25) people.
3. A deposit of \$200 in the form of check or cash. All fees are payable at the time of reservation.
4. **General Policies:**
 - a. The patron doing the reserving must be present for the entire duration of the reservation.
 - b. All trash and garbage must be removed from the building. All displays, favors or remnants of the event must be removed.
 - c. All furniture and other items must be returned to their original position.
 - d. Two (2) hour usage must not be violated.
 - e. All doors must remain closed at all times.
 - f. There must be no damage to the Beach Club and its property. Patron shall not damage, mar, or in any manner deface the Beach Club, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Beach Club. If the Beach Club, during the term of the event, shall be damaged by the act, default or negligence of the Patron, or of any of the Patrons guests, employees, or any persons admitted to the Beach Club by Patron, Patron agrees to pay the District upon demand all sums as necessary to restore the Beach Club to its condition prior to the reservation.
 - g. No alcohol is permitted.
 - h. All Beach Club Usage events must be private and not advertised in any way to the public.
 - i. No political events are allowed during a Beach Club Usage event.

Name of Patron: _____

Address: _____ Phone Number: _____

Type of Event: _____

Date of Event: _____ Time of Event: _____

Patron Signature

CDD Staff

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13A



MBS CAPITAL MARKETS, LLC

MEMORANDUM

To: Board of Supervisors
Cory Lakes Community Development District

From: Rhonda Mossing, Managing Partner
MBS Capital Markets, LLC

Re: Refunding Analysis for
Cory Lakes Community Development District
\$1,425,000 Special Assessment Revenue Bonds or Capital Improvement Revenue Bonds, Series 2013

Date: September 22, 2022

At the request of your District Manager, Chuck Adams, MBS Capital Markets LLC (“MBS”) is pleased to present an analysis of the refunding opportunities for the Special Assessment Refunding Bonds, Series 2013 (the “2013 Bonds”) issued by the Cory Lakes Community Development District (the “District”).

MBS Background

As you may or may not be aware, several years back (2011) the special tax district finance group of Prager, Sealy & Co., LLC (“Prager”) was transitioned into a separate and distinct entity known as MBS Capital Markets, LLC, a FINRA registered, full-service broker-dealer. The managing partners and key professionals of MBS managed the special tax district finance group of Prager for the 15+ years prior to the transition. During that time, that division of Prager served as sole manager for the issuance of more than \$10 billion of special tax district bonds for more than 300 issuers in 700 separate transactions, representing approximately 80% of the CDD financings in Florida. MBS was established for the purpose of transitioning the special tax district finance group into a separate and distinct entity thereby carrying on the special tax district finance efforts previously undertaken by the partners and key professionals of MBS while at Prager.

As part of our ongoing investment banking services to the CDDs who have previously issued non-rated bonds, we continually monitor those bonds for refinancing opportunities. The partners and key professionals of MBS served as the lead bankers for several CDDs within the State and are therefore uniquely qualified to monitor and analyze potential restructuring opportunities. Further, the partners and key professionals of MBS have long-standing relationships with the rating agencies/insurers having obtained ratings/credit enhancement in the primary and secondary market for more than seventy-five (75) Florida CDDs representing approximately \$2 billion of special assessment, recreational revenue and utility bonds (both new money and refinancing transactions). Over the span of their careers, the professionals of MBS have served as lead bankers on the issuance of more than \$15 billion of tax-exempt bonds for 490 issuers in 1,100 separate transactions.

Refinancing Market Update

Over the past three (3) years, MBS has obtained in excess of eleven (11) investment grade ratings from the rating agencies and has completed forty-six (43) Florida CDD refinancing transactions totaling in excess of \$422 million. Such refinancing transactions include both private placements as well as public offerings. While CDD refinancing activity was robust from 2021 until early-2022, municipal interest rates have jumped more than 200 basis points since January 3, 2022, thereby significantly reducing or eliminating the economic benefit of many refinancing candidates.

Scope of Analysis

We would like to conduct an analysis to determine if the Series 2013 Bonds meet the credit and economic criteria to be refunded. The scope of our analysis would include researching a variety of refunding structures for net present value and annual debt service savings. Our analysis will determine whether a refunding would result in economic savings to warrant undertaking a refunding based upon the optional call provisions for the Series 2013 Bonds (discussed in more detail herein). Below is a description of the analysis we would provide.

Current Refunding

Current Refunding – the issuance of a new series of bonds that provides for the funding of an escrow to pay principal and interest payments on the prior bonds through the first optional call date upon which the prior bonds would be redeemed, but no sooner than 90 days prior to the first optional call date.

Typically, refunding transactions are done when the cost of the escrow to pay principal and interest on the prior bonds through the first optional call date can be minimized in order to achieve meaningful savings. Historically, the lowest interest cost could be achieved through obtaining credit enhancement such as a bond insurance policy from a bond insurer and/or a rating from one of the nationally recognized rating agencies. However, today there are very few bond insurers and it is difficult as well as costly to obtain bond insurance. In addition, obtaining an investment grade rating requires strict adherence to the credit criteria stipulated by the rating agencies. Notwithstanding the foregoing, MBS has continued to be successful in obtaining investment grade ratings from Standard & Poor's.

Credit Analysis

Prior to soliciting the rating agencies to consider a particular transaction, we analyze certain data including but not limited to the following:

- Level of horizontal and vertical build-out
- Historical and current assessed value of the lands securing the bonds
- Size of the assessment area
- Ten (10) largest taxpayers in the District (including credit analysis of each)
- Debt service reserve fund stress test
- History of delinquent taxes
- Success of tax certificate sale (if applicable)
- Value-to-lien analysis
- Resale and foreclosure data

If warranted, upon completion of the credit analysis, we would prepare a credit memo and invite the rating agencies to do a site visit to the District. An investment grade rating would be issued if all of the criteria were successfully met.

Private Placement

As an alternative to a public offering with a credit rating, we will also pursue bank financing for issuers with bonds maturing within 15 years or less. Bank financing will usually result in lower costs of issuance and Bank rates are typically lower than the municipal bond market. The application for bank financing is similar to that for a credit rating where a credit package is prepared and sent to various banks soliciting their interest in providing refunding bonds to the District.

Economic Analysis

The next component of the analysis is looking at the economics of the refunding to determine if sufficient enough net present value and annual savings can be achieved to warrant a refunding. The Series 2013 Bonds are currently outstanding in the amount of **\$1,235,000** maturing on **May 1, 2044** and carry an average interest rate of **6.035%**. Such interest rate is above where comparable CDD bonds would currently trade in the secondary market.

One of the most pertinent data points relating to the economic analysis is that the Series 2013 Bonds are not optionally callable until **November 1, 2023**, which call provisions are consistent with other CDD bonds as well as those issued by other municipal issuers such as cities and counties. The Series 2013 Bonds may be refunded up to 90 days prior to the optional call date, which is **August 3, 2023**. In addition, banks will typically hold their proposed interest rates up to 60 days. Based on this timetable and the time allocation that will be needed to prepare the necessary documents related to the refunding, it would be prudent to begin this process as soon as possible.

Conclusion

While we look forward to both presenting the District's refunding opportunities and getting a better understanding of the District's financing goals at a future Board meeting, MBS wanted to provide the Board with an introduction to our firm by way of this letter. In order to comply with Dodd-Frank and MSRB Rule G-17, MBS can only discuss the District's underlying credit dynamics and the potential savings following the Board's approval of our engagement. Therefore, attached is a copy of our standard Investment Banking Agreement for your consideration. Please note, any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds.

Thank you very much for the opportunity to conduct this analysis on behalf of the District. We are happy to answer any questions that the Board might have. Accordingly, please do not hesitate to contact us.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13B



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

October 20, 2022

Board of Supervisors
Cory Lakes Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Cory Lakes Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Series 2023 Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2013 Bonds (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



MBS CAPITAL MARKETS, LLC

- Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



MBS CAPITAL MARKETS, LLC

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

15

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE GENERAL FUND PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 19, 2021, the Board of Supervisors (hereinafter referred to as the “Board”) of the Cory Lakes Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2022.

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

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 17th day of November, 2022.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET AMENDMENT
FISCAL YEAR 2022**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET AMENDMENT
FISCAL YEAR 2022**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: net of discounts	\$ 2,283,363	\$ 2,279,150	\$ (4,213)	\$ 4,213	\$ 2,283,363
Interest and miscellaneous	65,435	30,000	(35,435)	35,435	65,435
Misc capital improvements loan	700,000	-	(700,000)	700,000	700,000
Total revenues	<u>3,048,798</u>	<u>2,309,150</u>	<u>(739,648)</u>	<u>739,648</u>	<u>3,048,798</u>
EXPENDITURES					
Administrative					
Supervisors	11,400	12,000	600	(600)	11,400
Payroll services	751	600	(151)	151	751
Payroll taxes - FICA	872	900	28	(28)	872
Payroll taxes - unemployment	-	325	325	(325)	-
District management	55,000	55,000	-	-	55,000
Assessment roll preparation	5,000	5,000	-	-	5,000
Bond amortization schedule fee	-	1,500	1,500	(1,500)	-
Disclosure report	3,000	3,000	-	-	3,000
Trustee	7,112	7,200	88	(88)	7,112
Audit	6,400	6,400	-	-	6,400
Arbitrage rebate calculation	-	2,500	2,500	(2,500)	-
Legal - general counsel	12,586	5,000	(7,586)	7,586	12,586
Engineering	41,690	10,000	(31,690)	31,690	41,690
Insurance: general liability & public officials	34,837	35,000	163	(163)	34,837
Insurance: worker's compensation	4,356	5,500	1,144	(1,144)	4,356
Legal advertising and Sunshine Board	3,908	4,500	592	(592)	3,908
Bank fees	-	1,500	1,500	(1,500)	-
Credit card discount	227	200	(27)	27	227
Dues & licenses	175	175	-	-	175
Postage	3,604	2,000	(1,604)	1,604	3,604
Office supplies	345	-	(345)	345	345
Tax collector	27,793	94,965	67,172	-	94,965
Contingencies	1,432	2,000	568	9,432	11,432
COI	4,000	-	(4,000)	4,000	4,000
Total administrative	<u>224,488</u>	<u>255,265</u>	<u>30,777</u>	<u>46,395</u>	<u>301,660</u>
Field operations					
Utilities					
Communication	34,186	20,000	(14,186)	14,186	34,186
Website	1,056	705	(351)	351	1,056
ADA website compliance	420	210	(210)	210	420
Streetlights	213,884	120,000	(93,884)	153,884	273,884
Electricity	69,624	50,000	(19,624)	19,624	69,624
Propane	-	400	400	(400)	-
Water, sewer & irrigation	26,507	15,000	(11,507)	15,507	30,507
Solid waste removal	7,345	6,200	(1,145)	1,145	7,345
Sewer lift stations	2,390	2,500	110	(110)	2,390
Total utilities	<u>355,412</u>	<u>215,015</u>	<u>(140,397)</u>	<u>204,397</u>	<u>419,412</u>
Security operations					
Security staffing contract services	379,450	340,000	(39,450)	69,450	409,450
Contractual virtual guard	71,020	90,000	18,980	-	90,000
Off-duty policing	13,639	21,000	7,361	-	21,000
Total security operations	<u>464,109</u>	<u>451,000</u>	<u>(13,109)</u>	<u>69,450</u>	<u>520,450</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET AMENDMENT
FISCAL YEAR 2022**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Field office administration					
Field manager	63,200	61,000	(2,200)	2,200	63,200
Assistant field manager	152	15,000	14,848	(14,848)	152
Office administrator	47,204	49,000	1,796	-	49,000
Payroll taxes	10,942	13,500	2,558	-	13,500
U.C. tax	205	-	(205)	205	205
Seasonal decorations	60,000	60,000	-	-	60,000
Beach club office equipment	4,024	4,500	476	(476)	4,024
Beach club office supplies	3,103	4,000	897	(897)	3,103
Beach club gym supplies	18,237	20,600	2,363	(2,363)	18,237
Guard office equipment	230	1,000	770	(770)	230
Guard office supplies	336	1,500	1,164	(1,164)	336
Community events supplies	18,152	18,500	348	(348)	18,152
Pool & beach club attendants	32,475	26,000	(6,475)	8,475	34,475
Total field office administration	258,260	274,600	16,340	(9,986)	264,614
Landscape maintenance					
Landscaping	502,887	407,000	(95,887)	135,887	542,887
Mulch	3,150	-	(3,150)	3,150	3,150
Beach sand	2,385	3,000	615	(615)	2,385
Annuals & seasonal plant installation	6,520	5,000	(1,520)	1,520	6,520
Plant replacement	25,272	30,000	4,728	(4,728)	25,272
Sod replacement	480	10,000	9,520	(9,520)	480
Well maintenance - irrigation	240	3,000	2,760	(2,760)	240
Irrigation - maintenance	15,414	7,500	(7,914)	7,914	15,414
Tree removal	38,762	35,000	(3,762)	3,762	38,762
Lake & pond maintenance	47,165	52,000	4,835	-	52,000
Total landscape maintenance	642,275	552,500	(89,775)	134,610	687,110
Facilities maintenance					
Outside facilities maintenance	60,722	100,000	39,278	-	100,000
Capital reinvestment note 2022 repayment	-	162,975	162,975	(162,975)	-
Car and cart repairs and maintenance	10,090	6,000	(4,090)	4,090	10,090
Rentals and leases	18,368	20,000	1,632	(1,632)	18,368
Cleaning	18,443	16,000	(2,443)	2,443	18,443
Pest control	1,800	1,800	-	-	1,800
Security gate maintenance & repair	14,077	5,000	(9,077)	9,077	14,077
Security gate maintenance & repair - cachet	2,438	2,000	(438)	438	2,438
Monuments & signs	2,624	5,000	2,376	(2,376)	2,624
Fountains	11,645	7,000	(4,645)	4,645	11,645
Storm water drainage	5,011	35,000	29,989	(29,989)	5,011
Recreation equipment maintenance & repair	16,622	15,000	(1,622)	1,622	16,622
Building equipment maintenance & repair	14,937	15,000	63	(63)	14,937
Pressure washing	1,250	7,500	6,250	(6,250)	1,250
Paver, streets and sidewalk repairs, cleaning	64,678	75,000	10,322	(10,322)	64,678
Total facilities maintenance	242,705	473,275	230,570	(191,292)	281,983

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET AMENDMENT
FISCAL YEAR 2022**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Facilities maintenance (pool)					
Pool maintenance	25,395	21,000	(4,395)	4,395	25,395
Pool repairs	7,204	6,000	(1,204)	1,204	7,204
Pool heater utilities	7,873	10,000	2,127	(2,127)	7,873
Pool permit	275	575	300	(300)	275
Total facilities maintenance (pool)	<u>40,747</u>	<u>37,575</u>	<u>(3,172)</u>	<u>3,172</u>	<u>40,747</u>
Total field operations	<u>2,003,508</u>	<u>2,003,965</u>	<u>457</u>	<u>210,351</u>	<u>2,214,316</u>
Debt service					
Principal	140,000	-	(140,000)	140,000	140,000
Interest	5,396	-	(5,396)	5,396	5,396
Total debt service	<u>145,396</u>	<u>-</u>	<u>(145,396)</u>	<u>145,396</u>	<u>145,396</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	275,608	-	(275,608)	275,608	275,608
Total infrastructure reinvestment	<u>275,608</u>	<u>-</u>	<u>(275,608)</u>	<u>275,608</u>	<u>275,608</u>
Total expenditures	<u>2,649,000</u>	<u>2,259,230</u>	<u>(389,770)</u>	<u>677,750</u>	<u>2,936,980</u>
Excess/(deficiency) of revenues over/(under) expenditures	399,798	49,920	(349,878)	61,898	111,818
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	27,029	27,029	(27,029)	-
Total other financing sources/(uses)	<u>-</u>	<u>27,029</u>	<u>27,029</u>	<u>(27,029)</u>	<u>-</u>
Net change in fund balances	<u>399,798</u>	<u>76,949</u>	<u>(322,849)</u>	<u>34,869</u>	<u>111,818</u>
Fund balance - beginning (unaudited)	<u>536,157</u>	<u>566,705</u>	<u>30,548</u>	<u>(30,548)</u>	<u>536,157</u>
Fund balance - ending (projected)					
Committed					
Disaster	-	-			
Roads (2018 project)	-	-			
Roads	-	-			
Assigned					
3 months working capital	391,395	564,808	173,413	(173,413)	391,395
Use of fund balance: budgeted shortfall	-	-	-	-	-
Litigation	-	-	-	-	-
Unassigned	<u>544,560</u>	<u>78,846</u>	<u>(465,714)</u>	<u>177,734</u>	<u>256,580</u>
Fund balance - ending	<u>\$ 935,955</u>	<u>\$ 643,654</u>	<u>\$ (292,301)</u>	<u>\$ 4,321</u>	<u>\$ 647,975</u>

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**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 September 15, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

Present were:

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities
Bjorn Kerr (aka Coach B)	Tennis Instructor
A.J. Forbes (via telephone)	Resident
Sheryl Springer	POA President/Security Committee
Rich Carpenter	Resident/LAF Committee Member

Residents present were:

Harry Ramphal	Cynthia McIntyre	Nadimpalli Emeka	Corey Schick
Brian Little	Ijrshyla Roxbury	Mahmoud Musani	Ryan Couter
Carlos Guzman	Abdullah Bhuiyah	Other Residents	

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the August 18, 2022, Public Hearings and Regular Meeting Minutes, as amended, and Summary of Motions, as presented, August 19, 2022 through September 14, 2022 Sunshine Board Online Workshop Meeting and the September 6, 2022 LAF Committee Meeting Minutes, as presented, were approved.

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On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor, the TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year, was approved.

On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the paint She Paints LLC proposal, in a not-to-exceed amount of \$19,040, to include fascia and gatehouses, was approved.

On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor, engaging LMP to replace two wells on Morris Bridge in a not-to-exceed amount of \$82,000, was approved.

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, rescinding approval of the TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year, was approved.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

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.*

40 Mr. Shah welcomed all meeting attendees and discussed the following:

41 ➤ The CDD has a True-Up from the City of Tampa (COT) to repair seven sewer manholes.

42 Mr. Hall is overseeing the repair project and will provide a list of the areas.

43 ➤ The barbecue was recently repaired.

44 ➤ Morris Bridge Improvements: The road was widened and the bike lane is assigned and
45 painted green. The turn lane, green code configuration of the road and new delineators are in
46 place.

47 ➤ Mr. Shah conferred with traffic officials; the project is complete and looks awesome.

48 ➤ Two loose dogs that were roaming the community were captured and removed with
49 help from Ms. Springer, Mr. Hall, Mr. Shah and Mr. Rowles, of the POA.

50 ➤ The groundbreaking ceremony at Bronson Park was well-attended. There are 45,000
51 residents in New Tampa and the park is a gem in the crown.

52 ➤ Bronson Park will have walking trails, splash pads and four pickleball courts. Phase II will
53 have a small dog park, a large dog park and additional walking trails. The Bronson property is 43
54 acres long and extends from Cross Creek and Morris Bridge up to the produce stand.

55 ➤ Hillsborough County officials, in public partnership with the CDD, are currently in talks
56 with a zipline contractor. Cory Lake Isle (CLI) will have the first zipline in the County.
57 Commissioner Hagen has been working on this \$8 million project for 15 years.

58 ➤ Mr. A.J. Forbes, who headed CLI's Security Committee for several years resigned from
59 the Committee. Mr. Shah read Mr. Forbes' resignation letter into the record, as follows:

60 "Effective Wednesday, September 15, 2022, I will alert the CDD Board of Supervisors
61 that I will immediately resign my position as Chairman of the Security Committee. This is
62 a personal decision to step back from all roles involving both the Security and
63 Neighborhood Watch (NW) teams. Over the years, we have fought for increased
64 security of our community by successfully recommending for an increase in law
65 enforcement presence, LED marquee monitors, speed monitors, speed humps, video
66 surveillance monitors, gate arms, virtual guards, better on-site guards, advocated for
67 better guards' post orders, creation of NW team, creation of a Keep Tampa Bay
68 Beautiful team, increased collaboration between CLI, law enforcement and other

69 agencies on security events, increased collaboration between CLI and residents on
70 security events and creation of an ongoing online security newsletter. There are no
71 words to describe my gratitude and respect to you all for the wonderful years we have
72 shared. Thank you very much. I would recommend that Sheryl lead the Security
73 Committee; her breadth of knowledge and passion for the safety of her community is
74 unmatched. All the best, my friends and neighbors; please be safe.”

75 Mr. Shah stated this is a significant loss, wished Mr. Forbes well and recommended that
76 Staff procure a plaque expressing appreciation to Mr. Forbes for his service to the community
77 by the next meeting.

78 Mr. Forbes stated he wished Mr. Castillo was present for this announcement, thanked
79 everyone for their support and stated that Ms. Springer will be the Interim Security Chair.

80

81 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

82

83 Mr. Fontcha welcomed everyone and asked that all discussions remain civil and that
84 personal attacks be put aside and focus on what is good for the community.

85 Mr. Acoff stated the Board has been very productive, in terms of the Fiscal Year 2023
86 budget, and will keep pressing forward to make the community better. He thanked Mr. Forbes
87 for his years of dedicated service and stated he looks forward to working with Ms. Springer, to
88 move forward at an even greater pace.

89 Ms. Belyea thanked Mr. Forbes for his service. She hoped for a quick and successful
90 meeting.

91

92 **FOURTH ORDER OF BUSINESS**

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

93

94

95 Resident Brian Little suggested that the CDD set aside funds to purchase a small
96 aluminum boat to enable CDD staff to properly address lake-related issues, such as floating
97 docks, lawn chairs, etc. He noted an existing Florida Statute that prohibits parking across
98 sidewalks is in direct conflict with the CDD’s garage hardship exception allowing some residents
99 to park on the sidewalk.

100 Resident Sheryl Springer voiced her opinion that use of the Clubhouse for public events
101 should not be permitted and that the Clubhouse should be used for parties and get togethers
102 but not for large public or personally scheduled civic activities. She suggested that the CDD
103 consider establishing parameters for activities and perhaps make the following rules:

104 ➤ “Unless the event is a CDD event, use of the Clubhouse shall adhere to the following:
105 The Clubhouse may not be used for general public functions, such as clinics and blood banks,
106 etc., without written approval regardless of the number of invitees.”

107 ➤ “Events held in the Clubhouse may not be publicized in any way, without written
108 approval. Private events for small gatherings must be by personal invitation only, larger private
109 events should also require written approval and a private invitation.”

110 Resident Harry Ramphal expressed his perception that certain individuals associate
111 Indian residents with wanting a 55+ community. In his opinion, Indian residents do not care
112 about that or about the gym and this is marginalizing, which he cautioned against it.

113 Resident Carlos Guzman thought a CDD lawyer made the comment about Indian
114 residents and the 55+ community in an internal email to a senior partner. Mr. Guzman believed
115 that CDD assessments increased 35% in only four years, which he finds outrageous. He thought
116 the CDD should have \$1 million in reserves but took out a \$700,000 loan for weir repairs and
117 roofing. He asked where the reserve money went such that it was necessary to take out a loan.

118 Resident Cynthia McIntyre thanked the Board for its hard work and congratulated Ms.
119 Belyea on her appointment to the Board. She introduced herself and stated she is running for a
120 Board seat.

121 Mr. Shah asked Ms. McIntyre to withdraw her statement and asked why law
122 enforcement was not present at the meeting.

123 Mr. Forbes reminded residents to wear bright, reflective clothing when exercising at
124 night to guard against accidents. He urged everyone to be careful and stay safe.

125 **The meeting recessed and reconvened.**

126 Resident Ijrshyla Roxbury requested a tent covering for the playground in her area.

127 Resident Emek _____ voiced sadness that grown men and women who live in a
128 community as nice as CLI cannot behave civilly during meetings and cited the upcoming

129 election. He felt that residents must come to terms with the fact that the community is diverse,
130 regardless of how some feel about others and that meeting attendees should be respectful of
131 one another.

132 A resident asked about having pool and playground hours up to 10:00 p.m., to
133 accommodate working parents, and voiced his opinion that the gym is rarely full and the CDD
134 does not need an expensive, new facility.

135 Resident Mahmood Musani asked about elected officials making decisions on behalf of
136 homeowners without the homeowners' input. Ms. Belyea stated that Board Members are
137 elected to move the community forward but, in her opinion, some decisions require community
138 input. Mr. Shah stated the Board follows the democratic process and no decisions are made
139 that are detrimental to the community. Mr. Acoff concurred and stated the Board makes sure
140 to engage homeowners when making decisions.

141

142 **FIFTH ORDER OF BUSINESS**

Update: Allied Universal

143

144 There was no update.

145 **▪ Staff Report by Office Administrator: *Amanda Schewe***

146 **This item, previously the Tenth Order of Business, was presented out of order.**

147 **• Consideration of Beach Club Usage Agreement**

148 Ms. Schewe presented the September Office Administrator & Events Report and the
149 Cory Lakes CDD Beach Club usage Agreement and responded to questions regarding the snow
150 cone machine, International Food & Arts Festival and the Fall Festival.

151 **Ms. Schewe departed the meeting.**

152

153 **SIXTH ORDER OF BUSINESS**

**Discussion: Tennis Program License
Agreement with Coach B**

154

155

156 Coach B responded to questions about the impact of COVID on his tennis business at
157 CLI, invoicing and his contract and insurance certificate renewal efforts. Mr. Adams stated a
158 contract extension could be prepared and all provisions would continue, unless the Board had

159 any adjustments to the provisions. The term could be extended and the certificate of insurance
160 (COI) could be updated. Mr. Adams will find out if the COI automatically updated.

161 Referencing the Tennis Program License Agreement, Mr. Shah listed the following
162 matters at issue:

- 163 1. Coach B failed to share 3% to 5% of his revenue with the CDD.
- 164 2. Coach B failed to submit a list of the children that he coaches.
- 165 3. Coach B failed to keep his insurance current.
- 166 4. The insurance is under a different name; DBA NTTA, under the name of Sarah Bogart.
- 167 5. Coach B failed to submit his schedule to the CDD for the Office Administrator to approve
168 the time and place of his lessons.

169 In response to Mr. Shah’s inquiries, Coach B addressed why no free clinics have been
170 held since COVID, the CDD allowing other tennis professionals into the community and his
171 coaching schedule.

172 Mr. Shah summarized that Coach B coaches 15 to 20 children, five days per week for
173 three hours, utilizing one court at \$50 per hour. He asked Coach B to review his records, listing
174 his coaching activity and profits and issue a check to the CDD for the percentage owed. Ms.
175 Belyea voiced her opinion that, based on the information provided, Coach B earns \$825 to
176 \$1,100 per week coaching at CLI but he has not paid anything to the CDD. Mr. Acoff felt that,
177 since the Coach did not have his paperwork, he should be allowed to review his financial
178 records and come back in the future with a percentage of the revenue owed to the CDD.

179

180 **SEVENTH ORDER OF BUSINESS** **Continued Discussion: Request to Hold 5K**
181 **Event in the CDD**

182
183 Mr. Hall stated there was no update on the proposed 5K event.

184

185 **EIGHTH ORDER OF BUSINESS** **Discussion: Town Hall Meeting Regarding**
186 **Gym Improvements**

187
188 Mr. Shah suggested deferring this item since there are no current gym expansion plans.

189 Discussion ensued about the gym, financials, adopted budget, unassigned fund balance,
190 three months' working capital, taxes, increased assessments, burn rate and construction costs.

191 This item was deferred.

192

193 **NINTH ORDER OF BUSINESS**

Committee Reports

194

195 **A. Security**

196 There was no report.

197 **B. Landscape Aquascape Facilities (LAF)**

198 The September LAF Committee Report was included for informational purposes.

199 Mr. Carpenter stated the Committee strongly recommends that the Board ask the POA
200 to require all homeowners to trim their reclinata palms for safety purposes and uniformity.

201 Discussion ensued regarding the Beach Club Usage Agreement.

202 Ms. Belyea stated the Agreement should include Ms. Springer's recommendation about
203 the Clubhouse usage rules for public, private and civic events. She volunteered to help Ms.
204 Schewe and Mr. Hall review and revise the Usage Agreement before the next meeting. Mr.
205 Acoff felt that the language should be vetted by District Counsel prior to inclusion in the Usage
206 Agreement. Mr. Adams will email the usage language outlined by Ms. Springer to Mr. Babbar.

207

208 **TENTH ORDER OF BUSINESS**

Staff Report by Office Administrator: *Amanda Schewe*

209

210

211 This item was presented following the Fifth Order of Business.

212

213 **ELEVENTH ORDER OF BUSINESS**

Discussion: Dock Inspection by the POA

214

215 The POA dock inspections were discussed. Mr. Adams will obtain estimates for a boat
216 package and insurance for lake inspection and provide access to the POA for dock property
217 inspection.

218

219 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

220

221 **A. Board of Supervisors: August 18, 2022 Public Hearings and Regular Meeting**

222 **I. Summary of Motions**

223 **II. Public Hearings and Regular Meeting**

224 The following changes were made:

225 Line 107: Change “Mr. Hall” to “Mr. Rowles”

226 Line 389: Change “Elcam” to “Licensed Community Asset Management (LCAM)”

227 **III. Action/Agenda or Completed Items**

228 This item was not addressed.

229 **B. Sunshine Board Online Workshop: August 19, 2022 – September 14, 2022 (to be**
230 **provided under separate cover)**

231 **C. LAF Committee – September 6, 2022**

232 **D. Other**

233

234 **On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the**
235 **August 18, 2022, Summary of Motions, as presented, and Public Hearings and**
236 **Regular Meeting Minutes, as amended, August 19, 2022 through September**
237 **14, 2022 Sunshine Board Online Workshop Meeting and the September 6, 2022**
238 **LAF Committee Meeting Minutes, as presented, were approved.**

239

240

241 Mr. Acoff voiced his opinion that both sides of Board discussions should be included in
242 the minutes but some items can be omitted to keep the minutes clean and professional.

243

244 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
245 **Statements as of July 31, 2022**

246

247 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

248 The financials were accepted.

249

250 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

251

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

253 Mr. Adams stated that Mr. Chang is preparing the budget manual for the weir project,
254 which will include the scope of work. The project will go through the sealed bid process and the
255 bid results will be presented at the November or December meeting and work can be
256 scheduled for spring.

257 **B. Facilities Manager: *John Hall***

258 Mr. Hall presented the September 2022 Activity Report and highlighted the following:

- 259 ➤ LMP scored 93.5% on its last inspection.
- 260 ➤ Palm tree pruning will commence next week at the Cross Creek and Morris Bridge
261 entrances, followed by the Clubhouse. Resident palm pruning will commence in mid-October.
- 262 ➤ Holiday decoration installation will commence in October.
- 263 ➤ Community mulching will start on November 1, 2022.
- 264 ➤ SOLitude is treating the lake and trimming the surrounding grasses back.
- 265 ➤ The soccer field grading project will commence next week.

266 Mr. Hall responded to questions regarding the streetlights, lake, palms, towing company
267 and pool security.

268 Per Mr. Shah, Mr. Hall to have the palms trimmed on the sidewalk side for public safety.

269 Referencing handouts, Mr. Hall presented the TECO Lighting Fixture Replacement
270 proposal.

271

272 **On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor, the**
273 **TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year,**
274 **was approved.**

275

276

277 Mr. Hall discussed the swales, the COT and Ryan Homes.

278 Mr. Acoff suggested the CDD consider engaging TECO differently, to possibly waive the
279 fee similar to the way it did with the COT to repair the manholes. Mr. Adams stated the CDD
280 does not have the political leverage with TECO as it does with the City or County.

281 Discussion ensued regarding streetlight enhancement costs, the TECO contract,
282 enhanced classic lighting versus classic lighting and whether to proceed with the changeouts.

283 Mr. Adams and Mr. Hall will ask TECO about waiving the lighting costs.

284 Mr. Hall presented three painting proposals.

285 Discussion ensued regarding the proposals, fascia boards, guard sheds and funding
286 source.

287

288 **On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the She**
289 **Paints LLC proposal, in a not-to-exceed amount of \$19,040, to include fascia**
290 **and gatehouses, was approved.**

291

292

293 Discussion ensued regarding pool attendants, the rover position and reducing expenses.

294 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 295 • **NEXT MEETING DATE: October 20, 2022 at 6:00 P.M.**

- 296 ○ **QUORUM CHECK**

297 The next meeting would be held on October 20, 2022.

298

299 **FIFTEENTH ORDER OF BUSINESS**

Other Business

300

301 Per Mr. Shah, Mr. Adams to include “Community Speeding” as a discussion item on the
302 October agenda.

303 Mr. Shah stated that the Clubhouse is the designated drop-off location for damaged US
304 flags. Mr. Ryan Couter will transport them to VWF for proper disposal.

305 Mr. Adams to include “Update - Landscape Maintenance” as an ongoing item on all
306 future agendas.

307 Asked about the well project, Mr. Hall stated LMP would not reduce the price any lower
308 than \$35,000 per well plus \$12,000 for the equipment. Asked about the funding source for this
309 work, Mr. Adams stated funding will be from the “Facilities/repair/maintenance” line item.

310

311 **On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor,**
312 **engaging LMP to replace two wells on Morris Bridge, in a not-to-exceed**
313 **amount of \$82,000, was approved.**

314

315

316 **SIXTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

317 Mr. Carpenter recalled that the Board voted to approve \$13,000 for TECO lighting but
318 did not hear that the motion was later rescinded.

319

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, rescinding approval of the TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year, was approved.

323

324

325 Mr. Adams stated Staff will attempt to renegotiate the lighting project costs with TECO
326 and report the outcome at the next meeting.

327 Mr. Ramphal discussed CDD fees, CDD assets and the burn rate. He asked about the
328 CDD’s plan for the cash reserves.

329 Mr. Shah stated out of the \$800,000, the CDD still owes for the weir systems, which
330 could range from \$350,000 to \$500,000. Mr. Fontcha stated any remaining funds will be placed
331 back in reserves.

332

333 **SEVENTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

334

335 There were no Supervisors’ requests.

336

337 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

338

339 There being no further business to discuss, the meeting adjourned.

340

341

342 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

343
344
345
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348

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

AIII

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang: Adjust Work Authorization proposal costs & email revised cost opinion & sample exhibits to BOS before Nov mtg.			X	11.18.21
2	10.21.21	ACTION	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.			X	04.21.22
3	10.21.21	ACTION	Mr. Hall to obtain security proposals & present at the next meeting.			X	11.18.21
4	10.21.21	ACTION	Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe. PER 01.20.22 MEETING – NO LONGER NECESSARY				01.20.22
5	10.21.21	AGENDA	Mr. Hall to have City manhole repairs update on future agendas.			X	3.17.22
6	10.21.21	ACTION	Per Mr. Castillo, Staff to negotiate the two-ply underlayment option with the Roof X contractor for a not to exceed amount of \$220,000; otherwise, secure the single ply option at a cost of \$195,000.			X	11.18.21
7	10.21.21	ACTION	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	ACTION	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	ACTION	Mr. Adams to confirm with District Counsel whether stickers can be affixed on the windows of vehicles that are parked on the streets and apprise the Board of his findings prior to the next meeting.			X	11.18.21
10	10.21.21	ACTION	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	AGENDA	Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.			X	11.18.21
12	10.21.21	AGENDA	Mr. Adams: Include Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	AGENDA	Mr. Adams: Have FineMark Term Sheet discussion item on next agenda.			X	11.18.21
14	11.18.21	ACTION	Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21
15	11.18.21	ACTION/AGENDA	Mr. Adams: Draft letter to homeowners of all positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	01.20.22
16	11.18.21	ACTION/AGENDA	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	01.20.22

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
17	11.18.21	ACTION	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22
18	11.18.21	ACTION/AGENDA	Mr. Shah to email letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
19	11.18.21	ACTION	Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11.18.21	ACTION	Mr. Hall to issue modified post orders to security to put stickers on vehicles blocking sidewalks & parked on street, photograph & notate it.			X	12.16.21
21	11.18.21	ACTION	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	ACTION	Ms. Schewe to contact neighboring CDDs regarding reservation blackout dates and report her findings at the next meeting.			X	01.20.22
23	12.16.21	AGENDA	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	AGENDA	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	ACTION	Mr. Hall to invite 3 security firms to the next meeting.			X	01.20.22
26	12.16.21	ACTION	Mr. Hall to invite Mr. Tim Gay to the next meeting.			X	06.16.22
27	12.16.21	ACTION	Staff to invite an OLM representative to the February meeting.			X	06.16.22
28	01.20.22	ACTION	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	03.17.22
29	01.20.22	ACTION	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	ACTION	Ms. Schewe: Revise CLI Facility Rental Policy, subject to items discussed.			X	02.17.22
31	01.20.22	ACTION	Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repairs start dates.			X	02.17.22
32	01.20.22	ACTION	Ms. Schewe to forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.			X	02.17.22
33	01.20.22	AGENDA	Mr. Adams to include a joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
34	01.20.22	AGENDA	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.			X	06.16.22
35	02.17.22	ACTION	Mr. Hall: Secure and present updated final proposals from SI and Allied.			X	03.17.22

CORY LAKE CDD

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36	02.17.22	AGENDA	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
37	02.17.22	ACTION	Ms. Schewe to send an eblast every 10 days, urging residents to join the CDD Facebook page.	X			
38	02.17.22	ACTION	Mr. Hall to order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.			X	06.16.22
39	02.17.22	ACTION	Mr. Hall: Confer with rover about Mr. Sanyam Shah's comments.			X	03.17.22
40	02.17.22	AGENDA	Mr. Adams: Add "TPD Presence & Traffic Enforcement" to March ag.			X	003.17.22
41	02.17.22	AGENDA	Mr. Adams to include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda			X	03.17.22
42	02.17.22	AGENDA	Mr. Adams to include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.			X	3.17.22
43	03.17.22	ACTION	Ms. Schewe: Send additional e-blast & post a link stressing pool safety.			X	06.16.22
44	03.17.22	ACTION	Mr. Hall to inspect the lake behind Mr. Sideique's house, inspect a damaged fence in Capri Isle and check the lights on the volleyball court.			X	06.16.22
45	03.17.22	ACTION/AGENDA	Mr. Adams: Email revised post orders to Board. Carry over post order revisions as a review/discussion item on the next agenda.			X	06.16.22
46	03.17.22	ACTION	Staff: Invite Allied reps to every meeting for the next 6 months.			X	06.16.22
47	03.17.22	ACTION	Mr. Adams to email policy specific to sidewalks and roads to the Board.			X	06.16.22
48	03.17.22	AGENDA	Mr. Adams: Put Commissioner Hagen's presentation on next agenda			X	06.16.22
49	04.21.22	ACTION	County Commissioner Ken Hagen will provide an update on what the long-range plans were for the Chapel area in the next couple of months.			X	06.16.22
50	04.21.22	ACTION	Mr. Small to provide suggestions and proposals to replace aged plant material and provide amounts to Mr. Adams to incorporate in the Fiscal Year 2023 budget, and to advise crew clean up the hedges and debris toward Cross Creek Boulevard.			X	06.16.22
51	04.21.22	ACTION	Ms. Schewe to post Resolution 2022-04 to the website, which contains relevant dates to be considered a candidate for the upcoming election.			X	06.16.22
52	04.21.22	ACTION	Ms. Schewe to post Resolution 2022-06 to the website, and announce the Parking and Towing Policy was approved at the CDD meeting and would become effective on May 1, 2022.			X	06.16.22
53	04.21.22	ACTION	Mr. Forbes to email a sample Security Incident Report to the Board.			X	06.16.22

CORY LAKE CDD

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54	04.21.22	ACTION/AGENDA	Staff to clean up latest version of the Post Orders and present the final draft version at the next meeting.			X	06.16.22
55	04.21.22	ACTION/AGENDA	Mr. Adams to make "Security-Update: Allied Universal" a stand-alone agenda item on agendas for the foreseeable future.			X	06.16.22
56	04.21.22	ACTION	Mr. Hall to review what charges caused the "Security-gate maintenance & Repair line-item budget to exceed budget.			X	06.16.22
57	04.21.22	ACTION	Ms. Schewe to eblast new office hours to be effective on May 1, 2022.			X	06.16.22
58	04.21.22	ACTION/AGENDA	WHA Staff to move up "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.			X	06.16.22
59	04.21.22	ACTION	Mr. Hall to email Mr. Holmes requesting outcome of the meeting on addressing freon issue.			X	06.16.22
60	04.21.22	ACTION	Mr. Hall to work with Ms. Schewe on sending e-blast to the community regarding golf cart use.			X	06.16.22
61	04.21.22	ACTION/AGENDA	Mr. Carpenter to provide Mr. Adams with landscape costs to redo the plantings at Cross Creek, to incorporate into the proposal Fiscal Year 2023 budget, which will be presented at the next meeting.			X	06.16.22
62	05.19.22	ACTION	Mr. Hall to assist Mr. Shingala in finding a Site Engineer to repair the dispersion pond issue at the rear of 17923 and 17927 Cachet Isle Drive.			X	06.16.22
63	05.19.22	ACTION	Ms. Schewe to email the Board's uniform choices to Mr. Henderson.			X	06.16.22
64	05.19.22	ACTION	Per Mr. Acoff's request, Mr. Adams to email updated list of budget changes to Board under separate cover. Ms. Schewe to send reminder, via Facebook, that this is budget season and the proposed FY 2023 budget would not be finalized until the July meeting.			X	06.16.22
65	05.19.22	ACTION	Mr. Adams would email a copy of the SOLitude contract to Mr. Acoff.			X	06.16.22
66	05.19.22	ACTION	Per Mr. Acoff, Mr. Adams would prepare a reconciliation sheet of sources and uses of the \$700,000 loan for tracking purposes.			X	06.16.22
67	05.19.22	ACTION	Mr. Hall to contact the Construction Engineer regarding safety concerns for motorists turning left onto CLI from Morris Bridge.			X	06.16.22
68	05.19.22	ACTION	Mr. Hall to invite Tim from Holiday Illuminations to the June meeting.			X	06.16.22
69	05.19.22	AGENDA	Mr. Adams to include holiday lighting discussion item on next agenda.			X	06.16.22
70	05.19.22	AGENDA	Mr. Adams to include Fiscal Year 2023 Budget Review as a discussion item on the next agenda.			X	06.16.22

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
71	06.16.22	ACTION	Ms. Schewe to amend the swim instructor contract and forward a copy to Ms. Agnew.	X			
72	06.16.22	ACTION	Ms. Schewe to contact Members of the POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.	X			
73	06.16.22	ACTION	Per Mr. Acoff, Staff to obtain COT's Emergency Plan for hurricanes.	X			
74	06.16.22	ACTION	Mr. Adams to prepare a breakdown schedule listing sources and uses of funds and add check boxes for completed and pending items.			X	07.21.22
75	06.16.22	ACTION	Mr. Hall to secure proposals to level out the soccer field and presented them at the next meeting.			X	07.21.22
76	06.16.22	ACTION	Mr. Hall: Ask TPD for police patrols to CLI to control speeders.			X	07.21.22
77	06.16.22	ACTION	Mr. Adams would finalize the date and time of the next joint POA/CDD meeting with Mr. Rawls of the POA.			X	07.21.22
78	06.16.22	AGENDA	Mr. Adams: Include improvements wish-list as presented previously.			X	07.21.22
79	07.21.22	AGENDA	Mr. Adams to include a Resolution to consider the slate of officers on the next agenda.			X	08.18.22
80	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract	X			
81	07.21.22	ACTION	Per Mr. Castillo, Mr. Hall to write a letter to Waste Management asking them to not damage the garbage cans	X			
82	07.21.22	AGENDA	Mr. Adams to move up the Security Update after Public Comments on all future agendas.			X	08.18.22
83	07.21.22	ACTION	Ms. Schewe to start a campaign through email and the Facebook page to alert TPD of any security issues, what information will be needed, time of day, etc., and would continue to work with Becky and Mr. Henderson to make sure issues are getting addressed.			X	09.15.22
84	07.21.22	ACTION	Mr. Hall to purchase a camera for the No Wake Zone buoy and for the kitchen in the Clubhouse.	X			
85	07.21.22	ACTION/AGENDA	Mr. Adams will invite the Tennis Coach to the next meeting and include the Tennis Contract as a discussion item in the next agenda.			X	09.15.22
86	08.18.22	ACTION	Ms. Schewe to coordinate with Ms. Lawrence to formulate an event plan for the 5K run, based on prior events and report back to the Board.	X			
87	08.18.22	ACTION	Ms. Schewe to draft rules for Beach Club usage similar to the gym and pool rules, including charging a deposit, for review at the next meeting.			X	09.15.22

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
88	08.18.22	ACTION	Mr. Adams to update the financials to include the \$700,000 loan data for review at the next meeting.			X	09.15.22
89	08.18.22	ACTION	Mr. Hall: Contact COT about the sewer manholes, request credit from Envera due to broken radar system & ask Alex to report a perpetual.			X	09.15.22
90	08.18.22	AGENDA	Mr. Adams to include dock inspection by the POA on the next agenda.			X	09.15.22
91	09.15.22	ACTION	Staff to procure/prepare a plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.	X			
92	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.	X			
93	09.15.22	ACTION	Ms. Belyea to help Ms. Schewe and Mr. Hall revise the Clubhouse Usage Agreement prior to the next meeting	X			
94	09.15.22	ACTION	Mr. Adams to email Clubhouse Usage language outlined by Ms. Springer, to Mr. Babbar for review.	X			
95	09.15.22	ACTION	Per Mr. Shah, Mr. Hall to have the palms trimmed on the sidewalk side.	X			
96	09.15.22	ACTION	Mr. Adams and Mr. Hall to ask TECO to waive the costs of the enhanced LED Streetlights and report outcome at the next meeting.	X			
97	09.15.22	ACTION	Coach B to review his financial records and report back to the Board with the percentage of revenue owed to the CDD.	X			
98	09.15.22	AGENDA	Per Mr. Shah, Mr. Adams to include "Community Speeding" as a discussion item on the October agenda.	X			
99	09.15.22	AGENDA	Mr. Adams to include "Update: Landscape Maintenance" as an ongoing item on all future agendas.	X			
100	09.15.22	ACTION	Mr. Adams to ask Staff to forward Ms. Belyea's agenda packet to her home going forward. Her address is on the Bible Pages.	X			

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

CI

Committee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting: Monday, October 3, 2022 Next meeting: November 7, 2022
Time: 5:15 pm
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida
Attendees: Norma Walker; Dinah Lykтей; Deb Maronic; Stephanie Squires, Chair; Rich Carpenter; John Hall, Facilities Manager.

Meeting called to order: 5:15pm

Minutes

Landscape

Entrances:

Trees/Bushes/Flowers/Turf:

Because of the hurricane, the planned start for street tree trimming has been pushed back a couple of weeks. Homeowners are responsible for trimming any fronds that may block streets or sidewalks between the two CDD approved trimmings per year.

Facilities

Sidewalks:

Some area of the sidewalks hold water after a rainstorm. As long as the water accumulates along the street side of the sidewalk, the drainage is working as designed. It may take up to a day for the sidewalk to clear of water through absorption of the grass to the street side of the sidewalk. John will look at the most severe areas to see whether any mitigation needs to be done.

Beach Club:

The colors for the interior will remain the same, except that the ceiling will be painted ceiling white. Painting should start in two and a half weeks. Discussion for future changes included a lighter floor and turning the former kitchen area into a more functional use.

Fitness Area:

The new Spectrum system for use of the TVs is now working for most of the equipment. There are still a few machines that need to have a new part in order to make them function (i.e. ellipticals). A proposal for new exercise equipment will be coming this week, as the lease for the current equipment is ending soon. New equipment will be installed next year.

Old Business

Well drilling:

John is waiting for LMP to schedule the date to start drilling.

Lake Weirs:

Plans for replacement have been approved, and now the bids need to be prepared and sent.

Jon Boat:

Chuck Adams, District Manager, is working on getting one for the community.

Other items

The committee thanked John for all the work he did preparing the community for the hurricane – such as removing the gate arms, removing canopy covers, removing tennis court screens, and removing pool furniture and furnishings.

Adjournment: 6:01

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

CII

Committee:

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting:

Monday, November 7, 2022

Next meeting: December 5, 2022

Time:

5:15 pm

Location:

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

Attendees:

Ann Belyea, CDD Supervisor; John Hall, Facilities Manager; Stephanie Squires, Chair; Norma Walker; Dinah Lykthey; Deb Maronic

Minutes

Landscape

Entrances:

Cross Creek Entrance:

Ligustrum trees are able to be cut back approximately 30%, however, no more due to shocking the tree and possibly killing it. OLM has suggested that the trees be removed. Suggestions made were that the tree limbs at the bottom that are hanging over the curb of the road be trimmed. Removing the trees should be considered for next year's budget.

Three palm trees coming into CLI at the Cross Creek Gate will be replaced, as soon as some 30-foot-tall palms can be found to replace them. John was unable to say when that would occur.

The lighting outage on the exit side of the Cross Creek entrance was caused by lightening hitting the 3 palm trees, and then the TECO box, which in turn blew out all the outlets along that stretch of the entrance. The repairs/replacements have been made, so all lights have been restored.

Morris Bridge Entrance:

Trees that had fallen due to the hurricane have been fixed, per John.

Old Business

1. Street tree palm trimming is ongoing and is approximately 60% completed.
2. The well drilling should start within the next couple weeks.
3. Lake weir reconstruction: John has a bid meeting in two weeks. All bids have to be in by the first of December. The bids will be brought before the Board at the December meeting.
4. Update on a Jon boat for CLI: John spoke with Chuck today, and Chuck said he will talk to the board.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

D

MINUTES OF THE SECURITY COMMITTEE MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, Oct 3rd, 2022, at 7:00 p.m.** at the Beach Club.

Committee Members Present: Sheryl Springer (Chair), Harry Ramphal, Brian Little (Traffic Coordinator), Angela Delgatto, John Hall (Facilities Manager) **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison) and Erin Uhler (Event Coordinator), Parag Shah

Discussion Topics and Recommendations to CDD Board

1. Can FHP be on-site for a different shift cycle?
 - a. Currently FHP is on-site for 4 days/month, 4 hrs/shift. The team is recommending that we ask FHP to come for 8 days/month, 2 hrs/shift. The thought being that having an officer on-site more frequently is more of a deterrent than having one here for a longer period of time.
2. Can LMP trim back branches?
 - a. Discussion around tree limbs overhanging road – As you enter the Cross Creek entrance, and go past the guard gate, the tree limbs at the curve when you approach Cory Lake Drive are hanging in such a way that drivers are in the middle of the road as they try to avoid them.
3. Please consider fixing sidewalks; in the interim please paint raised areas
 - a. The team discussed an incident that was witnessed a few weeks ago by a member of the Committee. This happened on the sidewalk close to Canary Isle. A resident was jogging and tripped on a raised portion of the sidewalk and was injured. She was escorted home by another resident. The recommendation is to get the raised sections ground down, and in the interim please spray paint these raised sections so they are noticeable.

Adjournment

7:45 p.m.

Next In-Person Meeting is January 2023, date TBD.

MINUTES ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2022.

Jorge Castillo, Chairman

Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

District Manager

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
ASSETS					
Operating account					
Iberia - operating acct	\$ 9,634	\$ -	\$ -	\$ -	\$ 9,634
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	185,214	-	-	-	185,214
SunTrust - debit card	1,874	-	-	-	1,874
MMK account	134,521	-	-	-	134,521
Investments					
Revenue	-	121,140	182,273	18,563	321,976
Reserve	-	52,303	3,150	10,000	65,453
Prepayment	-	226,305	5,870	-	232,175
Undeposited funds	750,000	-	-	-	750,000
Due from other	1,806	-	-	-	1,806
Due from other funds					
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Prepaid expense	72,938	-	-	-	72,938
Assessments receivable	17,914	850	3,895	-	22,659
Total assets	<u>\$ 1,204,911</u>	<u>\$ 400,598</u>	<u>\$ 195,188</u>	<u>\$ 28,563</u>	<u>\$ 1,829,260</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 264,063	\$ -	\$ -	\$ -	\$ 264,063
Credit card	679	-	-	-	679
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>268,956</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>268,956</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	400,598	195,188	28,563	624,349
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	544,560	-	-	-	544,560
Total fund balances	<u>935,955</u>	<u>400,598</u>	<u>195,188</u>	<u>28,563</u>	<u>1,560,304</u>
Total liabilities and fund balances	<u>\$ 1,204,911</u>	<u>\$ 400,598</u>	<u>\$ 195,188</u>	<u>\$ 28,563</u>	<u>\$ 1,829,260</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 2,283,363	\$ 2,279,150	100%	\$ 2,279,150
Interest and miscellaneous	561	65,435	30,000	218%	30,000
Misc capital improvements loan	-	700,000	-	N/A	-
Total revenues	<u>561</u>	<u>3,048,798</u>	<u>2,309,150</u>	<u>132%</u>	<u>2,309,150</u>
EXPENDITURES					
Administrative					
Supervisors	1,200	11,400	12,000	95%	12,000
Payroll services	58	751	600	125%	600
Payroll taxes - FICA	92	872	900	97%	900
Payroll taxes - unemployment	-	-	325	0%	325
District management	4,583	55,000	55,000	100%	55,000
Assessment roll preparation	417	5,000	5,000	100%	5,000
Bond amortization schedule fee	-	-	1,500	0%	1,500
Disclosure report	250	3,000	3,000	100%	3,000
Trustee	-	7,112	7,200	99%	7,200
Audit	-	6,400	6,400	100%	6,400
Arbitrage rebate calculation	-	-	2,500	0%	2,500
Legal - general counsel	459	12,586	5,000	252%	5,000
Engineering	24,011	41,690	10,000	417%	10,000
Insurance: general liability & public officials	-	34,837	35,000	100%	35,000
Insurance: worker's compensation	-	4,356	5,500	79%	5,500
Legal advertising and Sunshine Board	603	3,908	4,500	87%	4,500
Bank fees	-	-	1,500	0%	1,500
Credit card discount	14	227	200	114%	200
Dues & licenses	-	175	175	100%	175
Postage	96	3,604	2,000	180%	2,000
Office supplies	-	345	-	N/A	-
Tax collector	(17,914)	27,793	94,965	29%	94,965
Contingencies	(45)	1,432	2,000	72%	2,000
COI	-	4,000	-	N/A	-
Total administrative	<u>13,824</u>	<u>224,488</u>	<u>255,265</u>	<u>88%</u>	<u>255,265</u>
Field operations					
Utilities					
Communication	4,300	34,186	20,000	171%	20,000
Website	-	1,056	705	150%	705
ADA website compliance	-	420	210	200%	210
Streetlights	39,823	213,884	120,000	178%	120,000
Electricity	13,698	69,624	50,000	139%	50,000
Propane	-	-	400	0%	400
Water, sewer & irrigation	2,375	26,507	15,000	177%	15,000
Solid waste removal	-	7,345	6,200	118%	6,200
Sewer lift stations	170	2,390	2,500	96%	2,500
Total utilities	<u>60,366</u>	<u>355,412</u>	<u>215,015</u>	<u>165%</u>	<u>215,015</u>
Security operations					
Security staffing contract services	32,567	379,450	340,000	112%	340,000
Contractual virtual guard	8,734	71,020	90,000	79%	90,000
Off-duty policing	1,310	13,639	21,000	65%	21,000
Total security operations	<u>42,611</u>	<u>464,109</u>	<u>451,000</u>	<u>103%</u>	<u>451,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Field office administration					
Field manager	7,342	63,200	61,000	104%	61,000
Assistant field manager	-	152	15,000	1%	15,000
Office administrator	5,654	47,204	49,000	96%	49,000
Payroll taxes	1,164	10,942	13,500	81%	13,500
U.C. tax	-	205	-	0%	-
Seasonal decorations	-	60,000	60,000	100%	60,000
Beach club office equipment	394	4,024	4,500	89%	4,500
Beach club office supplies	113	3,103	4,000	78%	4,000
Beach club gym supplies	413	18,237	20,600	89%	20,600
Guard office equipment	-	230	1,000	23%	1,000
Guard office supplies	-	336	1,500	22%	1,500
Community events supplies	87	18,152	18,500	98%	18,500
Pool & beach club attendants	2,219	32,475	26,000	125%	26,000
Total field office administration	<u>17,386</u>	<u>258,260</u>	<u>274,600</u>	94%	<u>274,600</u>
Landscape maintenance					
Landscaping	34,150	502,887	407,000	124%	407,000
Mulch	-	3,150	-	N/A	-
Beach sand	-	2,385	3,000	80%	3,000
Annuals & seasonal plant installation	-	6,520	5,000	130%	5,000
Plant replacement	-	25,272	30,000	84%	30,000
Sod replacement	-	480	10,000	5%	10,000
Well maintenance - irrigation	-	240	3,000	8%	3,000
Irrigation - maintenance	2,073	15,414	7,500	206%	7,500
Tree removal	11,419	38,762	35,000	111%	35,000
Lake & pond maintenance	7,729	47,165	52,000	91%	52,000
Total landscape maintenance	<u>55,371</u>	<u>642,275</u>	<u>552,500</u>	116%	<u>552,500</u>
Facilities maintenance					
Outside facilities maintenance	2,607	60,722	100,000	61%	100,000
Capital reinvestment note 2022 repayment	-	-	162,975	0%	162,975
Car and cart repairs and maintenance	488	10,090	6,000	168%	6,000
Rentals and leases	1,411	18,368	20,000	92%	20,000
Cleaning	1,430	18,443	16,000	115%	16,000
Pest control	300	1,800	1,800	100%	1,800
Security gate maintenance & repair	2,561	14,077	5,000	282%	5,000
Security gate maintenance & repair - cachet	760	2,438	2,000	122%	2,000
Monuments & signs	-	2,624	5,000	52%	5,000
Fountains	9,736	11,645	7,000	166%	7,000
Storm water drainage	-	5,011	35,000	14%	35,000
Recreation equipment maintenance & repair	1,303	16,622	15,000	111%	15,000
Building equipment maintenance & repair	836	14,937	15,000	100%	15,000
Pressure washing	-	1,250	7,500	17%	7,500
Paver, streets and sidewalk repairs, cleaning	15,000	64,678	75,000	86%	75,000
Total facilities maintenance	<u>36,432</u>	<u>242,705</u>	<u>473,275</u>	51%	<u>473,275</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)					
Pool maintenance	2,000	25,395	21,000	121%	21,000
Pool repairs	-	7,204	6,000	120%	6,000
Pool heater utilities	133	7,873	10,000	79%	10,000
Pool permit	-	275	575	48%	575
Total facilities maintenance (pool)	<u>2,133</u>	<u>40,747</u>	<u>37,575</u>	108%	<u>37,575</u>
Total field operations	<u>214,299</u>	<u>2,003,508</u>	<u>2,003,965</u>	100%	<u>2,003,965</u>
Debt service					
Principal	-	140,000	-	N/A	-
Interest	-	5,396	-	N/A	-
Total debt service	<u>-</u>	<u>145,396</u>	<u>-</u>		<u>-</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	<u>70,382</u>	<u>275,608</u>	<u>-</u>	N/A	<u>-</u>
Total infrastructure reinvestment	<u>70,382</u>	<u>275,608</u>	<u>-</u>	N/A	<u>-</u>
Total expenditures	<u>298,505</u>	<u>2,649,000</u>	<u>2,259,230</u>	117%	<u>2,259,230</u>
Excess/(deficiency) of revenues over/(under) expenditures	(297,944)	399,798	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>27,029</u>
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>27,029</u>
Net change in fund balances	<u>(297,944)</u>	<u>399,798</u>	<u>76,949</u>		
Fund balance - beginning (unaudited)	<u>1,233,899</u>	<u>536,157</u>	<u>566,705</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	391,395	391,395	564,808 **		
Unassigned	<u>544,560</u>	<u>544,560</u>	<u>78,846</u> ***		
Fund balance - ending	<u>\$ 935,955</u>	<u>\$ 935,955</u>	<u>\$ 643,654</u> ****		

Notes:

The District's fiscal year begins October 1 and ends 12 months later on September 30.

* This number determined by subtracting total expenditures from total revenues

** This number is calculated by multiplying total expenditures by .25. Covers first quarter operating expenses.

*** This number is Fund Balance beginning plus excess/(deficiency) of revenues over/(under) expenditures, minus 3 months working capital.

**** This number is calculated adding 3 months working capital and Unassigned. This number will also be equal to fund balance beginning plus excess/(deficiency) of revenues over/(under) expenditures

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 108,401	\$ 108,072	100%
Interest	249	552	-	N/A
Total revenues	<u>249</u>	<u>108,953</u>	<u>108,072</u>	101%
EXPENDITURES				
Debt service				
Principal	-	35,000	30,000	117%
Interest	-	73,569	73,569	100%
Total debt service	<u>-</u>	<u>108,569</u>	<u>103,569</u>	105%
Other fees & charges				
Tax collector	(850)	1,317	4,503	29%
Total other fees & charges	<u>(850)</u>	<u>1,317</u>	<u>4,503</u>	29%
Total expenditures	<u>(850)</u>	<u>109,886</u>	<u>108,072</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	1,099	(933)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers in	226,064	231,199	-	N/A
Total other financing sources	<u>226,064</u>	<u>231,199</u>	<u>-</u>	N/A
Net change in fund balances	227,163	230,266	-	
Fund balances - beginning	173,435	170,332	168,945	
Fund balances - ending	<u>\$ 400,598</u>	<u>\$ 400,598</u>	<u>\$ 168,945</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 SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 496,911	\$ 495,440	100%
Interest	599	1,327	-	N/A
Total revenues	<u>599</u>	<u>498,238</u>	<u>495,440</u>	101%
EXPENDITURES				
Debt service				
Principal	-	450,000	450,000	100%
Principal prepayment	-	15,000	15,000	100%
Interest	-	25,000	24,797	101%
Total debt service	<u>-</u>	<u>490,000</u>	<u>489,797</u>	100%
Other fees & charges				
Tax collector	(3,895)	6,043	20,643	29%
Total other fees & charges	<u>(3,895)</u>	<u>6,043</u>	<u>20,643</u>	29%
Total expenditures	<u>(3,895)</u>	<u>496,043</u>	<u>510,440</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	4,494	2,195	(15,000)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(226,064)	(231,199)	-	N/A
Total other financing sources	<u>(226,064)</u>	<u>(231,199)</u>	<u>-</u>	N/A
Net change in fund balances	(221,570)	(229,004)	(15,000)	
Fund balances - beginning	416,758	424,192	402,524	
Fund balances - ending	<u>\$ 195,188</u>	<u>\$ 195,188</u>	<u>\$ 387,524</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 SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest and miscellaneous income	\$ -	\$ 17	\$ -	N/A
Total revenues	<u>-</u>	<u>17</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Note principal	-	44,845	44,845	100%
Note interest	-	1,090	1,090	100%
Total debt service	<u>-</u>	<u>45,935</u>	<u>45,935</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	(45,918)	(45,935)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	-	(27,029)	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>(27,029)</u>	0%
Net change in fund balances	-	(45,918)	(72,964)	
Fund balances - beginning	28,563	74,481	72,964	
Fund balances - ending	<u>\$ 28,563</u>	<u>\$ 28,563</u>	<u>\$ -</u>	

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	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
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	\$1,290,000.00	-	\$1,128,834.38	\$2,418,834.38

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$1,435,000.00	-	\$78,454.50	\$1,513,454.50

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	44,845.25	4.860%	1,089.74	45,934.99
Total	\$87,976.20	-	\$4,317.30	\$92,293.50

* The rate on the Series 2017 Note changed as of 01/01/2018 to 4.86% from 4.00% due to tax law changes

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

B

Cory Lakes Community Development District

Facilities Manager

Nov. 2022, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Brushed down building. (Ongoing over summer months)
3. Exterior painting of Clubhouse in progress
4. Holiday lighting installed.
5. Removed old security equipment in preparation of interior painting.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Working on sling replacements on remaining loungers.

PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Working with Life Fitness on affordable equipment package for equipment replacement. Prices have drastically gone up.
5. Removed old security equipment in preparation for interior painting.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. OLM inspection was on 11/3/2022. LMP awarded 93% rating
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line.
6. LMP working on seasonal cutbacks of trees.
7. LMP tree contractor making good progress with resident and community palms.
8. Approved well drilling proposals now waiting on start date from vendor.
9. LMP will have to remove and replace three Washingtonian Palms at the Cross

- Creek entrance due to lightning damage.
10. LMP will have to remove and replace two Sylvester palms on the Morris Bridge entrance road due to palm decline.

LAKE MANAGEMENT

1. Working with Solitude on lake issues. There is an area of algae that is being pushed around the lake that needs treated. Some areas of hydrilla grass growing close to shore that needs treated.
2. Trying to get proposals from Solitude to address the fish fence by the outflow structure.
3. Trying to get proposal from Solitude to address any fallen trees along the banks of the conservation islands.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face.
3. So far we have 255 street parking violators notified, 13 are in a towable status and 57 sidewalk parking violators notified. So far no issues from residents that have been warned. Seems to be having positive affects.
4. CDD has approved one garage hardship to date.
5. Working out contract details with new towing vendor. New entrance signs in progress.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
2. Repaired some paver areas around the community. Ongoing
3. All Tennis screens reinstalled.
 1. Working with Ryan Homes on Capri Isle drainage issues. Contractor is working on homes along Anguilla Isle. Construction and sodding of the swales are complete. Working with Ryan Homes and their fence contractor on getting resident fences reinstalled.
 2. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Resident reported that they now have to find another Engineering company.
 3. Working on adding ball stop safety netting along wood line by cricket pitch. Trying to get updated date from vendor.
 4. Working with Arbor Green and Hunters Green to raise awareness of the hog issue in our communities. We reached out to the City of Tampa, County and SWFMDD. All are looking into possible solutions. SWFMDD is looking to contract a trapper or trappers in October. No new updates.

5. Low voltage uplights on exit side may need to be replaced due to lightning strike. Working with manufacturer to try and replace under warranty but may not be covered for lightning damage. Removed 22 fixtures to return to manufacturer.
6. Holiday lighting almost complete. Hopefully no further power issues.
7. Replaced extension cords stolen from holiday lights at main entrances.
8. City will be rehabbing 7 manholes this budget year.
9. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins.
10. Got trailer and hay for trick or treat function and returned trailer.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Spectrum replaced the phone system due to lightning strike.
4. Envera replaced barcode reader and fingerprint reader. New fingerprint reader not reading cards. Envera looking into the issue.
5. Holiday lights installed.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Fixed A/C drain line.
3. Fascia trim painted.
4. Holiday lights installed.

Action Plan for Dec.

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa manhole projects.
4. Continue working with Team on Capri drainage easement violations. Should be done in November.
5. Work with Engineer on Cachet issues.
6. Verify timeline for well replacement. Should start soon.
7. Work with LMP on palm trimming projects.
8. Work with LMP on community mulching.
9. Work with Holiday lighting vendor on any lighting issues.
10. Work with LMP on leaning trees.



CORY LAKES CDD

LANDSCAPE INSPECTION
November 3, 2022

ATTENDING:
JOHN HALL – CORY LAKE
STEVE SMALL – LMP
SCOTT RYMAN-OLM, INC.
PAUL WOODS – OLM, INC.

SCORE: 93%

**NEXT INSPECTION
DECEMBER 8TH, 2022 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Thin the white Bird of Paradise removing stub cuts cleanly at the base of the plant.
2. Flagpole: Maintain separation between Blue Daze and turf. Lightly taper the front edge of the Blue Daze so it tapers down to the edge.
3. Flagpole: Prune the Queen palm frond striking the pow flag with sanitized tools.
4. Pool slide stairwell: Prune the Crape Myrtles to maintain a compact canopy.
5. Top of the pool slide: Thin the tallest Ginger stalks exposing the Dwarf Palms.
6. Upper pool slide walkway: Prune Asian Jasmine off sidewalks.
7. In front of the pool entrance: Prune to maintain a uniform size and height in the Variegated Hibiscus.
8. North end of the bridge: Remove the dead Loropetalum.
9. Sand volleyball court: Straighten the bed line prior to mulching, using a string line.

CACHE ISLE

10. Lightly hand prune Dwarf Bougainville attempting to reduce the end cap of the bed screening the visibility of the monument.
11. Keypad: Improve vigor in Plumbago.
12. Rejuvenational prune the irrigation Plumbago.
13. Inside the gate: Remove the storm damage Ligustrum in the center island.
14. Entrance: Tamp ruts on the exit side.

15. Control bed weeds.
16. Center median island: Remove remnant Society Garlic.
17. Gate island key pad: Thin the Reclinata palm pups extending over curb lines.
18. Hand prune deadwood from Butterfly Bush.

MORRIS BRIDGE

19. Closely monitor for mole cricket injury in the middle island.
20. **Closely monitor for reoccurring scale injury on Texas Sage and Crape Myrtles.**
21. On the inbound lane of the east island: Sample the declining Dactyl palm.
22. Entrance: Lightly elevate the Olive trees on the island.
23. Avoid individual shearing of Gold Mound Duranta allowing plants to grow into a continuous hedge.
24. Entrance: Groom Crinum Lilies.
25. Entrance sales sign: Prune the spikes off the Yucca.
26. Reduction prune Ruellia and fertilize to promote new improved growth.

CAPRI ISLE

27. **East side mailbox: Fertilize Loroetpalum to improve vigor.**
28. Adjacent to the mailboxes: Complete Oak pruning.

COMMONS

29. Closely monitor Italian Cypress for mite injury.
30. I recommend the removal of storm damaged Italian Cypress.
31. Elevate the Japanese Blueberry on the inbound lane for improved sunlight to the multi-stem Hibiscus. Also, tip prune the Hibiscus to form a more compact flowering shrub.
32. Java Islands cul-de-sac: Rejuvenate prune Plumbago.
33. Line trim down to the waters edge around the stormwater inlet and behind the playground.
34. Adjacent to the Cross Creek entrance: Prune the stub from the Reclinata palm.
35. Monitor for rapid changes in the palm conditions due to increased palm disease and the

palm age.

36. Continue to remove Spanish Moss from Crape Myrtles and low trees.

CATEGORY III: IMPROVEMENTS – PRICING

1. Adjacent to the tennis courts: Provide price to remove the declining Bottlebrush trees.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

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Steve Small Steve.Small@lmppro.com
Garth Rinard garth.rinard@lmppro.com

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-2	Establish parallel, Metal blade only, no line trimming
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2	Loropetalum, azalea
WEED CONTROL – BED AREAS	10		
PRUNING	10	-1	Hand prune hibiscus at pool entry, deadwood, broken limbs, dead Bulbine
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-2	Leaf build up in beds
MULCHING	5	-2	Trench hard edges
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Rake over unused beds while empty
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 11-3-22

Score: 93% Performance Payment 100%

Contractor Signature: _____

[Handwritten Signature]

Inspector Signature: _____

[Handwritten Signature]

Property Representative Signature: _____

[Handwritten Signature]

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CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022 CANCELED NO QUORUM	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
November 17, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
December 15, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
January 19, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
February 16, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
March 16, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
April 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
May 18, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
June 15, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590		

Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
July 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
August 17, 2023	Public Hearing & Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
September 21, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		