

***CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Thursday, May 16, 2024  
6:00 P.M.***

***Location:  
Cory Lake Beach Club  
10441 Cory Lake Drive  
Tampa, Florida 33647***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# Cory Lakes Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors

**Cory Lakes Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, May 16, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Larry Krause*

Larry Krause

District Manager

813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Thursday, May 16, 2024

**Time:** 6:00 P.M.

**Location:** Cory Lake Beach Club  
10441 Cory Lake Drive  
Tampa, Florida 33647

**Zoom:**

<https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>

**Dial In:** +1-305-224-1968

**Meeting ID:** 837 3143 1918

**Passcode:** 123456

**Mute/Unmute:** \*6

## *Agenda*

*For the full agenda packet, please contact [Larry@breezehome.com](mailto:Larry@breezehome.com)*

**I. Call to Order / Roll Call / Pledge of Allegiance**

**II. Chairman's Opening Comments**

**III. Other Supervisors' Opening Comments**

**IV. Audience Comments – (limited to 3 minutes per individual on agenda items)**

**V. Vendor Updates**

A. Envera

B. Allied Universal

1. Action Plan

**Exhibit 1**

C. Landscape Maintenance Professionals (LMP)

D. Solitude

1. Service Report conducted on April 26, 2024

**Exhibit 2**

**VI. Financial Items**

A. Acceptance of the March 2024 Unaudited Financial Statement

**Exhibit 3**

1. Variance Report of March 2024

**Exhibit 4**

**VII. Business Items**

A. Consideration/Adoption of Resolution 2024-02, Spending Authority for Chairman, District Manager, and Facilities Manager

**Exhibit 5**

- B. Consideration/Adoption of Resolution 2024-03, Approving Proposed Budget for FY 2024-2025 and Setting a Public Hearing [Exhibit 6](#)
- C. Discussion: Tampa Police Department Patrolling Hours
- D. Discussion: Security and Resident Interactions
- E. Discussion: CDD Rules and Regulations - Updates on Pages 12-16 [Exhibit 7](#)
  - 1. Pool Party Reservation Agreement [Exhibit 8](#)
  - 2. Access To and Use Of Pool Facilities and Equipment Agreement [Exhibit 9](#)
- F. Discussion: Alligators and Alligator Removal
- G. Discussion: Review of Contracts
  - 1. Navitas Credit Corp./Gator Ford Truck Sales, Inc. [Exhibit 10](#)
  - 2. Illuminations Holiday Lighting [Exhibit 11](#)

**VIII. Approval of Minutes**

- A. Board of Supervisors Regular Meeting: March 21, 2024
  - 1. Summary of Motions [Exhibit 12](#)
  - 2. Regular Meeting [Exhibit 13](#)
- B. Board of Supervisors Budget Workshop: March 26, 2024
  - 1. Budget Workshop [Exhibit 14](#)
- C. Board of Supervisors Regular Meeting: April 18, 2024
  - 1. Summary of Motions [Exhibit 15](#)
  - 2. Regular Meeting [Exhibit 16](#)
  - 3. Action/Agenda or Completed Items [Exhibit 17](#)

**IX. Staff Reports**

- A. District Engineer: Johnson Engineering, Inc.
- B. Office Administrator (OA): Dominique Green
  - 1. May 2024 OA Report [Exhibit 18](#)
- C. Facilities Manager: Philip Cusumano
  - 1. May 2024 Activity Report [Exhibit 19](#)
  - 2. FL-Air Heating & Cooling – Maintenance Plan - \$1,134.00 [Exhibit 20](#)
- D. District Counsel: Straley Robin Vericker, P.A.



E. District Manager: BREEZE

1. Presentation of Registered Voter Count – 2,204
2. Discussion: The Islander
3. Discussion: Employee Hours and Job Description
4. Discussion: Getting Proposals for a Utility Cart for Office Staff
5. Discussion: Attire and Name Badges for Office Staff
6. FY 2023-2024 Meeting Schedule
7. Quorum Check for Special Meeting – 05/30/24 at 6:00 p.m.
8. Quorum Check for Regular Meeting – 06/20/24 at 6:00 p.m.

**Exhibit 21**

**Exhibit 22**

**X. Audience Comments – New Business** – *(limited to 3 minutes per individual)*

**XI. Supervisor Requests**

**XII. Adjournment**

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **1**

**AGENDA**

# ALLIED UNIVERSAL

<i>Program/Plan Name:</i>	<b>Corrective Action Plan</b>	<i>Reason for Plan:</i>	<b>Deficiencies</b>
<i>Start Date of Plan:</i>	<b>04/22/2024</b>	<i>Completion Date:</i>	
<i>Committee Chairperson(s):</i>		<i>Distributed To: Client</i>	<b>Cory Lakes</b>
<i>Committee Members:</i>	Brandon Pittman		
		<i>Approved By (If Applicable):</i>	<b>Christopher Ruiz</b>

ACTION ITEM	PERSON RESPONSIBLE	ACTION REQUIRED/NOTES	COMPLETION DATE(S)/NOTES
Post Inspection	All members	All Cory Lakes locations will have inspections by field supervisor 3x weekly at random times. Site inspection forms completed	
Management Visits	All members	Client manager and operations manager conducting weekly site visits. Meet with Cory Lakes security officers on a weekly basis.	
Coaching and retraining	All members	The site supervisor along with the field supervisor will conduct weekly retraining on post orders. Reports due back to the CM following day. All security officers will complete white glove customer service training on EDGE. All officers will also complete patrol techniques on the EDGE as well.	
Recruiting/ New wage	All members	The Operations manager along with recruiting will open new Req to backfill any officers not in compliance with new directives. Will remove SP once back filled and will let Cory Lakes management know about new officers coming to the site.	

# ALLIED UNIVERSAL

ACTION ITEM	PERSON RESPONSIBLE	ACTION REQUIRED/NOTES	COMPLETION DATE(S)/NOTES
Org Chart	Brandon Pittman	Client Manager- Bradnon Pittman Operations Manager- Jovie Rivera  Director of Operations-Chirs Ruiz  General Manager-Bob Burbank  Regional Vice Pres- Joe Lobianco	
Site visits	All Members	Each location at Cory Lakes requires a site visit weekly from CM/OM	

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **2**

**AGENDA**



Work Order 00572890  
 Work Order 00572890  
 Number  
 Created Date 4/26/2024

Account Cory Lakes CDD  
 Contact John Hall- DO NOT USE  
 Address 10441 Cory Lakes Dr.  
 Tampa, FL 33647

Work Details

Specialist Drop report  
 Comments to Customer  
 Prepared By Kenten Emerson

Work Order Assets

Asset	Status	Product Work Type
Cory Lakes Cdd LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Cory Lakes Cdd LAKE ALL	DO	
Cory Lakes Cdd LAKE ALL	TEMP	
Cory Lakes Cdd LAKE ALL	pH	
Cory Lakes Cdd LAKE ALL	SHORELINE WEED CONTROL	
Cory Lakes Cdd LAKE ALL	LAKE WEED CONTROL	
Cory Lakes Cdd LAKE ALL	ALGAE CONTROL	
Cory Lakes Cdd LAKE ALL		

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **3**

**AGENDA**

**Cory Lakes  
Community Development District**

**Financial Statements  
(Unaudited)**

**April 30, 2024**



**CORY LAKES CDD**  
**Financial Report Summary - General Fund - DRAFT PROJECTIONS**  
**4/30/2024**

	GENERAL FUND 4/30/2024	DEBT SERVICE 2013 4/30/2024	DEBT SERVICE 2013 A-1 4/30/2024
<b>1 For The Period Ending :</b>			
2 CASH BALANCE	\$ 2,162,038	\$ 194,875	\$ -
3 RESTRICTED CASH FOR DEBT SERVICE	6,293	-	-
4 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	49,602	2,010	-
5 DUE FROM OTHER	3,918	-	-
6 DUE FROM OTHER FUNDS	-	6,293	-
7 PLUS: ACCOUNTS RECEIVABLE - OTHER	7,602	-	-
8 PLUS: DEPOSITS AND PREPAID	31,090	-	-
9 LESS: ACCOUNTS PAYABLE	(112,238)	-	-
10 LESS: DEFERRED REVENUES	(49,602)	(2,010)	-
11 LESS: DUE TO DEBT SERVICE	(6,293)	-	-
<b>12 NET CASH BALANCE</b>	<b>\$ 2,092,409</b>	<b>\$ 201,168</b>	<b>\$ -</b>
<b>13 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)</b>			
14 NonSpendable for Prepays & Deposits	31,090		
15 Assigned for Weir Project	360,000		
16 Three Month Operating Reserve	501,178		
17 Increase in Fund Balance from Interest Revenues	(36,202)		
18 Increase in Fund Balance from Miscellaneous Revenues	(14,407)		
19 Remaining Budget Needed for FY 24 Fiscal Year	1,135,036		
<b>Total Cash Required</b>	<b>1,976,695</b>		
20 Difference Between Net Cash Balance and Cash Required	115,714		
21 Assessments Receivable to Be Collected	49,602		
Net Cash Surplus (Deficit) Projected at EOY	<b>165,316</b>		<b>Amounts do not consider future interest or misc revenues</b>
<b>22 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)</b>	<b>4/30/2024</b>	<b>4/30/2024</b>	<b>FAVORABLE</b>
	<b>ACTUAL</b>	<b>BUDGET</b>	<b>(UNFAVORABLE)</b>
	<b>YEAR-TO-DATE</b>	<b>YEAR-TO-DATE</b>	<b>VARIANCE</b>
23 REVENUE (YTD) COLLECTED	\$ 2,505,551	\$ 2,256,230	\$ 249,321
24 EXPENDITURES (YTD)	1,415,822	1,590,609	174,787
<b>25 NET OPERATING CHANGE</b>	<b>\$ 3,921,373</b>	<b>\$ 3,846,839</b>	<b>\$ 424,108</b>
26 AVERAGE MONTHLY EXPENDITURES	\$ (202,260)	\$ (227,230)	\$ 24,970
27 PROJECTED EOY BASED ON AVERAGE	\$ (2,427,124)	\$ 2,429,547	\$ 4,856,671
<b>28 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:</b>	<b>4/30/2024</b>	<b>4/30/2024</b>	<b>FAVORABLE</b>
	<b>ACTUAL</b>	<b>BUDGET</b>	<b>(UNFAVORABLE)</b>
	<b>YEAR-TO-DATE</b>	<b>YEAR-TO-DATE</b>	<b>VARIANCE</b>
<b>29 REVENUE:</b>			
30 ASSESSMENTS ON-ROLL (NET)	\$ 2,426,375	\$ 2,230,731	\$ 195,644
31 ASSESSMENTS OFF-ROLL	-	-	-
32 INTEREST	36,202	25,499	10,703
33 MISCELLANEOUS REVENUE	14,407	-	14,407
<b>34 TOTAL REVENUE</b>	<b>2,476,983</b>	<b>2,256,230</b>	<b>220,753</b>
<b>35 EXPENDITURES:</b>			
36 ADMINISTRATIVE EXPENDITURES	175,889	186,729	10,840
37 UTILITIES	231,518	232,903	1,385
38 SECURITY OPERATIONS	300,081	299,703	(378)
39 FIELD OFFICE ADMINISTRATION	182,049	192,310	10,261
40 LANDSCAPE MAINTENANCE	280,754	310,300	29,546
41 FACILITIES MAINTENANCE	107,712	226,017	118,306
42 FACILITIES MAINTENANCE (POOL)	16,509	21,335	4,826
43 INCREASE IN RESERVES	121,311	121,311	-
<b>44 TOTAL EXPENDITURES</b>	<b>\$ 1,415,822</b>	<b>\$ 1,590,609</b>	<b>\$ 174,787</b>

Note: Accounts receivable includes \$801.05 due from ADP for payroll fees paid on behalf of other districts managed by previous management company

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
APRIL 30, 2024**

	GENERAL FUND	DEBT SERVICE 2013	DEBT SERVICE 2013A1	SERIES 2017 NOTE	TOTAL GOVERNMENTA FUNDS
1	<b>ASSETS</b>				
2	Operating account				
3	Bank United - operating account	\$ 176,609	\$ -	\$ -	\$ 176,609
4	Bank United - debit card	2,882	-	-	2,882
5	Suntrust - operating account-2700	9,957	-	-	9,957
6	Suntrust - operating account-2321	6,578	-	-	6,578
7	Suntrust - debit card	4,770	-	-	4,770
8	MMK account 4004 -Weir Assigned	368,928	-	-	368,928
9	MMK account 4004 -Increase in Operating	67,527	-	-	67,527
10	MMK account 5435	1,524,788	-	-	1,524,788
11	MMK account 5435-restricted cash	6,293	-	-	6,293
12	Investments				
13	Revenue	-	141,671	-	141,671
14	Reserve	-	49,903	-	49,903
15	Prepayment	-	-	-	-
16	Sinking fund	-	3,300	-	3,300
17	Undeposited funds				
18	Due from other funds	3,918	-	-	3,918
19	Due from Debt service fund - series 2013 A-1	-	-	-	-
20	Due from General fund	-	6,293	-	6,293
21	Retainer	-	-	-	-
22	Accounts receivable-On Roll Assessments	49,602	2,010	-	51,612
23	Accounts receivable	7,602	-	-	7,602
24	Prepays	7,936	-	-	7,936
25	Deposits	23,154	-	-	23,154
26	Total assets	<u>\$ 2,260,543</u>	<u>\$ 203,178</u>	<u>\$ -</u>	<u>\$ 2,463,721</u>
27	<b>LIABILITIES AND FUND BALANCE</b>				
28	Liabilities:				
29	Accounts payable	\$ 107,024	\$ -	\$ -	\$ 107,024
30	Accrued expenses payable	-	-	-	-
31	Due to other funds	-	-	-	-
32	Deferred revenue-On roll assessments	49,602	2,010	-	51,612
33	Due to debt service fund - series 2013	6,293	-	-	6,293
34	Other payables	-	-	-	-
35	Rental deposits	5,214	-	-	5,214
35	Total liabilities	<u>168,134</u>	<u>2,010</u>	<u>-</u>	<u>170,144</u>
36	<b>FUND BALANCES</b>				
37	Nonspendable	32,943	-	-	32,943
38	Restricted for Debt Service	-	201,168	-	201,168
39	Three Month Operating Reserve	627,147	-	-	627,147
40	Weir Project Reserve	368,928	-	-	368,928
41	Assigned	360,000	-	-	360,000
42	Unassigned	703,391	-	-	703,391
43	Total fund balances	<u>2,092,409</u>	<u>201,168</u>	<u>-</u>	<u>2,293,577</u>
44	Total liabilities and fund balances	<u>\$ 2,260,543</u>	<u>\$ 203,178</u>	<u>\$ -</u>	<u>\$ 2,463,721</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2024 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
<b>1 REVENUES</b>					
2 Assessment levy: all residents	\$ 2,579,152	\$2,321,237	\$ 2,520,374	\$ 199,137	97.72%
3 Assessment levy: Cachet	2,713	2,442	2,629	187	96.90%
4 Allowable discounts (4%)	<u>(103,275)</u>	<u>(92,948)</u>	<u>(96,628)</u>	<u>(3,680)</u>	93.56%
5 Assessment levy: net of discounts	2,478,590	2,230,731	2,426,375	195,644	97.89%
6 Interest Revenue-Investments	43,712	25,499	36,202	10,703	82.82%
7 Interest Revenue-Other	-	-	825	825	
8 Rental Income	-	-	7,796	7,796	0.00%
9 Bar Code Access	-	-	4,294	4,294	0.00%
10 Tennis Contract Revenue	-	-	300	300	
11 Event/Sponsorship	-	-	1,191	1,191	
Transfer of Cash from Closed Account	28,556	28,556	28,568		
12 Total revenues	<u>2,550,858</u>	<u>2,256,230</u>	<u>2,505,551</u>	<u>220,753</u>	<u>98.22%</u>
<b>13 EXPENDITURES</b>					
<b>14 Professional &amp; admin</b>					
15 Engineering	15,000	8,750	383	8,368	2.55%
16 Insurance: general liability & public	40,500	40,500	51,459	(10,959)	127.06%
17 Postage	2,000	1,167	-	1,167	0.00%
18 Supervisors	12,000	7,000	9,600	(2,600)	80.00%
19 Payroll taxes - FICA	1,225	715	866	(151)	70.68%
20 Payroll services	600	350	2,132	(1,782)	355.34%
21 District management	70,000	40,833	40,938	(105)	58.48%
22 Office supplies	-	-	-	-	0.00%
23 Trustee	7,750	4,521	2,074	2,447	26.76%
24 Bank fees	1,500	875	358	517	23.89%
25 Dues & licenses	175	175	175	-	100.00%
26 Tax collector	103,275	60,244	49,001	11,243	47.45%
27 Legal advertising and Sunshine Board	1,500	875	3,952	(3,077)	263.48%
28 Insurance: worker's compensation	5,500	5,500	3,799	1,701	69.07%
29 Legal - general counsel	15,000	8,750	11,152	(2,402)	74.35%
30 Assessment roll preparation	-	-	-	-	0.00%
31 Bond amortization schedule fee	-	-	-	-	0.00%
32 Disclosure report	-	-	-	-	0.00%
33 Audit	6,400	3,733	-	3,733	0.00%
34 Arbitrage rebate calculation	2,500	1,458	-	1,458	0.00%
35 Credit card discount	200	117	-	117	0.00%
36 Contingencies	2,000	1,167	-	1,167	0.00%
37 COI	-	-	-	-	0.00%
38 Total Administrative	<u>287,125</u>	<u>186,729</u>	<u>175,889</u>	<u>10,840</u>	<u>61.26%</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2024 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
<b>39 Field Operations</b>					
40 Utilities					
41 ADA website compliance	210	210	210	-	100.00%
42 Streetlights	241,863	141,087	144,793	(3,706)	59.87%
43 Electricity	82,593	48,179	49,111	(932)	59.46%
44 Water, sewer & irrigation	24,975	14,569	10,284	4,284	41.18%
45 Solid waste removal	9,439	5,506	4,614	892	48.89%
46 Sewer lift stations	5,032	2,935	4,210	(1,275)	83.66%
47 Communication	33,896	19,773	18,296	1,477	53.98%
48 Website	705	411	-	411	0.00%
49 Propane	400	233	-	233	0.00%
50 Total Utilities	<u>399,113</u>	<u>232,903</u>	<u>231,518</u>	<u>1,385</u>	<u>58.01%</u>
<b>51 Security operations</b>				-	
52 Rover Service - 8 hour service - 7	90,854	52,998	53,001	(2)	58.34%
53 Security staffing contract services	347,923	202,955	201,257	1,698	57.85%
54 Contractual virtual guard	59,000	34,417	39,461	(5,045)	66.88%
55 Off-duty policing	16,000	9,333	6,362	2,971	39.76%
56 Total Utilities	<u>513,777</u>	<u>299,703</u>	<u>300,081</u>	<u>(378)</u>	<u>58.41%</u>
<b>57 Field office administration</b>					
58 Field Manager	67,295	39,255	38,923	333	57.84%
59 Assistant Field Manager	6,515	3,800	2,306	1,494	35.39%
60 Office administrator	62,595	36,514	38,785	(2,271)	61.96%
61 Payroll taxes	15,000	8,750	6,943	1,807	46.29%
62 Pool & beach club attendants	26,000	15,167	12,361	2,805	47.54%
63 Guard office supplies	1,500	875	317	558	21.14%
64 Seasonal decorations	60,000	58,950	58,950	-	98.25%
65 Beach club office equipment	4,500	2,625	1,835	790	40.77%
66 Beach club office supplies	4,500	2,625	2,906	(281)	64.59%
67 Beach club gym supplies	18,100	10,558	5,893	4,665	32.56%
68 Community events supplies	14,272	8,325	12,828	(4,503)	89.89%
69 Guard office equipment	1,000	583	-	583	0.00%
70 Miscellaneous field expense-reserve	7,340	4,282	-	4,282	0.00%
71 Total Field office administration	<u>288,617</u>	<u>192,310</u>	<u>182,049</u>	<u>10,261</u>	<u>63.08%</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2024 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
<b>72 Landscape Maintenance</b>					
73 Lake & pond maintenance	55,640	32,457	28,082	4,375	50.47%
74 Well maintenance - irrigation	3,000	1,750	2,200	(450)	73.33%
75 Landscape review contract	3,000	3,000	3,000	-	100.00%
76 Landscaping	343,885	200,600	202,000	(1,400)	58.74%
77 Annuals & seasonal plant	7,500	3,785	3,785	-	50.47%
78 Tree removal, replacement and	20,000	20,000	21,050	(1,050)	105.25%
79 Irrigation - maintenance	7,500	4,375	1,768	2,607	23.57%
80 Mulch	50,000	29,167	18,870	10,297	37.74%
81 Beach sand	6,000	3,500	-	3,500	0.00%
82 Plant replacement	15,000	8,750	-	8,750	0.00%
83 Sod replacement	5,000	2,917	-	2,917	0.00%
84 Total Landscape maintenace	<u>516,525</u>	<u>310,300</u>	<u>280,754</u>	<u>29,546</u>	<u>54.35%</u>
<b>85 Facilities maintenance</b>					
86 Recreation equipment maintenance	15,000	8,750	17,698	(8,948)	117.99%
87 Building equipment maintenance &	15,000	8,750	3,379	5,371	22.53%
88 Fountains	7,000	4,083	1,234	2,850	17.62%
89 Monuments & signs	5,000	1,667	2,207	(540)	44.14%
90 Outside maintenance	49,815	29,059	1,754	27,305	3.52%
91 Cleaning	20,000	11,667	10,010	1,657	50.05%
92 Pest control	1,800	1,050	975	75	54.17%
93 Car and cart repairs and	6,000	3,500	3,924	(424)	65.40%
94 Security gate maintenance & repair	5,000	2,917	2,286	630	45.73%
95 Security gate maintenance & repair -	2,500	1,458	-	1,458	0.00%
96 Storm water drainage	35,000	20,417	14,300	6,117	40.86%
97 Paver, streets and sidewalk repairs,	55,000	35,000	35,000	-	63.64%
98 Pressure washing	7,500	2,500	875	1,625	11.67%
99 Rentals and leases	9,200	5,367	6,238	(872)	67.81%
100 Capital reinvestment note 2022	154,000	89,833	7,831	82,002	5.09%
101 Total Facilities maintenace	<u>387,815</u>	<u>226,017</u>	<u>107,712</u>	<u>118,306</u>	<u>27.77%</u>
<b>102 Facilities maintenance (pool)</b>					
103 Pool maintenance	21,000	12,250	10,350	1,900	49.29%
104 Pool repairs	7,000	4,083	5,517	(1,434)	78.82%
105 Pool heater utilities	8,000	4,667	642	4,025	8.02%
106 Pool permit	575	335	-	335	0.00%
107 Total Facilities maintenace (pool)	<u>36,575</u>	<u>21,335</u>	<u>16,509</u>	<u>4,826</u>	<u>45.14%</u>
108 Total Field operations	<u>2,142,422</u>	<u>1,282,569</u>	<u>1,118,622</u>	<u>163,947</u>	<u>52.21%</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2024 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
109 <b>Infrastructure reinvestment</b>					
110 Capital improvement program					
111 Capital outlay	-	-	-	-	0.00%
112 Total Infrastructure reinvestment	-	-	-	-	0.00%
113 Total expenditures	<u>2,429,547</u>	<u>1,469,298</u>	<u>1,294,511</u>	<u>174,787</u>	<u>53.28%</u>
114 <b>Other financing sources and uses</b>					
115 Increase in fund balance - Weir project	53,784	53,784	53,784	-	100.00%
116 Increase in fund balance - Operating	<u>67,527</u>	<u>67,527</u>	<u>67,527</u>	-	100.00%
117 Total other financing sources and uses	<u>121,311</u>	<u>121,311</u>	<u>121,311</u>	-	100.00%
118 Excess/(deficiency) of revenues	-	<u>665,621</u>	<u>1,089,729</u>	<u>395,540</u>	
119 Fund balance - beginning (unaudited)	<u>1,004,835</u>	<u>1,004,835</u>	<u>881,370</u>	<u>(123,465)</u>	
120 Fund balance - ending	<u>\$ 1,004,835</u>	<u>\$ 1,670,456</u>	<u>\$ 2,092,409</u>	<u>\$ 421,954</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
DEBT SERVICES FUND SERIES 2013  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2024 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 104,009	\$ 93,608	\$ 101,889	\$ 8,281
Interest	-	-	4,527	4,527
Bond close out transfer in	-	-	3,296	3,296
Total revenues	<u>104,009</u>	<u>93,608</u>	<u>109,712</u>	<u>16,104</u>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	30,000	55,914	55,914	-
Principal prepayment	-	-	-	-
Interest	69,675	28,731	28,731	-
Total debt service	<u>99,675</u>	<u>84,645</u>	<u>84,645</u>	<u>-</u>
<b>Other fees &amp; charges</b>				
Tax collector	4,334	2,528	2,056	472
Total other fees & charges	<u>4,334</u>	<u>2,528</u>	<u>2,056</u>	<u>472</u>
Total expenditures	<u>104,009</u>	<u>87,173</u>	<u>86,702</u>	<u>472</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>6,435</u>	<u>23,011</u>	<u>16,576</u>
Fund balance - beginning (unaudited)	167,795	167,795	178,157	10,362
Fund balance - ending	<u>\$ 167,795</u>	<u>\$ 174,230</u>	<u>\$ 201,168</u>	<u>\$ 26,938</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
DEBT SERVICES FUND SERIES 2013 A1  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>FY 2023 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ -	\$ -
Interest	-	-	27	27
Total revenues	<u>-</u>	<u>-</u>	<u>27</u>	<u>27</u>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	-	-	-
Principal prepayment	-	-	-	-
Interest	-	-	-	-
Total debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Other fees &amp; charges</b>				
Tax collector	-	-	-	-
Bond close out transfer out	-	-	3,299	(3,299)
Total other fees & charges	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>(3,299)</u>
Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>-</u>	<u>(3,272)</u>	<u>(3,272)</u>
Fund balance - beginning (unaudited)	37,624	37,624	3,272	(34,352)
Fund balance - ending	<u>\$ 37,625</u>	<u>\$ 37,624</u>	<u>-</u>	<u>\$ (37,624)</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
DEBT SERVICES FUND SERIES 2017 NOTE  
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH APRIL 30, 2024**

	<b>YTD ACTUAL</b>
<b>Revenues</b>	
Interest and miscellaneous income	\$ 2
Total revenues	2
<b>Expenditures</b>	
<b>Debt Service</b>	
Total debt service	-
<b>Other financing sources and uses</b>	
Interfund transfer (in)/out	28,568
<b>Total other financing sources and uses</b>	28,568
Excess/(deficiency) of revenues over/(under) expenditures	(28,566)
Fund balance - beginning (unaudited)	28,566
Fund balance - ending	\$ -

**Cory Lakes**  
**Operating Account - Bank Reconciliation**  
**April 30, 2024**

	<b>Operating Acct (BU )</b>
<i><b>Balance Per Bank Statements</b></i>	\$ 211,326.72
Plus: Deposits In Transit	-
Less: Outstanding Checks	(34,717.82)
Less: Restricted cash in operating account	
<i><b>Adjusted Bank Balance</b></i>	<b>\$ 176,608.90</b>
<i><b>Beginning Balance Per Books</b></i>	\$ 247,320.29
Cash Deposits & Credits	85,859.91
Cash Disbursements & Transfers	(156,571.30)
<i><b>Balance Per Books</b></i>	<b>\$ 176,608.90</b>

**Cory Lakes CDD**  
**Check Register - Operating Account**  
**FY2023**

Date	Number	Payee	Memo	Payment	Deposit	Balance
<b>2/29/2024</b>						<b>349,925.28</b>
3/1/2024	030124ACH	ADP.	VOID: PR 3/1/24			349,925.28
3/1/2024	030124ACH	ADP.	pr fees	258.21		349,667.07
3/1/2024	100074	A Party To Remember LLC	Invoice: 151 (Reference: special Event. )	3,370.62		346,296.45
3/1/2024	100075	Bright House Networks	Invoice: 128076001021424 (Reference: 10441 Cory Lake Dr 2/14/24- 3/13/24. )	907.21		345,389.24
3/1/2024	100076	Allied Universal Corp	Invoice: 15360261 (Reference: Patrol Officer. ) Invoice: 15360260 (Reference: bridge Gate office	17,068.64		328,320.60
3/1/2024	100077	HD Supply Facilities Maintenance, LTD	Invoice: 9222981301 (Reference: Violate sticker warn 6x3. ) Invoice: 9222938841 (Reference: 1200	521.08		327,799.52
3/4/2024	100078	Breeze Connected, LLC	Invoice: 3514 (Reference: Tampa Bay Times. )	369.5		327,430.02
3/4/2024	100079	American Power Washing	Invoice: 530 (Reference: Pool Chair Cleaning. )	875		326,555.02
3/4/2024	100080	ASP Underground Solutions Inc.	Invoice: 61 (Reference: Surface Stabilization. )	7,500.00		319,055.02
3/4/2024	100081	Boyette Pump & Well Service	Invoice: 4343 (Reference: PVC Valve, motor and labor. )	1,255.00		317,800.02
3/5/2024	100082	Solitude Lake Management	Invoice: PSI055912 (Reference: March Annual Maintenance. )	4,078.88		313,721.14
3/5/2024	100083	Suncoast Pool Service Inc	Invoice: 10114 (Reference: Swimming pool and fountain service, Operational checks of pumps and fil	1,725.00		311,996.14
3/5/2024	100084	Allied Universal Corp	Invoice: 15401395 (Reference: Patrol Officer. ) Invoice: 15401394 (Reference: Morris Bridge Gate	17,678.85		294,317.29
3/5/2024	100085	Fitness Services of Florida, Inc.	Invoice: 28148 (Reference: Monthly Preventative Maintenance service Feb24. )	275		294,042.29
3/5/2024	100086	Pest2Rest, Inc.	Invoice: 54516 (Reference: General Household Pest Control. )	325		293,717.29
3/5/2024	100087	Steve Gaskins Contracting, Inc.	Invoice: 0002034 (Reference: Snyder Feb 24,25,28. )	1,210.00		292,507.29
3/5/2024	100088	US Bank Equipment Finance	Invoice: 522717172 (Reference: Property damage surcharge. )	295.12		292,212.17
3/5/2024	100089	Verizion	Invoice: 9957363332 (Reference: Account 842085579-00001. )	473.62		291,738.55
3/11/2024	031124ACH	ADP.	PR-Candice Chukes resubmitted	337.77		291,400.78
3/12/2024	100090	Navitas Credit Corp	Reference: Title/ Disbursement fee	894.55		290,506.23
3/12/2024	100091	Gate Tech Inc.	Invoice: 160810 (Reference: DKS Cellular Monthly Charge. )	67.44		290,438.79
3/12/2024	100092	Envera Systems	Invoice: 734963 (Reference: Entrance #1 Cross Creek Blvd. ) Invoice: 734964 (Reference: Pool 104	16,022.00		274,416.79
3/13/2024	01ACH031324	Tampa Electric	Invoice: 030624-0199 (Reference: Summary Bill account. )	26,717.17		247,699.62
3/14/2024	01ACH031424	Frontier Communications	Invoice: 021924-01-5 ()	157.55		247,542.07
3/15/2024	031524ACH2	ADP.	PR 3/1/24	6,492.65		241,049.42
3/15/2024	031524ACH	ADP.	VOID: BOS MTG			241,049.42
3/15/2024	031524ACH	ADP.	pr fees	236.29		240,813.13
3/19/2024	01ACH031924	Tampa Electric	Invoice: 89928- 3/24 (Reference: Beach Club 11589 Cory Lakes Blvd 2/9/24- 3/8/24. )	636.53		240,176.60
3/19/2024	02ACH031924	Tampa Electric	Invoice: 9993-3/24 (Reference: Beach Club 12027 Cory Lakes Blvd 2/9/24- 2/8/24. )	476.01		239,700.59
3/19/2024	100093	CIO Technology Solutions, inc	Invoice: 33630-MSP (Reference: Feb Monthly billing. )	553.18		239,147.41
3/19/2024	100094	Star Environmental, Inc	Invoice: 73122 (Reference: Monthly lift station services 3/1- 3/31/24. )	85		239,062.41
3/19/2024	100095	Anago of Tampa Inc.	Invoice: 130868 (Reference: April Janitorial services. )	1,430.00		237,632.41
3/19/2024	100096	Roof X Inc	Invoice: 5528 (Reference: Soffit & Facia Repair. )	500		237,132.41
3/20/2024	100097	Star Environmental, Inc	Invoice: 73154 (Reference: Monthly lift station services 3/1- 3/31/24. )	85		237,047.41
3/20/2024	100098	Straley Robin Vericker	Invoice: 24280 (Reference: Professional Services Rendered Through Feb 29,24. )	906.5		236,140.91
3/22/2024	1004	Dominique Green	Reimbursement for Purchasing Gas for CL vehicle	60		236,080.91
3/22/2024	100099	Landscape Maintenance Professionals, Inc.	Invoice: 182525 (Reference: Irrigation repairs 3/7. )	756.37		235,324.54
3/25/2024	100100	Johnson Engineering, Inc	Invoice: 76 (Reference: Engineering services through march10,24. )	127.5		235,197.04
3/26/2024	01ACH032624	Frontier Communications	Invoice: 030624-0548 (Reference: March 10441 Cory Lakes Drive. )	255.98		234,941.06
3/26/2024	100101	Access Central Inc	Invoice: 83776 (Reference: 300 Barcodes FC8 starting at 17101 at Beach Club. )	2,133.70		232,807.36
3/26/2024	100102	Boyette Pump & Well Service	Invoice: 4480 (Reference: Irrigation repairs. )	95		232,712.36
3/27/2024	01ACH032724	Frontier Communications	Reference: Frontier-Communication.	175.98		232,536.38
3/27/2024	02ACH032724	Frontier Communications	Reference: Frontier-Communication.	125.98		232,410.40
3/27/2024	03ACH032724	Frontier Communications	Reference: Frontier-Communication.	175.98		232,234.42
3/28/2024	100103	Landscape Maintenance Professionals, Inc.	Invoice: 182549 (Reference: Install spring annuals. )	1,825.00		230,409.42
3/29/2024	032924ACH	ADP.	PR 032924	4,796.88		225,612.54
3/31/2024			Deposit		2,465.00	228,077.54
3/31/2024	604		March square deposits-did not receive reports requested 4/9/2024		767.32	228,844.86
3/31/2024	605		immaterial reconciliation difference	0.01		228,844.85
3/31/2024	606	ADP.	(Expense not entered so credit directly to cash) Amount due from ADP for payments to wrong account	3,145.45		225,699.40

3/31/2024		to reverse transfer for Weir project already funded in full		53,784.00	279,483.40
3/31/2024					279,483.40
4/1/2024	100105	City of Tampa Utilities	Reference: 10594 Cory Lake Dr.	6.60	279,476.80
4/4/2024	WIRE	ADP.	PR 032924-paid directly to employee from ADP bill	351.63	279,125.17
4/9/2024	100106	Suncoast Pool Service Inc	Invoice: 10190 (Reference: Swimming pool service. )	2,325.00	276,800.17
4/9/2024	100107	HD Supply Facilities Maintenance, LTD	Invoice: 9224101587 (Reference: beach club supplies. )	1,308.22	275,491.95
4/9/2024	100108	Boyette Pump & Well Service	Invoice: 4195 (Reference: Replaced motor that other company installed per warranty. )	850.00	274,641.95
4/9/2024	100109	Bright House Networks	Invoice: 128076001031424 (Reference: 1/14- 4/13. )	0.03	274,641.92
4/9/2024	100110	Gate Tech Inc.	Invoice: 161225 (Reference: 15' lighted arm kit. ) Invoice: 161144 (Reference: DKS Cellular Mont	1,412.55	273,229.37
4/12/2024	WIRE	ADP.	PR 04-12-24-paid directly to employee from ADP bill	415.13	272,814.24
4/12/2024	041224ACH2	Krystal McCallister	VOID: PR sent via wire		272,814.24
4/12/2024	041224ACH3	ADP.	pr fees	172.14	272,642.10
4/12/2024	040424ACH	Krystal McCallister	VOID: PR sent via wire-paid directly to employee from ADP bill		272,642.10
4/12/2024	041224ACGH	ADP.	PR 04-12-24	6,007.94	266,634.16
4/12/2024	100111	Breeze Connected, LLC	Invoice: 3584 (Reference: Professional svcs. )	5,833.33	260,800.83
4/15/2024	01ACH041524	Frontier Communications	need back up	157.55	260,643.28
4/17/2024	01ACH041724	Tampa Electric	Invoice: 040824-0199 (Reference: Summary Bill account. )	26,716.09	233,927.19
4/17/2024			Funds Transfer	5,000.00	228,927.19
4/18/2024	100112	Welch Tennis Courts, Inc.	Invoice: 75897 (Reference: Canopy replacement canvas. )	3,508.00	225,419.19
4/18/2024	100113	Landscape Maintenance Professionals, Inc.	Invoice: 89072 (Reference: Controller #5- Zone 10 Morris Bridge Rd.. )	397.10	225,022.09
4/18/2024	100114	Anago of Tampa Inc.	Invoice: 131320 (Reference: May Janitorial Services. )	1,430.00	223,592.09
4/18/2024	100115	Envera Systems	Invoice: 739509 (Reference: Entrance #1 Cross Creek Blvd. )	3,340.00	220,252.09
4/18/2024	100116	Solitude Lake Management	Invoice: PS1063168 (Reference: Annual Maint-April 2024. )	4,078.88	216,173.21
4/18/2024	100117	Straley Robin Vericker	Invoice: 24426 (Reference: Professional Services Rendered Through March 31. )	440.50	215,732.71
4/18/2024	100118	CIO Technology Solutions, Inc.	Invoice: 33781-MSP (Reference: Monthly billing for March. )	557.27	215,175.44
4/18/2024	100119	Playmore West, Inc.	Invoice: 23906 (Reference: Quote 19158. )	6,163.13	209,012.31
4/18/2024	100120	WM Corp Services, Inc	Invoice: 0013598-2206-9 (Reference: 8 yr Dumpster 1x week. )	783.79	208,228.52
4/18/2024	100121	Spark Energy Gas LLC	Invoice: 12851834 (Reference: 2/12- 3/11 Energy Charge. )	7.53	208,220.99
4/18/2024	100122	Allied Universal Corp	Invoice: 15513463 (Reference: Morris Bridge Gate Office. )	6,216.21	202,004.78
4/18/2024	100123	Star Environmental, Inc	Invoice: 73528 (Reference: Monthly Lift Station 4/1- 4/30. ) Invoice: 73560 (Reference: Monthly	390.00	201,614.78
4/22/2024	100125	Landscape Maintenance Professionals, Inc.	Reference: Monthly Ground Maintenance April24. <a href="https://clientname(FILLIN).payableslockbox.com/Doc">https://clientname(FILLIN).payableslockbox.com/Doc</a>	28,800.37	172,814.41
4/22/2024	609				28,568.16
4/23/2024	100127	HD Supply Facilities Maintenance, LTD	Invoice: 9224791121 (Reference: Fido Baggies Pet waste Bags. ) Invoice: 9224744836 (Reference: P	494.71	200,887.86
4/23/2024	100128	Allied Universal Corp	Invoice: 15581632 (Reference: Cross Creek Gate Officer. ) Invoice: 15581634 (Reference: Patrol O	10,368.80	190,519.06
4/23/2024	100129	Boring Inc	Invoice: 819297 (Reference: Konica/C258. )	137.76	190,381.30
4/23/2024	100130	Bright House Networks	Invoice: 128076001041524 (Reference: 4/14- 5/13. )	906.80	189,474.50
4/26/2024	042624ACH1	Candice Chukes	VOID: PR sent via wire		189,474.50
4/26/2024	01ACH042624	Frontier Communications	Invoice: 040524-0548 (Reference: April 10441 Cory Lakes Drive. )	255.98	189,218.52
4/26/2024	042624ACH	ADP.	PR 04-26-24	7,729.53	181,488.99
4/26/2024	613		refunded from ADP and wired to employee		188.62
4/26/2024	613			188.62	181,488.99
4/29/2024	01ACH042924	Frontier Communications	Reference: Frontier-Communication.	175.98	181,313.01
4/29/2024	02ACH042924	Frontier Communications	Reference: Frontier-Communication.	125.98	181,187.03
4/29/2024	03ACH042924	Frontier Communications	Reference: Frontier-Communication.	175.98	181,011.05
4/29/2024	100131	Breeze Connected, LLC	Invoice: 3522 (Reference: Professional svcs. )	5,833.33	175,177.72
4/30/2024			Deposit		1,144.28
4/30/2024			Deposit		2,023.75
4/30/2024	605	Strongroom - Avidpay	check 100104 paid by strongroom to tampa utilities by virtual cc pmt. Tampa utilites does not acce	1,887.95	176,457.80
4/30/2024	605	Strongroom	check 100104 paid by strongroom to tampa utilities by virtual cc pmt. Tampa utilites does not acce		151.10
4/30/2024					176,608.90

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **4**

**AGENDA**

**Cory Lakes Community Development District**  
**Negative Variance Report**  
**4/30/2024**

	<b>ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>Notes</b>
Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)	Direct amount billed from insurance
Legal advertising and Sunshine Board	1,500	875	3,952	(3,077)	Direct amount billed for legal advertising
Sewer lift stations	5,032	2,935	4,210	(1,275)	Replaced header system -\$2800
Payroll services	600	350	2,132	(1,782)	ADP is billing approx \$300 per month. This is in excess of
Community events supplies	14,272	8,325	12,828	(4,503)	\$10,530 to a Party 2 Remember
Beach club office supplies	4,500	2,625	2,906	(281)	multiple expenses for office supplies-mostly HD Supply
Rentals and leases	9,200	5,367	6,238	(872)	Amount billed from Navita Direct amount billed legal services from Straley Robin
Legal - general counsel	15000	8,750	11,152	(2,402)	Vericker Direct amount billed from TECO for streetlights-approx
Streetlights	241863	141,087	144,793	(3,706)	\$21K per month
Electricity	82593	48,179	49,111	(932)	Direct amount billed from TECO for electricity average bi-weekly payroll is \$2722 at 26 pay periods is
Office administrator	62595	36,514	38,785	(2,271)	\$70,772. In addition there is \$500 per month stipends
Rentals and leases	9200	4,600	5,238	(638)	Direct amount billed by Navita  Direct amount billed by vendor-quarterly invoices have been expensed monthly. In addition, (2) invoices \$4268
Contractual virtual guard	59,000	34,417	39,461	(5,045)	total for for 300 barcodes each There were a couple small invoices that totaled \$1050 for
Tree removal, replacement and maintenance	20,000	20,000	21,050	(1,050)	removing trees Direct amount billed by Landscape Maintenance
Tree removal, replacement and maintenance	20,000	20,000	21,050	(1,050)	Professionals, Inc. Additional payments in November \$1000, Jan \$800, April
Supervisors	12,000	7,000	9,600	(2,600)	\$800
Payroll taxes - FICA	1,225	715	866	(151)	Additional supervisor payments see above
Well maintenance - irrigation	3,000	1,750	2,200	(450)	PVC valve and replace motor total expense \$2105 Fitness Services of Flordia Repair approved by John Hall on 1/12/2024 expense total \$2044; canopy replacement
Recreation equipment maintenance & repair	15,000	8,750	17,698	(8,948)	expense total \$3508; Quote 19158 to Playmore \$6163
Monuments & signs	5,000	1,667	2,207	(540)	\$1698 electrician- Home Service Heros
Car and cart repairs and maintenance	6,000	3,500	3,924	(424)	\$653 to Firestone and Autosone and fuel purchases

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **5**

**AGENDA**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS, THE DISTRICT MANAGER, AND THE FACILITIES MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

**WHEREAS**, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

**WHEREAS**, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

**WHEREAS**, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings;

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board, the District Manager, and the Facilities Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the



Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District (2) for the maintenance, repair, or replacement of a District asset, or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
  - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$\_\_\_\_\_ per proposal/event.
  - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$\_\_\_\_\_ per proposal/event.
  - c. The Facilities Manager may individually authorize such expenses up to \$\_\_\_\_\_ per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting**. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations**. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

**Passed and adopted on April 18, 2024.**

**Attest:**

**Cory Lakes  
Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **6**

**AGENDA**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 15, 2024

HOUR: 6:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Tampa at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 16, 2024.**

Attest:

**Cory Lakes Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **7**

**AGENDA**



# Cory Lakes Community Development District Rules and Regulations

Revised March ~~2021~~2024  
(LK EDITS WITH  
SUPERVISORS' INPUT)

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## DEFINITIONS

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Amenity Facilities Policies" or "Policies" - shall mean all Amenity Facilities Policies of Cory Lakes Community Development District, as amended from time to time.

"Facility Manager"-shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Annual User Fee"- shall mean the fee established by the District for any person that is not a Resident or Renter within Cory Lakes CDD I Cory Lake Isles and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board"-shall mean the Cory Lakes Community Development District Board of Supervisors.

"Beach Club Facilities" - shall mean the Beach Club building, pool, playground and fitness center. "District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"House guest"-shall mean any person or persons staying with a household as a guest for one night or longer.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or "Patrons"- shall mean Owners, Renters or Non-Resident Members who are fourteen (14) years of age and older. [AB asks about age differences between 18, 17 and 14 used in document – see "Adult" below](#)

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Adult"-shall be considered any person eighteen (18) years of age or older. "Minor" -shall be considered any person seventeen (17) years of age or younger.

## SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

The rates, fees, and charges to be paid for patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes; (need to get actual cost of bar codes) the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

The following is a brief summary of Cory Lakes District rules pertaining to the suspension of Bar Code Privileges:

- ~~1.—Any patron that hits the barcode gate will be assessed the cost of repair. (CM) That patron will also have their barcode disabled for 72 hours. To enter the community that patron will have to use the visitors' gate.~~
  - ~~1. \_\_\_\_\_~~
  - ~~2.—(CM) Any patron that hits the barcode gate a second time within a one (1) year period will be assessed the cost of repair. This will also result in a 14 day suspension of that patron's access to the barcode lane.~~
  - ~~3.—(CM) Any patron that hits the barcode gate a third time within a one (1) year period will be assessed the cost of repair. This will also result in a 30 day suspension of that patron's access to the barcode lane.~~
  - ~~4.—(CM) Any additional incidents after the third will be assessed the cost of damages and result in a 60 day suspension of their barcode.~~
- 5-2. For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

## ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual CDD operation and maintenance assessment per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cory Lakes Community Development District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased at any time by action of the Board of Supervisors to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial or business purposes. This privilege can be terminated or altered by the CDD Board if any rules/policies are violated (JC)

### FACILITY ACCESS

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. (CM asks if we can raise age to 16? There is a \$10.00 charge to reissue access. (CM asked for clarification – would this need to be done in cases of suspension? If there is a fault in system, should residents still have to pay?). All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

### GUEST POLICY

Guests must be accompanied by a Patron at all times when using any District Facility. Patron will be responsible for any damages caused by Guests while using facilities. (CM asks if we want to limit the number of guests per patron based on facility?)

## LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest as a condition of invitation to the District Facilities premises assume sole responsibility for his or her property. The District and Its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises. No person shall remove from the District Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. District Facilities Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the District Facilities' premises, shall do so at his or her own risk, and shall hold the District Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for and indemnified against any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Should any party bound by these Policies bring suit against the District, the Board of Supervisors, staff, agents or employees of the District, any District Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the District Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

## INDEMNIFICATION

Each organization, group or individual reserving the use of a District Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the District Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of Amenity Facilities agrees to indemnify and hold harmless the District and the District management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the District lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Patron user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
  - a. Submits false information on the application for access.
  - b. Permits unauthorized use of any access.
  - c. Exhibits unsatisfactory behavior or appearance. (CM suggests elaboration on "appearance"?)
  - d. Fails to abide by the Rules and Policies established for the use of facilities.
  - e. Treats the ~~personnel or employees~~ personnel, employees, and/or Security Staff of the ~~facilities~~ CDD in an unreasonable or abusive manner. Examples include, but are not limited to, the use of profanity, verbal, and physical assault.
  - f. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the facility, staff, and/or other residents/guests.
  - g. Intentionally violates any District rule, regulation, and/or policy.
  - f. ~~Damages and/or steals district property.~~
2. District Security Staff may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.
3. The District shall follow the process below in regards to Suspension or Termination of an Adult Patron's privileges:
  - a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice being filed in the District ~~Manager~~ Manager's Office.
  - b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
  - c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.
4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person 's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
6. Suspension Effective Date:
  - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

### 7) Appeal Process -Adult Patrons

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District ~~meetings~~Meeting's agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
  - 1) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors.
  - 2) Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
  - 3) Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
  - 4) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
  - 5) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
  - 6) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - 7) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  - 8) District action(s) will be resolved by way of successful Board motion.
  - 9) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

## SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen* (18)) and/or their guests who violate the rules and policies may result in the expulsion of all be expelled from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child/children, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office.
2. Any Minor/Guest who is expelled from the District Facilities three (3) times in a one-yearone-year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor/Guest is arrested for an act committed, or allegedly committed, while at any District Facility, that ~~minor~~Minor/Guest shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's/Guest's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
5. **Suspension Effective Date**
  - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. **Appeal Process - Minor Patrons**
  - a. Any Minor or guardian,guardian has the right to dispute and request an appeal to the District's Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior

to the next regularly scheduled District ~~meeting~~meeting, or such appeal will be heard at the next subsequent scheduled District meeting.

- e. Any Minor appealing will be governed by the following procedures:
  1. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at ~~meetings~~ meeting in which the appeal will be heard by the Board of Supervisors.
  2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
  3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
  4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
  5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
  6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  8. District action(s) will be resolved by way of successful Board motion.
  9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

## GENERAL FACILITY PROVISIONS

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment. However, when District property is damaged (by accident or intentionally) the District Facility Manager will make every effort to determine the person(s) that caused the damage. The patron is responsible to reimburse the District for all damages caused by the patron or his/her guest(s).

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full. [[[How do we confirm that someone has paid their assessments? Is there a list? Should we add this to reasons for suspension of your use of the facilities? ]]]

The following is a ~~brief~~ summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1) Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and a limited number of their accompanied guests.
- 2) Community playground, park facilities and beach area are open daily from sunrise to sunset, except for activities pre-approved by the CDD-activities.
- 2)3) Lighted outdoor sports facilities (tennis, basketball, hockey rink) will remain open for use until 10:00p00 p.m. All sports facilities must be vacated by 10 pm. All facility lighting will be turned off no later than 10:30p30 p.m.
- 3)4) Except activities pre-approved by the CDD, for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited. [[[WE NEED TO POST HOURS AT THE SOCCER AND CRICKET FIELDS]]]
- 5) All motorized vehicles (**such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters**) are not to be operated at park facilities except on streets, parking lots, and other posted areas, ~~unless special permission is granted.~~ All motorized vehicles are to comply with the POA covenants. No remote control vehicles or toys can be operated in the parking lots or on CDD property.
- 6) Micromobility devices, **motorized scooters**, and miniature motorcycles are not allowed on CLI property, the streets or roads at any time.
- 7) There can be no inflatables such as water slides or bounce houses on any CDD property other than those event sponsored by the CDD—NO EXCEPTIONS.

**\*\*\*THE POA COVENANTS DO NOT ALLOW GOLF CARTS TO BE DRIVEN ON THE STREETS OR SIDEWALKS IN CLI\*\*\***

**The following is information I researched about golf cart and LSV's**  
Golf Carts

Golf carts are defined in [section 320.01\(22\), Florida Statutes](#), as "a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour." Golf carts may be operated on roadways that are designated for golf carts with a posted speed limit of 30 mph or less. Golf carts may also



cross a portion of a county road which intersects a roadway that is approved for golf carts, or that intersects a golf course or mobile home park. In both examples the roadway should have signs posted that golf carts share the roadway. **The operation of golf carts on roads must comply with any more restrictive ordinances enacted by local government and should be verified prior to operating these vehicles.**

Golf carts are not required to be titled or registered and, therefore, are not required to be insured with PIP and PDL insurance coverage. Golf cart operators are not required to have a driver license; however, to operate a golf cart on designated public roadways, a person must be 14 years or older.

#### Converted Golf Carts

Golf carts can be converted to LSVs. Buyers should be aware that if a golf cart has been modified to an LSV, the registration and title date do not reflect the manufacture date (age of the vehicle). Instead, it indicates the year it was registered and titled. This means that the vehicle could be older than the date listed on the title. The speed of an LSV may exceed 30 MPH

#### Titling and Registering a Converted Golf Cart

Prior to titling and registering a converted golf cart, the applicant must present photographs of the front, back, and both sides (4 total) of the converted vehicle to a [Motorist Services Regional Office](#) along with the following documents and fees for an inspection, VIN assignment, title, and registration:

(Note: The converted golf cart must be street-legal before applying for title and registration.)

- Manufacturer's Certificate of Origin or a bill of sale for the golf cart Form [HSMV 84490](#) (Statement of Builder) completed by customer and Compliance Examiner/Inspector;
- Form [HSMV 86064](#) (Affidavit for Golf Cart Modified to a Low Speed Vehicle);
- Original bill(s) of sale or receipt(s) for all parts used to convert the golf cart to a low speed vehicle;
- Certified weight slip for the converted golf cart;
- Form [HSMSV 82040](#) (Application for Title);
- Proof of Florida insurance (minimum \$10,000 PDL and \$10,000 PIP);
- Sales tax or sales tax exemption information for all parts;
- Identification – driver license, ID card or passport; and
- Applicable [fees](#)
  - Inspection fee
  - Title fee
  - Plate fee
  - Initial registration fee, if applicable
  - Registration fee (varies by weight of vehicle)
  - -----

NOTE: [Per section 316.2128](#) Micromobility devices, **motorized scooters**, and miniature motorcycles; requirements.—

(1) The operator of a motorized scooter or micromobility device has all of the rights and duties applicable to the rider of a bicycle under s. 316.2065, except the duties imposed [by s. 316.2065\(2\), \(3\)\(b\), and \(3\)\(c\)](#), which by their nature do not apply. **However, this section may not be construed to prevent a local government, through the exercise of its powers under s. 316.008, from adopting an ordinance governing the operation of micromobility devices and motorized scooters on streets, highways, sidewalks, and sidewalk areas under the local government's jurisdiction.**

(2) A motorized scooter or micromobility device is not required to satisfy the registration and insurance requirements [of s. 320.02](#) or the licensing requirements of [s. 316.605](#).

(3) A person is not required to have a driver license to operate a motorized scooter or micromobility device.

4)

8) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis or basketball courts at any time.

9) Bicycles and any other wheeled device with the exception of roller-skates and rollerblades may not be used on the hockey rink.

10) Destruction, removal or defacing of park equipment, [plants, \(including driving on the grass\)](#), structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from [the use of](#) the facility and compensatory reimbursement costs will be levied. [They may also be subject to a fine for violation of the POA covenants.](#)

11) [No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part thereof or their nests or eggs. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.](#)

12) [Nuisance alligators should be reported to the CDD Facility Manager. The CDD Facility Manager will contact the alligator trapper for removal as deemed appropriate. Nuisance wildlife, as defined in Florida Administrative Code \(F.A.C.\) 68A-9.010, refers to an animal or animals exhibiting behavior that: 1\) causes \(or is about to cause\) property damage, 2\) presents a threat to public safety, or 3\) causes an annoyance within, under or upon a building.](#)

- ~~6~~13) Anyone found to litter CDD property will be subject to suspension and termination of their CDD privileges and/or a fine imposed by the POA for violation of the covenants.
- ~~7~~14) Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.
- ~~8~~15) No ~~persons~~person under the age of 21 shall possess or consume alcohol on CDD property including the sports facilities. Any person ~~who is~~ suspected of being intoxicated or under the influence of drugs or alcohol while on CDD property shall be denied admission and/or be removed by law enforcement.
- ~~9~~16) No person shall use threatening, abusive, ~~insulting~~insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. If the person is found to be a non-resident, they will be asked to leave the property immediately. The Patron is responsible for the actions of their guests at all times.
- ~~10~~17) No person shall create any noise at excessive ~~levels, or levels or~~ use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.
- ~~11~~18) All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
- ~~12~~19) No fireworks of any kind are allowed on CDD property.
- ~~13~~20) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.

- ~~14~~21) All individuals using District Facilities assume personal responsibility and risk. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
- ~~15~~22) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and ~~Policies~~Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- ~~16~~23) Patrons must have Facility Access upon entering the amenities.
- ~~17~~24) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) years Or- or older. ~~{}{}{where? In the beach club? On the tennis court? While riding their bike?}}}~~
- ~~18~~25) All hours of operation of District Facilities will be established and published by the District. The Beach Club Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Beach Club Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization. JJC - are these accurate/updated?
- 26) Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts ( tennis, basketball, volley ball or hockey) or within the playground areas. Where pets are permitted on the grounds, they must be leashed ~~40'~~6' or shorter. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- ~~19~~27) No dogs deemed "dangerous dogs" by the appropriate authority are allowed on CDD property at any time.
- ~~20~~28) Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
- ~~21~~29) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on Amenity Facilities premises. Alcoholic beverages may be served at District pre-approved special events.
- ~~22~~30) Only District employees and staff are allowed in the service areas of the District Facilities.
- ~~23~~31) District staff shall have full authority to enforce these policies.
- ~~24~~32) Guests must be accompanied by a Patron at all times while using any of the the Amenities.
- ~~25~~33) Disregard for any District Facilities rules or policies by the Patron or their guest(s) may result in expulsion from the facility and/or loss of privileges in accordance with the procedures set forth herein.
- ~~26~~34) Patrons and their guests shall treat all CDD staff members with courtesy and respect.
- ~~27~~35) All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
- ~~28~~36) Commercial advertisements shall not be posted or circulated in the District Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on District Facilities property unless approved in writing by the District Manager and/or the CDD Supervisors.
- 37) The District Facilities shall not be used for retail purposes without written permission from the District Board of Supervisors. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- ~~29~~38) The district facilities cannot be used for fundraising events without permission from the CDD Supervisors in advance of the planned event.
- ~~30~~39) District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- ~~31~~40) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. ~~Trespasser~~Trespassers will be reported to the local authorities.
- ~~32~~41) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any District Facility.
- ~~33~~42) All patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same. The Patrons are responsible for ensuring that their guests also comply with all federal, state and local laws, ordinances as well as these Rules and Policies. The Patrons are responsible for the actions of their guests and as such, the Patron may have their privileges suspended or terminated due to the actions of their guest.
- ~~34~~43) Various areas of all District Facilities are under twenty-four (24) hour surveillance.

## ENFORCEMENT

District staff ~~are will be~~ responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules and Policies or illegal activities. ~~Written and verbal warnings may be given to anyone who violates any of these rules.~~

Any perceived or observed illegal activity ~~should will be~~ reported immediately by the Patron that observed the activity ~~referred to~~ the appropriate law enforcement authorities. The CDD staff and security can not report illegal activity unless they observed the activity. Patrons are encouraged to photograph or take a video or audio recording as evidence of any illegal activity. Appropriate action will be taken by the CDD staff up to and including suspension and termination of privileges The Patron may also be subject to the imposition of fines by the POA for violation of the covenants as illegal actions are also deemed a violation of the Cory Lake Isles covenants.

Any person who violates CDD Rule and Policies is subject to the disciplinary process as described in these Rules and Polices and/or the issuance of a fine by the POA for violation of the covenants.

Any person who violates a CDD rule or regulation or who damages or destroys CDD property may be brought before the CDD Supervisors for a hearing, at which time the CDD Supervisors may suspend certain privileges, assess costs, or both. As used herein, the "cost" of repairing or replacing CDD property includes (without limitation) charges incurred for service calls and (if warranted) emergency service calls, parts and labor, and the District's reasonable administrative costs.

Examples of privileges that may be suspended for rule violations include (without limitation); (a) suspension of tennis court privileges for a period of up to 90 days, (b) suspension of bar code access to the community for a period of up to 90 days, and (c) suspension of Beach Club privileges for a period of up to 90 days.

## GENERAL DISTRICT FACILITY USAGE POLICY

The Amenity Facilities are common assets of the District and open to all patrons for exclusive or non-exclusive use.

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities.

Violation of the District's Policies theft of District equipment, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges with respect to the offending patron or guest. If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron. The District may pursue further legal action and restitution in regards to the destruction of Amenity Facility property or equipment.

1. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
2. **Emergencies**- After contacting 911 if required; all emergencies and injuries must be reported to the office of the Facilities Manager (813) 986-1031 or the Morris Bridge gatehouse at (813) 986-0030.

*Persons using the Amenity Facilities do so at their own risk. Facilities manager's staff members are not present to provide personal training, exercise consolation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.*

## BEACH CLUB FACILITY RENTAL POLICIES

Only Resident Patrons 21 years and older only may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

<u>New Year's Day</u>	<u>Good Friday</u>	<u>Memorial Day</u> <u>Day</u> <u>Day</u> <u>Day</u> <u>Easter Sunday</u>
<u>Fourth of July</u> <u>July</u> <u>July</u> <u>Memorial Day</u>	<u>Christmas Day</u> <u>Day</u> <u>Day</u> <u>Day</u> <u>Fourth of July</u>	<u>Thanksgiving</u>  <u>Labor Day</u> <u>New Year's Eve</u>
<u>Christmas Eve</u> <u>Eve</u> <u>Eve</u> <u>Thanksgiving</u>	<u>Easter Sunday</u> <u>Sunday</u> <u>Sunday</u> <u>Christmas Eve</u>	<u>Christmas Day</u>
<u>New Year's Eve</u>		

Only Patrons may rent any CDD facility and the Patron must remain at the facility the entire time during the rental.

The Patron is responsible for any damage, theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.

The Beach Club is not available for rent on the following Federal Holidays and is therefore not available for rent: New Years Day, Martin Luther Kind Jr Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving and the day after Thanksgiving and Christmas Day.

The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours. The patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

**1) Reservations to rent Beach Club 2-6 hours:**

- (a) The Beach Club can be rented for exclusive for 2-hours from 9am to 9pm 7 days a week.
- (b) The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week. The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week.
- (c) Rental fees are determined by the CDD
- (d) The rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.
- (e) Only Patrons over 21 can sign a rental agreement.
- (f) A valid Certificate of Insurance for all vendors MUST be provide to the CDD office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.

**2) -Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility-Rental Agreement. The event date and time will not be confirmed until At the time of approval, all fees associated with the rental are MUST be submitted paid to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of Five Hundred Dollars (\$500) as a security Deposit. JJC – can we include the fee schedule here for rentals at \$350 plus an additional \$100 with alcohol**

**3) All checks and money orders are to be made payable to CORY LAKE CDD. Cash is not accepted.** The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District’s Board of Supervisors at the next available board meeting. Reservation for charity events

must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District. [ WHAT ARE CHARITY EVENTS?]

- 4) Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee. The CDD Supervisors may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.

~~3)5)~~

**2) Available Facilities and Capacity:** The Beach Club is available for private rental not to exceed 100 people, for up to six (6) hours total. INCLUDING SET UP AND POST EVENT CLEAN UP, between the hours of 10am and 11pm when no other CDD/POA events are scheduled.

~~—The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.~~

**3)6) Staffing:** One (1) staff person is required to work during the six (6) hour facility usage. Should the Patron choose to serve alcohol be added to the facility usage at the event, an additional staff person is required. The fee for the second staff person is An additional one hundred-dollar (\$100), usage fee will be added to the total amount owed when two (2) attendants are required.

**4)7) Deposit:** ~~As stated previously, a deposit in the amount of Five Hundred Dollars (\$500) is required at the time the use is approved.~~ To receive a refund of the deposit, the following MUST be completed.

- a. The patron ~~doing the that signed the rental agreement renting~~ must be present for the entire duration of the rental.
- b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
- c. All displays, favors or remnants of the event must be removed.
- d. All of the furniture and other items must be returned to their original position.
- e. There must be no damage to the Beach Club and its property.
- f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
- g. Attendant must verify that above conditions have been met.
- h. All food and beverage, disposable, serving utensils, tray, rented tables, chair, décor and equipment brought to the Beach Club must be removed as soon a practical. Arrangement for the delivery and removal of rented equipment and supplies must no interfere with usage of the Beach Club for other events.
- ~~g-i.~~ Renter will incur a fine for violation of capacity (i.e. more than 100 guests)

**8) Consumption of alcohol:**

- a. A. no one under 21 years of age may consume alcohol during a Beach Club rental.
- b. If 50% of the guests are under 21 at least 2 (two) responsible adults must be present during the entire event.
- c. The Patron Renter will lose their deposit if alcohol is consumed by anyone under 21 years of age at the event.

**9) Serving Food at Private Events:**

- a. The Cory Lakes Community Development District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by residents, vendors, organizations, or third parties for events held on the CDD's property.
- b. In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.

**10) Great care must be taken by the Patron to ensure that the Beach Club is not damages or defaced in any way. At no time is tape or anything adhesive to be placed on the walls or furniture. No nails, tacks or pins may be placed in the walls or furniture. If the Patron Renter is found to be in violation of this rule, they will lose their deposit. Only table top decorations are allowed in the Beach Club.**

**11) Real candles are NEVER allowed. No fires or lighting of matches is allowed. Battery operated candles are allowed.**

**5)12) General Policies:**

- a. Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but not limited to:

Event Cancellation and Closure  
Access Restrictions  
Parking Enforcement and Towing

The Patron ~~Renter>User~~ will be responsible for any and all monetary citation and fines that may be received by the District for such a violation.

- b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.
- c. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- d. Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.
- e. ~~Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board of Supervisors. The District is to be names on these policies as an additional insured party. Is this events such as CDD sponsored events such as Holiday party serving alcohol?~~



## POOL PARTY RESERVATION POLICIES

1. Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or [clubeachclub@corylakescdd.net](mailto:clubeachclub@corylakescdd.net). You may cancel and receive a refund of your fee up to a 3-day cancelation notice.
2. Pool parties can only be scheduled to be held during regular pool hours. Under no circumstances can a pool party be held after the regular pool hours.
3. The use of the pool for a party is non-exclusive. The pool is open to the community and will remain open to residents/guests during the event.
4. Pool Party rental fee is ~~fifty dollars (\$50)~~ one hundred dollars (\$100) for up to a 4-hour rental, this includes set up and clean-up of the area. The Patron is also required to pay a deposit. Rental of the facility is not confirmed until the rental fee and deposit are received.

~~– are we still reserving the pool area? I thought this was no longer an option?~~

~~Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)~~

- 1-5. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and **water** slide rules.
- 2-6. The ~~resident~~ Patron is responsible to ensure that all guests adhere to the Pool Rules and Policies. for ALL their guests knowing and following the rules. Any ~~persistent~~ violation of the rules ~~can~~ will result in the loss of the security deposit.
- 3-7. The designated area to be reserved, consists of ~~only~~ the 4 tables under the roof overhang only, and may be rented for no longer than 4 hours; this includes set up and cleanup time. Redundant stated in first sentence
- 4-8. ~~For any hired vendor (caterer, entertainer, etc.) a~~ A valid certificate of Insurance (COI) must be on file For any hired vendor (caterer, entertainer, etc.) a ~~with~~ with the CDD office naming Cory Lake CDD additional ~~insured~~ insure and Cory Lakes CDD as certificate holder. ~~(\*\*See staff for COI example)~~
- 5-9. ~~ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS.~~ Hmmm we have them at the Fall and Spring Festivals
- 6-10. Functions may be cancelled due to bad weather or pool malfunctions. The pool staff will give as much ~~advanced~~ advance notice as possible.
- 7-11. Food and non-alcoholic beverages may be brought into the reserved area ~~only~~ for the event. **There is absolutely no smoking, NO alcohol or glassware or glass containers allowed of any kind inside the pool gates area! This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e., salsa). The PARTY WILL BE SHUT DOWN AND guests ESCORTED OFF PREMISES FOR if ANY ALCOHOL consumption is OBSERVED outside of the reserved space.**
- 8-12. All pool activity is monitored with video cameras.
- 9-13. It is the responsibility of the resident to **clean the area** and ~~remove empty~~ ALL trash ~~from the~~ cans and dispose of in the dumpster; near the basketball court.– what dumpster. If trash is not removed and area not cleaned, security deposit will be forfeited.
- 10-14. There is a maximum of 40 guests allowed (residents and guests) per party.
- 11-15. All children **MUST BE SUPERVISED.**
16. Table top decorations only (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).
17. If there are any complaints from the other Patrons at the pool or those living in the area about excessive noise due to the party, your deposit may be forfeited.
18. No Barbeque grilling or balloons or fires are allowed.
19. We require the following number of adult chaperones be present at all times during children's parties:
  - a. Children between age 0 and 13 - 1 adult for every 4 children
  - b. Children between ages 14 to 18 - 1 adult for every 6 children

12-20.

~~The pool is open to the community and will remain open to residents/guests during the event.~~

21. The security deposit is fully refundable upon approval if the pool and picnic area is returned to the same condition as it was found prior to the event

~~Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)~~

~~Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or [clubeachclub@corylakescdd.net](mailto:clubeachclub@corylakescdd.net). You may cancel and receive a refund of your fee up to a 3-day cancelation notice.~~

## GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

**\*\*NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK\*\***

### Pool Hours:

January through December                      Opens at Dawn                      Closes at Dusk

1) As a Resident, you Residents agree to abide by all rules and regulations as set by the district:

(a) Residents You acknowledgeacknowledgeacknowledges that this agreement may be terminated by the district without notice if resident you violates the rules and regulations.

(b) Failure to follow any of the rules by a Patron or his guest can result in the loss of the Patron's pool access for up to one (1) month at the discretion of the CDD Facility Manager.

(c) It is the responsibility of the Patron to reimburse the CDD for any damages, losses or thefts caused by the Patron or their guest.

1)(d) All Patrons and guests must be prepared to provide identification when requested by CDD staff or security guard . Any resistance to comply or negative confrontation with CDD staff or the security guard will result in immediate removal of all involved and barred from the pool for up to one year!

2) The district may change its hours of operation without notice.

3) The Patron is responsible for any damages, losses or theft caused by his use or that of his family or guests. Resident agrees to pay for any and all damages, losses and thefts caused by his or her use, the use of the resident's family and the use of the resident's guests.

4) ~~This facility will is be videotaped for security and safety purposes.~~

5) All Patrons must use their assigned Facility Access issued to them upon entering the pool area.

6) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.

7) Radios, tape players, CD players, MP3 players, televisions or any noise making device including cell phones and the like are not permitted unless they are personal units equipped with headphones.

8) Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at their own risk.

9) Glass containers, sharp or hazardous objects are not permitted in the pool area.

10) Alcoholic beverages are not permitted in the pool area, except for District authorized events.

11) No cursing, abusive or harassing language of any kind, No jumping, pushing, running or other horseplay is allowed in the pool ~~or on the pool deck area.~~

- ~~12) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.~~
- ~~12)~~ 13) No diapers.
- ~~13)14)~~ Diving is strictly prohibited. **No jumping or pushing others into the pool. No horseplay.**
- ~~14)15)~~ Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- ~~15)16)~~ No ~~One~~ shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- ~~16)17)~~ Pool entrances must be kept clear at all times.
- ~~17)18)~~ No swinging **or climbing** on ladders, fences, or railings is allowed.
- ~~18)19)~~ Pool furniture and accessories **are should** not to be removed from the pool area.
- ~~19)20)~~ Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- ~~21)~~ Pets, (with the exception of service animals ~~is~~) **are not permitted in the pool area.** ~~Bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.~~
- ~~20)22)~~ **Floating devices including tubes and mattresses are not allowed. No balls of any kind or objects may be brought into the pool**
- ~~21)23)~~ The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- ~~24)~~ ~~Patrons and Guests use the slide at your own risk.~~
- ~~22)25)~~ ~~Patrons, and guests are not allowed to jump the fence to gain access to the pool.~~
- ~~23)26)~~ One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- ~~24)27)~~ **ABSOLUTELY NO STOPPING ON THE SLIDE**
- ~~25)28)~~ **NO RUNNING ON THE SLIDE DECK OR RAMP.**
- ~~26)29)~~ **CLIMBING ON ROCKS IS NOT PERMITTED.**
- ~~27)1)~~ ~~For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.~~
- ~~28)1)~~ ~~Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.~~
- ~~29)1)~~ ~~All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.~~
- ~~30)1)~~ ~~Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.~~
- ~~31)~~ ~~Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.~~
- ~~32)30)~~ Residents and guests must wear proper swimming attire. No cut off jeans or street apparel can be worn to swim.
- ~~31)~~ Continued violations of the pool rules and regulations can result in the permanent expulsion from the pool.
- ~~32)~~ **NO Suntan OIL- Suntan lotion is acceptable.**
- ~~33)~~ **Shower before entering the pool.**
- ~~34)~~ **All walkways around the perimeter of the pool must be kept clear at all times.**
- ~~35)~~ **Report any unsafe or hazardous condition or situation immediately to the CDD Staff.**
- ~~36)~~ **WATCH CHILDREN AT ALL TIMES! Do not take your eyes off your child when they are in the pool or near the water. It takes on a few minutes for a child to drown!**
- ~~37)~~ **The pool area is under 24-hour video surveillance.**
- ~~38)~~ **A Patron must be present with their guests at all times.**
- ~~39)~~ **No more than two (2) non-household guests are allowed per Patron.**
- ~~40)~~ **All swimmers MUST leave the pool anytime thunder is heard. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.**
- ~~41)~~ **Failure to follow the directions given by the CDD Pool Attendant or CDD Staff can result in 30-day loss of access to the pool.**
- ~~42)~~ **No yelling, screaming, loud noises, cursing or any activity or action that is a nuisance to other swimmers.**
- ~~43)~~ **No firearms or weapons allowed.**
- ~~44)~~ **Group games are not allowed if others are in the pool.**
- ~~45)~~ **No drugs or alcohol allowed.**
- ~~46)~~ **No running in the pool or picnic area.**
- ~~47)~~ **Food can only be consumed at the picnic area under the awning. Food cannot be located or consumed pool side or in the pool.**
- ~~48)~~ **No inappropriate public displays of affection.**
- ~~49)~~ **No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.**

- 50) Digital access to the pool enclosure is for members only. Do not hold the gate open to allow non Patrons or someone that is not your personal guest to enter the pool area. Do not use the "EXIT" button to allow non-Patron to enter. Allowing a non-Patron (other than a personal guest) to enter the pool area may result in the lose of pool access for up to one month by the Patron. The gate to the fenced in pool area is for security purposes and is not to be left open or propped open at any time, for any reason.
- 51) Violation of these rules may also hold the Patron open for the imposition of a fine from the POA for violation of the CLI covenants.
- 52) Help keep the pool area clean and attractive:
- (a) Return all chairs and tables to their original position
  - (b) Remove all refuse and place in garbage
  - ~~33~~(c) Take personal belongings with you. The CDD is not responsible for their disappearance or loss.

## WATER SLIDE PROCEDURES

- ~~(a)~~(d) Patrons and Guests use the slide at your own risk.
  - ~~(b)~~(e) One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
  - ~~(c)~~(f) Absolutely NO ~~stopping on the slide~~STOPPING ON THE SLIDE.
  - ~~(d)~~ No running on slide deck or ramp.
  - ~~(e)~~ Climbing on rocks is not permitted.
- 53) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
- 54) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- 55) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
- 56) Patrons and/or guests that are found to block the water slide and cause a buildup of water will be asked to leave immediately.
- 57) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.
- ~~(f)~~ For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
  - ~~(g)~~ Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
  - ~~(h)~~ All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
  - ~~(i)~~(a) Failure to follow slide procedures will result in loss of Patron's slide privileges for one (1) day.  
Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.

## FECES POLICY FOR SWIMMING POOL

1. If contamination occurs, the pool will be closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the restroom before entering the pool.
3. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
4.

## ADA CHAIR LIFT USAGE POLICY

1. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
2. Chair lifts are designed for self-use. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period up to one month, of one (1) day, no exceptions.

## ~~AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY~~

- ~~1. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Nonaquatic toys and equipment are not permitted in the pool.~~
- ~~2. District Staff has the final say regarding the use of any and all recreational floatation devices.~~

NOTE TO LARRY--- Please do a final check on the document to be consistent in what we call this document.... Is it Rules and Regulations or Rules and Policies?

We also need to do a final check and ensure that we are consistent in call the people that live here residents? Patrons? We just need to be consistent.

## FITNESS CENTER POLICIES

1. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to in regard to destruction of Amenity Facility property or equipment.
2. Please note the Fitness Center is an unattended facility. Persons using the facility represent that they are physically able to use the exercise equipment and do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.
3. **Hours:** The Fitness Center is open for use by Patrons twenty-four (24) hours per day. The Fitness Center hours of operation may be changed without notice.
4. **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Facilities Manager at (813) 986-1031.
5. **Eligible Users:** Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:
  - a. Seventeen (17) years old or less must be accompanied by a parent/guardian between the hours of 10:00p.m and 5:00 a.m. No exceptions. RF - if possible, the restriction should be added to the access card for anyone ,17 yrs old
  - b. Under Fourteen (14) years must have a consent form signed by a parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
  - c. Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
  - d. Eighteen (18) years old and more must sign a consent form prior to gym use.
6. **Guest Policy:** Patrons may bring a trainer to the Fitness Center for personal training sessions only. House Guests are allowed usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron.

7. **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids ~~and in containers provided by the facility.~~ Alcoholic beverages are not permitted.

8. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted.

9. Absolutely no sandals allowed while working out in the Fitness facility

8-10. General Policies:

- a. Each individual is responsible for wiping off fitness equipment after use.
- b. Hand chalk is not permitted to be used in the Fitness Center.
- c. Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- d. Weights or other fitness equipment may not be removed from the Fitness Center for any reason. If any equipment is removed by a resident or guest, CDD reserves the right to suspend use rights.
- e. Use of cardiovascular equipment should be limited to thirty (30) minutes when ~~someone~~ another person is waiting.
- f. Step aside between multiple sets on weight equipment if ~~another~~ other persons ~~is~~ are waiting.
- ~~g.~~ Restack weights and replace weights after usage.
- ~~h-g.~~ Replace weights to their proper location after use.
- ~~i-h.~~ Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- ~~j-i.~~ Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.
- ~~k-j.~~ Smokeless tobacco products are not permitted anywhere in the Fitness Center.
- ~~l-k.~~ Loud, profane or abusive language is prohibited.
- ~~m-l.~~ Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.
- ~~n-m.~~ All broken equipment should immediately be reported to the District Staff.
- ~~o-n.~~ The District Staff reserves the right to discontinue- any program~~s~~ or ~~activities~~ activity~~ies~~ activities due to concerns ~~for~~ with safety and or other conflicts with the operation of the Beach Club.
- ~~p-o.~~ Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
- ~~q-p.~~ Weight plates are not to be attached to weight stacks on the machines.
- ~~r-q.~~ Benches and machines are not to be stepped on.
- r. Dumbbells, weight plates, and barbells shall not be placed on the benches.
- s. Audio or Video playback or streaming on smartphones or tablets are not permitted unless they are personal units equipped with headphones.

9-11. The user shall pay for any and all damages caused ~~by~~ his or her careless or improper use of the equipment or facilities.

10-12.        The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.

11-13.        As the Fitness Center and its equipment are an asset of the District, the following guidelines will be used to make decisions on all penalties and enforcements:

Security Video Review:

- A. Footage will be reviewed based on any of the following:
  - 1. A complaint is made which ~~required~~ requires video review for validation:
  - 2. An obvious issue being addressed required video review; and
  - 3. For purposes of testing and maintenance.
- B. Only the Facilities Manager, the installation company, District Chair and a person authorized by the District Board of Supervisors are authorized to view video tapes.

- C. Video must be reviewed by two Authorized individuals, as mentioned above, before accusing a gym user of any [infringementinfractio](#).
- D. Any party accused of an [infringement-infraction](#) has the right to view relevant video footage.
- E. Video footage will not be distributed by the District to any publicly accessible location.

[Infringement-Infraction](#) penalties up to and including:

- A. STEALING EQUIPMENT: Police notification and permanent revocation of rights to Fitness Center use.



- B. DAMAGING EQUIPMENT AND/OR PREMISES: Immediate and permanent revocation of rights to use Fitness Center.
- C. LETTING MINORS IN WITHOUT PARENT: After two warnings, Fitness Center access revoked for 90 days.
- D. NOT PUTTING WEIGHTS AWAY: After two warnings, Fitness Center access revoked for 30 days.

## RULES FOR TENNIS COURTS

1. Tennis Courts are for use of CLI resident, dependents living with a member and their \*guests only. \*the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
3. Players must place trash and debris in the trash receptacles provided at the court entrances.
4. No food, glass bottles, cans or breakable items permitted inside the enclosure.
5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.
6. Gates must be closed at all ~~time~~ during play and upon leaving the courts.
7. Do not prop the gate open with any other material leaving the court unsecured.
8. There is no restroom inside enclosure or outside courts area. [Restrooms are available inside the clubhouse and gym](#)~~Use the restrooms inside the clubhouse.~~
9. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
10. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
11. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.
12. The tennis courts hours of use are dawn to 10:30PM.
13. No more than 4 players are permitted on ~~any the~~ court.
14. Smoking and intoxicants are strictly prohibited on the courts. Intoxicated persons are prohibited on the courts.
15. Use of radio, television, or similar devices permitted only when used with headphones.
16. Use of profane or abusive language is prohibited.
17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.
18. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.
19. Outside Trainers
  - a. Only CDD approved instructors are allowed to use the courts ~~and~~ are only allowed [while](#) training ~~of residents and members~~ of Cory Lake isles.
  - b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
  - c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and ~~members-residents~~ are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident/~~member~~ player is waiting.

## TENNIS COURT POLICIES

All Patrons and Guests using the Tennis Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution ~~in regards to~~ [in regard to](#) destruction of Amenity Facility property or equipment. Guests may use the facilities if accompanied by a Patron.

Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

I) Hours: The Tennis Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and ~~work are available~~ on a first come first ~~served~~ [serve](#) basis unless otherwise programmed by the District.

2) Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.

3) General Policies:

- a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b. Usage ~~works is~~ on a first come first ~~served~~~~serve~~ basis, unless otherwise programmed by the District.
- c. Schedules of programs will be posted.
- d. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.
- e. Shirts must be worn at all times.
- f. Patrons and Guests must supply their own equipment.
- g. ~~Non-alcoholic beverages~~ are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- h. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. ~~The goal is to~~ Please show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Court hazards or damage, ~~need should to~~ be reported to the staff for repairs.
- j. The Tennis Court is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters and other activities are prohibited on the tennis courts.
- k. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.

## HEARING PROCESS

Fitness Center access penalties will be enforced by the Facilities Manager for any party accused of an infringement listed above.

The party will be informed of the next regularly scheduled meeting of the District Board of Supervisors. The party will be required to attend where a hearing will be scheduled to plead their case; and the Board will make a decision on the infringement of either reinstating Fitness Center access; or placing a penalty as outlined above.

## BASKETBALL AND HOCKEY COURT POLICIES

All Patrons and Guests using the Basketball and Hockey Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the facilities. Disregard or violation of the District's policies and rules and misuse or

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution ~~in regards to~~[in regard to](#) destruction of Amenity Facility property or equipment. Guests may use the Basketball and Hockey Court Facilities if accompanied by a Patron.

Please note that the Basketball and Hockey Court Facilities are unattended facilities and persons using them do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

1. Hours: The Basketball and Hockey Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be ~~rented, and~~[rented and](#) are available on a first come first ~~served~~[serve](#) basis unless otherwise programmed by the District.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.
3. Proper Attire: Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.

~~General Policies: General Policies: General Policies:~~ [\\* what about prohibition of allowing dogs on the hockey court for exercise I've heard that this is policy but have not seen it written](#) ~~General Policies:~~

- a. The Basketball and Hockey Court Facilities are for the play of Basketball, Hockey and Soccer.
- b. Pets, bikes, skateboards, and scooters are prohibited to be used at the facility. Roller blades may be used at the hockey court only.
- c. Beverages are permitted at the Basketball and Hockey Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or hockey courts.
- d. Alcoholic beverages are not permitted on the Basketball or Hockey Courts.
- e. The Basketball and Hockey Courts are available on a first come, first ~~served~~[serve](#) basis. It is recommended that persons desiring to use the Basketball or Hockey Court check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball or Hockey Court is limited to one (1) hour when others are waiting.
- f. Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g. Persons using the Basketball or Hockey Court Facility must supply their own equipment.
- h. Courts and their surrounding areas must be cleaned up after use. Players must clean up the court after play. This includes equipment, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Usage of the Basketball or Hockey Court Facility by Guests, unless accompanied by a Patron, is strictly prohibited.

[=====ended here](#)

## PLAYGROUND AND POCKET PARK POLICIES

- 1) No roughhousing.
- 2) Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers.
- 3) The use of profanity or disruptive behavior is absolutely prohibited.
- 4) Alcoholic beverages are not permitted.
- 5) Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.
- 6) Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District.

- 7) The playground and pocket parks are open from sunrise to sunset.
- 8) No one over the age of 12 is allowed on equipment with the exception of the dual swing.

## FISHING AND POND POLICIES

Only Patrons and their Guests may fish from the lake and ponds located within the District. We ask that you respect your fellow landowners and access the lake and ponds through the proper access points. The District operates under a catch and release policy for all fish caught. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.

1. Fishing is permitted only from dawn until dusk.
2. The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
3. Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
4. Cast Netting is prohibited.

5. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
6. Circle Hooks are recommended for all live bait fishing.
7. In events where, dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
8. The use of traps is strictly prohibited.
9. The use of profanity or disruptive behavior will not be tolerated.
10. All trash or debris must be disposed of in the appropriate receptacles. The philosophy of "If you bring it with you, you must take it with you when you leave" is employed.
11. Fish are not to be moved from one lake or pond to another.
12. No one is allowed to introduce or stock any of the lakes or ponds.
13. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation
14. General Polices:
  - a. Swimming is prohibited in all ponds on District property.
  - b. No watercrafts of any kind are allowed in any of the ponds on District property.
  - c. Parking along the right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
  - d. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
  - e. There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20 feet buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
  - f. Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.

## BEACH, DOCK AND BOAT RAMP POLICIES

1. The Beach, Dock and Boat Ramp are provided for use of Patrons and their Guests only. Guests must be accompanied by a resident while using the Beach, Dock or Boat Ramp.
2. Use at your own risk. No lifeguard is on duty.
3. All vessels docked at the Beach Club must be registered and have a current registration sticker and must be numbered in accordance with the POA and District boating policies.
4. Unregistered inoperable or derelict craft may not be docked at the Beach Club and will be towed at owner's expense.
5. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
6. The District is not responsible for damage, theft or vandalism to any boat docked at the Beach Club.
7. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.

## COMMUNITY LAKE AND SHORELINE POLICIES

1. Only vessels belonging and registered to a Patron are permitted on the lake.
2. Use of any non--Patron vessel on Cory Lake will be deemed and considered actionable trespass.
3. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.

4. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
5. Help preserve our fish population. Cory Lake is a "catch and release" lake only.
6. Navigation lights are required on any vessel operating after dusk until dawn. Travel speed during these hours shall not exceed idle speed.
7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Persons using the lake after 10 pm at night must be eighteen (18) years of age or older. In addition, there shall be no loitering on the lake at any time.
10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.
11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.
12. Incident reports can be directed to Cory Lake Security at 813-986-0030.

## NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community.

The policy statement is consistent

with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

## LAKE WALL AND BANK EROSION POLICY

- 1) The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.
- 2) Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.
- 3) All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

## PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:  
No cars are to be parked overnight on any street. No cars are to be parked on easements.
2. Illegally Parked Vehicle will be subject to:  
A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

## POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS

- 1) The District is a special purpose local government and adheres to the Public Records Law and "the Records are open for inspection to the public during normal business hours."
- 1) The Permanent Records (whether originals or copies) are not to be removed from the District Records Office or Local Records Office to preserve the integrity of the public records, much like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.
- 2) Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.
- 3) Pricing for copies are as follows in accordance with State Statutes: Fifteen (15) cents per letter one-sided copies  
Nonstandard sizes at actual cost of duplication  
Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour charged in 5 minute increments.  
Cost of postage and handling, as applicable.  
If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.  
Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers. Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.
- 4) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.
- 5) Meeting agenda, schedules, adopted budget, minutes, audits and other District information is available for viewing and download on the District website at [www.corylakescdd.net](http://www.corylakescdd.net).

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **8**

**AGENDA**



# Cory Lakes Community Development District

10441 Cory Lake Dr.

Tampa, FL 33647

Email: [clibeachclub@corylakescdd.net](mailto:clibeachclub@corylakescdd.net)

Phone: (813) 986-1031

Fax: (813) 986-1056

## POOL PARTY RESERVATION AGREEMENT

Please complete the following Contact Information for the resident responsible for the Pool Party:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

RESERVATION DATE: \_\_\_\_\_

TIME SELECTION: 12PM-4PM

**Please note times may change due to Daylight Savings-the CDD reserves the right to adjust accordingly**

### **The reservation terms are as follows:**

1. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
2. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
3. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set up and clean up time.**
4. Party decorations are limited to table top decorations ONLY. NO GLASS OF ANY KIND ALLOWED IN POOL AREA INCLUDING BEVERAGE DISPENSERS, SERVING DISHES, CUPCAKE/CAKE STANDS, ETC.
5. For any hired vendor (DJ, caterer, entertainer, etc) a valid Certificate of Insurance (COI) must be on file with the CDD office naming Cory Lakes CDD additional insured and Cory Lakes CDD as certificate holder. (\*See staff for COI example)
6. ABSOLUTELY no bounce house on ANY CDD property-NO EXCEPTIONS!



# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **9**

**AGENDA**

# **CORY LAKE COMMUNITY DEVELOPMENT DISTRICT ACCESS TO AND USE OF POOL FACILITIES AND EQUIPMENT AGREEMENT**

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Resident expressly agrees that access to and all use of the Cory Lake Community Development District (the “**District**”) pool facilities and equipment shall be undertaken by Resident at his/her sole risk. The District shall not be liable for any injuries, damage or loss due to injury or property loss or damage occurring from use or occupancy of the facility whether on the premises or in any parking or access area adjacent to the facility. Resident agrees to hold harmless and not sue the District with respect to any cause of action as a result of the above mentioned terms.

**Resident represents and agrees (please initial each item):**

- \_\_\_\_\_ 1. To abide by all rules and regulations as set by the District. Resident acknowledges that this agreement may be terminated by the District without notice if resident violates the rules and regulations.
- \_\_\_\_\_ 2. That the district may change its hours of operation without notice.
- \_\_\_\_\_ 3. To pay for any and all damages, losses, and thefts caused by his or her use, the use of the resident’s family, and the use of the Resident’s guests (careless, improper or otherwise) of the pool facilities or equipment.
- \_\_\_\_\_ 4. This facility will be video taped for security and safety purposes.
- \_\_\_\_\_ 5. All patrons must use their assigned Facility Access issues to them upon entering the pool area.
- \_\_\_\_\_ 6. Children under fourteen (14) years of age must be accompanied by a parent or adult patron at all time for usage of the pool facility.
- \_\_\_\_\_ 7. Radios, tape players, CD players, MP3 Players and televisions, and the like, are not permitted unless they are personal units equipped with headphones.
- \_\_\_\_\_ 8. Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at your own risk.
- \_\_\_\_\_ 9. **Glass containers are not permitted in the pool area.**
- \_\_\_\_\_ 10. **Alcoholic beverages are not permitted in the pool area, except for CDD authorized events.**
- \_\_\_\_\_ 11. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- \_\_\_\_\_ 12. Diving is strictly prohibited

## **CORY LAKE COMMUNITY DEVELOPMENT DISTRICT ACCESS TO AND USE OF POOL FACILITIES AND EQUIPMENT AGREEMENT**

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- \_\_\_\_\_ 13. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- \_\_\_\_\_ 14. Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- \_\_\_\_\_ 15. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- \_\_\_\_\_ 16. Pool entrances must be kept clear at all times.
- \_\_\_\_\_ 17. No swinging on ladders, fences, or railings is allowed.
- \_\_\_\_\_ 18. Pool furniture and accessories are not to be removed from the pool area.
- \_\_\_\_\_ 19. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- \_\_\_\_\_ 20. Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.
- \_\_\_\_\_ 21. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, ect., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- \_\_\_\_\_ 22. Patrons and Guests use the slide at your own risk.
- \_\_\_\_\_ 23. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- \_\_\_\_\_ 24. **ABSOLUTELY NO STOPPING ON THE SLIDE.**
- \_\_\_\_\_ 25. **NO RUNNING ON THE SLIDE DECK OR RAMP.**
- \_\_\_\_\_ 26. **CLIMBING ON ROCKS IS NOT PERMITTED.**
- \_\_\_\_\_ 27. For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
- \_\_\_\_\_ 28. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- \_\_\_\_\_ 29. All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.

**CORY LAKE COMMUNITY DEVELOPMENT DISTRICT  
ACCESS TO AND USE OF POOL FACILITIES AND  
EQUIPMENT AGREEMENT**

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- \_\_\_\_\_ 30. Failure to follow slide procedures will result in loss of patron’s slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.
- \_\_\_\_\_ 31. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.
- \_\_\_\_\_ 32. Residents and guests must wear proper swimming attire and appropriate deck-wear apparel. The following attire is **NOT** allowed: *“street clothes”, cheeky-bikini bottoms, thong style and/or revealing swim wear, cut-off jeans, jeans, skirts, sport bras, leotards, leggings (except swim leggings), dri-fit wear, compression shorts and compression shirts. A visual guide is posted at the pool for reference. The district reserves the right to amend the rules of proper attire at any time.* Failure to comply may result in being asked to cover-up or return to the pool with proper swim wear.
- \_\_\_\_\_ 33. Continued violations of the pool rules and regulations can result in the permanent expulsion from further use of the pool.
- \_\_\_\_\_ 34. Patron(s) may bring up to EIGHT (8) guests to pool per day. For more than 8 guests, Patrons may reserve the specified pool party area through the Reservation process (completed at the Beach Club). Failure to comply may result in denied entry at the pool.

**I HAVE READ, UNDERSTOOD, AND VOLUNTARILY AGREE TO THE TERMS SHOWN ABOVE.**

Signature \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Phone No. \_\_\_\_\_

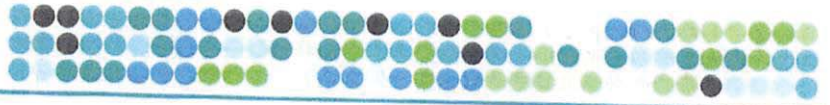
# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **10**

**AGENDA**



## CORRECTION ADDENDUM

40502535

Agreement # 40502535

Lessor/Secured Party/Rentor: Navitas Credit Corp.

Lessee/Borrower/Rentee ("Customer"): CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The above referenced Lessor/Secured Party/Rentor and Customer have entered into the above referenced rental, lease, finance, or note and security Agreement ("Agreement") for the equipment/collateral under terms more fully described in said Agreement. In recognition of the inaccuracy of certain terms of such Agreement, the parties hereby wish to amend said Agreement as set forth below:

The VIN # is missing a digit on the first page of the agreement. It should read 1FTMF1CB3JKF19911

The vendor's name should read Gator Ford Truck Sales, Inc DBA Gator Ford

By signing this Addendum, Customer acknowledges the above changes to the Agreement and authorizes Lessor/Secured Party/Rentor to make such changes. The original of this Agreement shall be that copy which bears your electronic, facsimile or original signature, and our electronic or original signature.

Customer:

 Signature	CHESLEY E. ADAMS, JR. SECRETARY Print Name Title	10/23/18 Date
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### GUARANTOR'S ACKNOWLEDGEMENT

The undersigned Guarantor(s) acknowledges and consents to the terms and conditions of this Authorization and acknowledges that the undersigned's guaranty of the obligations evidenced by the Agreement and this Addendum remain in full force and effect.

<del>Guarantor Signature</del>	<del>Print Name</del>	<del>Date</del>
<del>Guarantor Signature</del>	<del>Print Name</del>	<del>Date</del>
<del>Guarantor Signature</del>	<del>Print Name</del>	<del>Date</del>

### LESSOR/SECURED PARTY/RENTOR'S ACKNOWLEDGEMENT

 Signature	JAMIE GLEATON CUSTOMER SERVICE REPRESENTATIVE Print Name Title	10/24/18 Date
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info@navitascredit.com



www.navitascredit.com



40502535

EQUIPMENT FINANCE AGREEMENT



BORROWER: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
DBA:
Federal Tax ID# 59-3108189
Address: 10441 CORY LAKES DR City: TAMPA State: FL Zip: 33647 Phone: (239) 464-7114

SECURED PARTY/LENDER: NAVITAS CREDIT CORP. VENDOR: GATOR FORD TRUCK SALES, INC AGREEMENT # 40502535

Table with 3 columns: Equipment Description / Quantity / Serial # / VIN#, Term in Months, Monthly Payments, First Payment, Last Payment, Security Deposit, Other, Title Fee, Amount Financed, INITIAL AMOUNT DUE.

TERMS AND CONDITIONS (PAGE 1 OF 2) - PLEASE READ CAREFULLY BEFORE SIGNING

- 1. AGREEMENT: You want to acquire the above equipment ("Equipment") from a vendor selected by you ("Vendor") and have requested that we finance the purchase price for you.
2. TERM: This Agreement shall become effective and shall commence only after you direct us to make disbursements to your Vendor, we approve your Vendor's invoice, we sign this Agreement and we make the initial disbursement or any later date that we designate ("Commencement Date").
3. EQUIPMENT: You agree that you are the owner of and have title to the Equipment, excluding any software.
4. NO WARRANTIES; NO AGENCY: WE ARE FINANCING THE EQUIPMENT FOR YOU "AS IS". WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF NON-INFRINGEMENT, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OR ORDINARY USE IN CONNECTION WITH THIS AGREEMENT.
5. SALE/ASSIGNMENT: YOU MAY NOT SELL, TRANSFER, ASSIGN OR LEASE THE EQUIPMENT OR YOUR OBLIGATIONS UNDER THIS AGREEMENT WITHOUT OUR PRIOR WRITTEN APPROVAL.
6. SECURITY DEPOSIT: As security for the performance of all your obligations hereunder, you have deposited with us the amount set forth in the section shown as "Security Deposit".
7. CARE, USE AND LOCATION; LOSS: You are responsible for installing and keeping the Equipment in good working order and repair.

TERMS AND CONDITIONS (PAGE 1 OF 2) - PLEASE READ CAREFULLY BEFORE SIGNING

By signing this Agreement you acknowledge that you have read and understand the terms and conditions on each page of this Agreement, and you warrant that the person signing this Agreement on your behalf has the authority to do so and to grant the power of attorney set forth in Section 13 of this Agreement.

I AM AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF BORROWER:
X: [Signature] Date Signed: 10-16-18
Print Name & Title: CHESLEY E. ADAMS JR. SECRETARY

ACCEPTED BY SECURED PARTY: NAVITAS CREDIT CORP., at Columbia, South Carolina
By: [Signature] Date Accepted: 10/24/18
Print Name & Title: JAMIE GLEATON CUSTOMER SERVICE REPRESENTATIVE

UNCONDITIONAL GUARANTY:

For the purposes of this Guaranty, "you" and "your" refer to the person making the guaranty. "We", "us" and "our" refer to the Secured Party, our successors or assigns. You acknowledge that you have read and understood the Agreement and this Guaranty and that this is an irrevocable, joint, several and continuing guaranty. You agree that you have an interest in the Borrower's business, economic or otherwise, and that we would not enter into this Agreement without this Guaranty. You unconditionally guaranty that the Borrower will fully and promptly pay all its obligations under the Agreement and any future Agreements with us when they are due and will perform all its other obligations under the Agreement even if we modify or renew the Agreement, or if any payments made by the Borrower are rescinded or returned upon the insolvency, bankruptcy or reorganization of the Borrower, as if the payment had not been made. We do not have to notify you if the Borrower is in default under the Agreement. If the Borrower defaults, you will immediately pay and perform all obligations due under the Agreement. You agree that you will not be released or discharged if we: (i) fail to perfect a security interest in the Equipment or any other property which secures the obligations of Borrower or you to us ("Collateral"); (ii) fail to protect the Collateral; or (iii) abandon or release the Collateral or any obligor under the Agreement or this Guaranty. You agree that we do not have to proceed first against the Borrower or any Collateral. You hereby waive any right of exoneration, notice of acceptance of this Guaranty and of all other notices or demands of any kind in which you may be entitled to except for demand for payment. You will reimburse all expenses we incur in enforcing our rights against Borrower or you, including, without limitation, attorney's fees and costs. We may obtain information from and report to credit reporting agencies to enter into the Agreement or to enforce this Guaranty. You consent to personal jurisdiction, forum, choice of law and jury trial and transfer of venue waiver as stated in section 17. YOU AND WE EACH WAIVE TRIAL BY JURY IN ANY ACTION RELATING TO THE AGREEMENT OR THIS GUARANTY. This Guaranty may be executed by facsimile, electronic or original signature and such a copy shall be treated as an original for all purposes.

X: [Signature] Date Signed:
Print Name:

X: [Signature] Date Signed:
Print Name:



TERMS AND CONDITIONS (PAGE 2 OF 2) - PLEASE READ CAREFULLY BEFORE SIGNING

one week of such event to: (i) repair or replace the Equipment or (ii) pay to us the unpaid balance of the remaining Payments hereunder discounted to present value at the rate of three percent (3%) (or such greater amount that may be required by law) plus any other amounts due or to become due hereunder. UNDER NO CIRCUMSTANCES ARE WE RESPONSIBLE FOR SERVICE OR MAINTENANCE ON THE EQUIPMENT.

8. TAXES: You will pay when due to your appropriate taxing authority, all taxes, fines and penalties relating to this Agreement or the Equipment, and any applicable registration or titling fees or other governmental charges, that are now or in the future assessed or levied by any government authority or required for the lawful possession and use of the Equipment. Sales taxes due upon the purchase of the Equipment and any other such governmental charges, if included in the purchase price, may be financed hereunder.

9. INDEMNITY: We are not responsible for any injuries or losses to you or any other person or property caused by the installation, operation, maintenance, ownership, possession or use of the Equipment. You agree to reimburse us for, hold us harmless from, and defend us against any claims made against us, and for losses or injuries suffered by us, including, without limitation, those arising out of the negligence, tort, or strict liability claims. This indemnity shall continue even after the Term has expired.

10. INSURANCE: You agree to maintain comprehensive liability insurance acceptable to us. You also agree to maintain insurance against the loss of or damage to the Equipment for an amount not less than the replacement cost and name us and our assigns as loss payee. If you fail to timely provide such proof to us, we may, but are not obligated to, obtain property loss insurance to protect our interests in the Equipment. If we secure insurance in the form and amounts we deem reasonable: (i) you will reimburse the premium, which may be higher than a premium that you might pay if you obtained the insurance, (ii) the premium may include a profit to us and/or one of our affiliates through an investment in reinsurance or otherwise, and (iii) we will not name you as an insured party and your interests may not be fully protected. Any insurance proceeds received for the Equipment will be applied, at our option, to repair or replace the Equipment, or to the remaining payments due or that become due hereunder, discounted at three percent (3%) (or such greater amount that may be required by law).

11. DEFAULT: You will be in default if: (i) you do not pay any amount when due; (ii) you break any of your promises or representations hereunder or under any other agreement with us; (iii) you become insolvent, commence dissolution proceedings, assign your assets for the benefit of your creditors, or a trustee is appointed to take control of your assets; (iv) you or any guarantor enters (voluntarily or involuntarily) into a bankruptcy or other insolvency-related proceeding; (v) you default on any obligations to any of your other creditors; (vi) you have made any untrue or misleading representations to us; (vii) any guarantor dies; or (viii) you change your name, state of organization, chief executive office and/or place of residence without providing us with 30 days prior written notice of such change.

12. REMEDIES: In the event of a default by you, we can: (i) cancel this Agreement; (ii) declare you in default under any other agreement you have with us, and exercise any or all remedies provided to us thereunder; (iii) disable the Equipment or require that you ship the Equipment to us at your expense; (iv) accelerate and demand that you pay all the remaining Payments due under this Agreement discounted to present value at three percent (3%) (or such greater amount that may be required by law) together with any other amounts due hereunder; and/or (v) pursue any of the remedies available to us under the UCC or any other law, including repossession of the Equipment or other Collateral. Interest shall accrue on all amounts due us from the date of default until paid at the rate of the lesser of (i) one and one-half percent (1.5%) per month and (ii) the maximum rate permitted by law ("Remedy Interest Rate"). You agree to reimburse us for all charges, costs, expenses and attorney's fees that we have to pay to enforce this Agreement. If you return the Equipment pursuant to clause "(iii)" above or we take possession of the Equipment, you agree to pay the cost of repossession, storing, shipping, repairing and selling or leasing the Equipment. You agree that we do not have to notify you that we are selling or leasing the Equipment except as otherwise required by law. You also agree that we are entitled to abandon the Equipment if we believe it to be in our best interest.

13. BORROWER REPRESENTATIONS AND OTHER AUTHORIZATIONS: You hereby represent, warrant and promise to us that: (i) you have had an adequate opportunity to study this Agreement and consult your legal and other advisors before signing, and this Agreement is enforceable against you in accordance with its terms; (ii) you are not subject to any bankruptcy proceeding; and (iii) if this document was sent by you to us electronically, it has not been altered in any way and any alteration or revision to any part of this or any attached documents will make all such alterations or revisions non-binding and void. You hereby authorize us, and appoint us or our designee as your attorney-in-fact, to endorse insurance proceeds and to execute and file financing statements (naming you as "Debtor") and documents of title and registration (if applicable) on the Equipment or Collateral, and you agree to reimburse us for our out-of-pocket costs relating thereto.

14. FEES AND CHARGES: If any part of any Payment is not made by you when due, you agree to pay us fifteen percent (15%) of each past due amount (or the maximum amount permitted by law, if less than 15%). You agree to pay an administrative fee of fifty dollars (\$50.00) if any check or ACH is dishonored or returned. AS A MATERIAL INDUCEMENT TO US TO ENTER INTO THIS AGREEMENT AND FINANCE YOUR EQUIPMENT, YOU AGREE THAT IF ANY PAYMENT, CHARGE OR FEE BILLED OR COLLECTED BY US IS FOUND TO EXCEED THE MAXIMUM AMOUNT ALLOWED BY LAW, THEN (I) WE MAY MODIFY ANY SUCH EXCESSIVE AMOUNT BILLED SO AS TO MAKE IT NOT EXCESSIVE, (II) WE MAY REFUND TO YOU THE EXCESSIVE AMOUNT, TOGETHER WITH INTEREST AT THE "REMEDY INTEREST RATE" (AS DEFINED IN SECTION 12), AND (III) THE FOREGOING SHALL BE YOUR EXCLUSIVE REMEDY FOR THE BILLING OR COLLECTING OF THE EXCESSIVE AMOUNTS AND YOU WILL NOT RAISE ANY OTHER CLAIM, COMPLAINT OR OBJECTION WITH RESPECT THERETO.

15. ENTIRE AGREEMENT; CHANGES: This Agreement contains the entire agreement between you and us relating to the financing of the Equipment, and it may not be terminated or otherwise changed except in writing by both of us. A limiting endorsement on a check or other form of payment will not be effective to modify your obligations or any of the other terms of this Agreement, and we may apply any payment received without being bound by such limiting endorsements.

16. COMPLIANCE; NOTICES: In the event you fail to comply with any terms of this Agreement, we can, but we do not have to, take any action necessary to effect your compliance upon ten (10) days prior written notice to you. If we are required to pay any amount to obtain your compliance, the amount we pay plus all of our expense in causing your compliance, shall become additional obligations and shall be paid by you together with the next due payment. This Agreement is for the benefit of and is binding upon you, your personal representatives, successors and assigns. Any notice required by this Agreement or the UCC shall be deemed to be delivered when a record properly directed to the intended recipient has been (i) deposited with the US Postal Service, (ii) transmitted by facsimile or through the Internet, provided there is reasonably sufficient proof that it was received by the intended recipient; or (iii) has been personally delivered.

17. CHOICE OF LAW; JURISDICTION: THIS AGREEMENT SHALL NOT BE BINDING UNTIL IT IS ACCEPTED BY US IN WRITING, AND YOU HEREBY STIPULATE THAT OUR ACCEPTANCE AND SIGNING OF THIS AGREEMENT IN SOUTH CAROLINA FOLLOWING YOUR SIGNATURE MEANS THAT THIS AGREEMENT WAS MADE IN SOUTH CAROLINA. YOU HEREBY ACKNOWLEDGE THAT OUR ACCOUNT SERVICING OPERATIONS (INCLUDING THOSE SERVICING YOUR ACCOUNT) ARE LOCATED IN SOUTH CAROLINA. YOU HEREBY AGREE THAT THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF SOUTH CAROLINA, BUT WITHOUT GIVING EFFECT TO THE LAWS OF SOUTH CAROLINA GOVERNING CHOICE OF LAW. YOU CONSENT TO THE JURISDICTION OF THE STATE OR FEDERAL COURTS LOCATED IN THE STATE OF SOUTH CAROLINA FOR THE COUNTY OF LEXINGTON, AND AGREE THAT ANY ACTIONS OR PROCEEDINGS INITIATED BY YOU ARISING DIRECTLY OR INDIRECTLY OUT OF THIS AGREEMENT (WHETHER SOUNDING IN BREACH OF CONTRACT, TORT OR OTHERWISE) SHALL BE BROUGHT ONLY IN SUCH COUNTY IN SOUTH CAROLINA; PROVIDED HOWEVER, WE MAY BRING ACTION AGAINST YOU IN ANY STATE OR FEDERAL COURTS OUTSIDE SOUTH CAROLINA WE CHOOSE IN OUR SOLE DISCRETION, PROVIDED ONLY THAT SUCH COURT HAS PROPER JURISDICTION. IN THE EVENT THIS AGREEMENT IS ASSIGNED BY US, YOU CONSENT TO THE JURISDICTION OF THE STATE AND FEDERAL COURTS OF THE ASSIGNEE'S PRINCIPAL PLACE OF BUSINESS. YOU UNDERSTAND THAT YOUR AGREEMENT TO SOUTH CAROLINA LAW AND YOUR SUBMISSION TO PERSONAL JURISDICTION IN SOUTH CAROLINA DIRECTLY BENEFITS US AND IS A MATERIAL INDUCEMENT TO OUR ENTERING INTO THIS AGREEMENT AND FINANCING YOUR EQUIPMENT. YOU AND WE EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING, WHETHER BROUGHT IN CONTRACT OR TORT, OR AT LAW OR IN EQUITY, ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT.

18. MISCELLANEOUS: No delay or failure by us to enforce our rights under this Agreement shall prevent us from enforcing any rights at a later time. If any part of this Agreement is determined to be unenforceable, all other parts will remain in full force and effect. Any Equipment discounts we may negotiate with Vendor accrue solely to our benefit. The original of this Agreement shall be that copy which bears your electronic, facsimile or original signature, and our electronic or original signature.

PAY PROCEEDS DIRECTION TO FINANCE AGREEMENT

You hereby irrevocably instruct us to pay the Vendor(s) listed below for the Equipment listed on Vendor(s) proposals approved by us. You hereby acknowledge that the Equipment has been delivered and is acceptable in all respects OR the Equipment has NOT been delivered but you hereby authorize us to make payment to the Vendor(s) in order to initiate delivery. Disbursement by us in accordance with the foregoing instructions shall constitute payment and delivery to and receipt by you of any and all such proceeds.

X 

Print Name & Title: CHESLEY E. ADAMS JR.

Date Signed: 10/16/18

I hereby authorize, in my absence,

Telephone # 239 464 7114

to verify my direction to disburse funds.

Vendor: GATOR FORD TRUCK SALES, INC

Vendor:

Vendor:

NCDFP/ED/BEFA





A UNITED COMMUNITY BANK COMPANY



## Progress Payment Agreement

**Lessee/Borrower/Rentee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Agreement #: 40502535**

In reference to the Agreement # 40502535, between Lessee/Borrower/Rentee and Navitas Credit Corp. as Lessor/Secured Party/Rentor:

You negotiated with your supplier, **GATOR FORD TRUCK SALES, INC ("Supplier")**, to acquire the equipment described in the Agreement (the "Agreement"). Your Supplier requires the payment of all or a substantial portion of the total cost of the equipment (the "Equipment Advance") to be paid to Supplier prior to your receipt and acceptance of the equipment. At your request, we will advance the Equipment Advance to Supplier prior to your receipt and acceptance of the equipment when we receive an invoice acceptable to us, but only on the condition that you agree to the following terms:

To induce us to make the Equipment Advance to Supplier prior to your receipt and acceptance of the equipment, **YOU AGREE THAT YOUR OBLIGATIONS (INCLUDING YOUR PAYMENT OBLIGATIONS) UNDER THE AGREEMENT HEREBY IMMEDIATELY COMMENCE. YOU FURTHER AGREE THAT THE AGREEMENT IS NON-CANCELABLE AND THAT YOU WILL TIMELY PERFORM ALL OF YOUR OBLIGATIONS UNDER THE AGREEMENT, INCLUDING MAKING THE MONTHLY PAYMENTS, WITHOUT ANY CLAIM OF SET-OFF, EVEN IF: (a) SOME OR ALL OF THE EQUIPMENT IS NOT DELIVERED AND/OR INSTALLED; (b) THE EQUIPMENT IS UNTIMELY DELIVERED AND/OR UNTIMELY INSTALLED; AND/OR (c) THE EQUIPMENT DOES NOT, AT THE TIME OF DELIVERY OR THEREAFTER, OPERATE PROPERLY OR THERE IS ANY OTHER NONCONFORMANCE IN THE EQUIPMENT OR IN ANY SERVICE.**

You acknowledge that you understand and agree that in the event you are not satisfied with the delivery or installation of the equipment that you shall only look to persons other than Lessor/Secured Party/Rentor such as the manufacturer, installer, or Supplier and shall not assert against Lessor/Secured Party/Rentor any claim or defense you may have with reference to the equipment, its delivery or non-delivery, or its installation. Upon your signing below, you authorize and direct us to pay the Equipment Advance to your Supplier and your promises under the Agreement will be irrevocable and unconditional in all respects and payments shall begin immediately and shall be due continuously hereafter.

A facsimile, electronic, or original copy of your signature on this Agreement bearing our original or electronic authorized signature will be treated as an original.

NAVITAS CREDIT CORP.

Lessor/Secured Party/Rentor

*Jamie Gleaton*

By

JAMIE GLEATON

CUSTOMER SERVICE REPRESENTATIVE

Title

Date

10/24/18

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Lessee/Borrower/Rentee

*CORAL*

By

SECRETARY / MANAGER

Title

Date

10.16.18



info@navitascredit.com

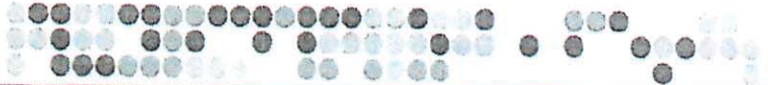


www.navitascredit.com

40502535



A UNITED COMMUNITY BANK COMPANY



### Delivery and Acceptance Certificate

Lessee/Borrower/Rentee: <b>CORY LAKES COMMUNITY DEVELOPMENT DISTRICT</b>	Agreement #: <b>40502535</b>
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The undersigned, who is an authorized signer on behalf of the Lessee/Borrower/Rentee, CORY LAKES COMMUNITY DEVELOPMENT DISTRICT hereby certifies that all equipment subject to the above reference agreement has been delivered or is otherwise in your possession and unconditionally accepts the equipment and requests that **NAVITAS CREDIT CORP.**, Lessor/Secured Party/Rentor, pay the equipment vendor and start the lease.

This acceptance shall be effective when signed below or in counterpart, and photocopy, facsimile, electronic or other copies shall have the same effect for all purposes as an ink-signed original.

CHESLEY E. ADAMS JR.  
Authorized Signer (PRINT NAME)

X C. Adams  
Signature

SECRETARY  
Title (if corporation)

Date 10-16-18

I hereby authorize in my absence, \_\_\_\_\_, to orally verify my permission to pay equipment vendor.

Mobile #: \_\_\_\_\_

Email Address: \_\_\_\_\_

[info@navitascredit.com](mailto:info@navitascredit.com)

[www.navitascredit.com](http://www.navitascredit.com)

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **11**

**AGENDA**

**ADDENDUM #1**

PROJECT: Holiday Lighting

EFFECTIVE DATE: 7/22/2022

OWNER: Cory Lakes Community Development District  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135

CONTRACTOR: Illuminations Holiday Lighting

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Purpose of Change Order: To adjust the scope, fees, discounts and to add 1 additional year to the agreement entered into August 24, 2022.

See attached schedule. Contract is extended through calendar year 2024 at a fee of \$58,950.00 per year. All other provisions of the original contract remain in full force and effect.

RECOMMENDED & APPROVED

By: CopSAW  
Chesley E. Adams jr. District Manager  
Cory Lakes Community Development District

ACCEPTED

Tim Gay  
Name: Tim Gay  
Illuminations Holiday Lighting

Chesley  
Cop



**ILLUMINATIONS HOLIDAY LIGHTING**

Proposal

8806 Herons Cove Pl  
 Tampa, FL 33647  
 Tim Gay (813) 334-4827

TO:  
 Cory Lakes Isles CDD  
 10441 Corey Lake Dr  
 Tampa, FL 33647  
 Attn: John Hall (813) 986-1031

JOB DESCRIPTION	
Christmas Lighting Proposal for Cory Lake Isles	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Front Entrance (CC Blvd)</b>	<b>Entrance Sign</b> Install clear C9's on front entrance sign. Install clear C9's outlining the "Cory Lake Isles" signage. Install two lighted wreaths with bows on either side of signage. Install clear mini lights in shrubs in front of signage Install clear mini lights in palm cluster behind the entrance sign.	\$1,375.00 \$1,200.00 \$825.00
	<b>Entrance Features</b> Install warm white, LED minis on shrubs on entrance side (in front of queen palms) Install 40 - Match Stick palms (20 on entrance / 20 on exit) Install WW LED minis on 20 bottle brush on entrance / exit sides (total of 20 trees)	\$25,500.00
	<b>Entrance Tower</b> Install 60" wreath on front center of entrance tower	\$500.00
	<b>Candy Cane Palm tree</b> - located to side of front entrance sign Install clear mini lights on palm tree trunk, red necklace and green mini lights on palm fronds	\$825.00
	<b>Ligustrums (on entrance side of street)</b> Install warm white LED minis on limbs and green LED minis on canopy of 2 ligustrums	\$4,000.00
	<b>Queen Palm Trees - Entrance Side</b> Install clear mini lights on trunks and red mini lights on neck of 4 queen palms on right side of entrance	\$1,800.00
	<b>Light Poles - Cory Lake Dr</b> Install 18 x 60" Snowburst Lamppost with red structural bows and lighted garland	\$8,000.00
<b>Guardhouse (CC Blvd)</b>	Install clear C9's outlining outer edge of roof line. Install 2 x 48" wreaths with lights and bows (one front; one back) of guard house. Install pre-lit wreaths with bows on entrance gates to guardhouse Install Candy Cane effect on palm tree center median on entrance side of guardhouse	\$1,750.00 \$450.00 \$825.00
<b>Clubhouse</b>	Install 2 x 60" wreaths with lights and bow on either side of entrance doors over windows Install 2 x 48" wreaths with lights and bows on column walls of drive-thru Install clear lights in two crape myrtle trees on either side of drive thru. Install clear mini lights in shrubs in front of clubhouse and left/right of portico Install clear lighting in Bismarck palm by front road side.	\$500.00 \$400.00 \$900.00 \$1,650.00 \$575.00
<b>MBRd Entrance</b>	Install clear C9s on entrance sign and outlining entry monuments. Install clear C9's outlining "Cory Lake Isles" signage. Install lighted wreath with bows on each side of entrance sign Install clear mini lights in shrubs behind front entrance sign to second palm tree Install Candy Cane effect on 2 palm trees center median just past entrance sign	\$1,200.00 \$1,750.00 \$1,400.00 \$0.00
	<b>Palm Trees - entrance / exit</b> Install WW, LED mini lights in 2 palm trees Install WW, LED mini lights in 1 crape myrtle Install WW, LED mini lights in 4 queen palms (exit side only)	\$750.00 \$450.00 \$1,000.00
	<b>Bottle Brush - entrance / exit</b> Install WW, LED mini lights in 5 bottlebrush trees - 2 on exit; 3 on entrance side	\$2,025.00
<b>Guard House (MBRd)</b>	Install clear C9's outlining roof edge of guard house Install 2 x 48" wreaths with lights and bows (one front; one back) of guard house. Install pre-lit wreaths with bows on entrance gates to guardhouse	\$2,000.00 \$400.00
<b>SUB TOTAL</b>		<b>\$61,650.00</b>
<b>3 YR DISCOUNT</b>		<b>\$2,700.00</b>
<b>TOTAL ESTIMATED JOB COST</b>		<b>\$58,950.00</b>

- \* Price includes rental of materials, labor, installation, service and removal of all materials.
- \* Assumes adequate power available. If additional power needed Cory Lake Isles community responsible for providing
- \* Remaining balance of project due upon receipt of invoice after installation
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim

\_\_\_\_\_  
 Tim Gay  
 PREPARED BY

8/21/2022  
 DATE

T.G.

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR CORY LAKE ISLES CDD

\_\_\_\_\_  
 DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cory Lake Isles CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **12**

**AGENDA**



1 **SUMMARY OF MOTIONS MINUTES OF**

2 **03/21/24 REGULAR MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development  
5 District was held Thursday, March 21, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake  
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via  
7 ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>,  
8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837  
9 3143 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m. and conducted roll call. He greeted and  
12 thanked everyone for being present at the meeting.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault (via Zoom)	District Manager, BREEZE
22	Dominique Green	Office Administrator, CLI
23	Steve Small	Account Manager, LMP
24	Joe LoBianco	Senior Regional VP, Allied Universal
25	Bob Burbank	General Manager, Allied Universal
26	Kim Bittar (via Zoom)	Sales Support Manager, Envera Systems
27	Joshua Russell	President, CLI POA

29 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted  
30 the **February 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development  
31 District.

33 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted  
34 the **Non-Exclusive 2-Hour Beach Club Usage Agreement Presented by District Counsel in Hard Copy**,  
35 for the Cory Lakes Community Development District.

37 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
38 the **February 22, 2024, Regular Meeting Summary of Motions**, for the Cory Lakes Community  
39 Development District.

40  
*Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.*

41 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board  
42 approved the **February 22, 2024, Regular Meeting Minutes**, for the Cory Lakes Community  
43 Development District.

44

45

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

46

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

47 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

48

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **13**

**AGENDA**

1 **MINUTES OF 03/21/24 REGULAR MEETING**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Thursday, March 21, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,  
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at  
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143  
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in  
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault <i>(via Zoom)</i>	District Manager, BREEZE
22	Dominique Green	Office Administrator, CLI
23	Steve Small	Account Manager, LMP
24	Joe LoBianco	Senior Regional VP, Allied Universal
25	Bob Burbank	General Manager, Allied Universal
26	Kim Bittar <i>(via Zoom)</i>	Sales Support Manager, Envera Systems
27	Joshua Russell	President, CLI POA

28 *The following is a summary of the discussions and actions taken at the March 21, 2024 Cory Lakes CDD Board*  
29 *of Supervisors Regular Meeting.*

30 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

31 Chairman Castillo thanked everyone for being present. He congratulated the new POA Board and said  
32 that he looked forward to working together for the improvement of the community. He also acknowledged the  
33 service of the previous POA Board members.

34 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

35 Supervisor Acoff congratulated the current POA Board and thanked the former Board. He said that he  
36 was awaiting the opportunity to have a common vision with them for the community to make progress. He  
37 advised everyone to let their concerns be known, as the District approaches the Budget Workshop. He recognized  
38 Mr. Hall for all the years he worked for the community and thanked all for attending.

39 Supervisor McIntyre expressed her appreciation to Mr. Hall. She acknowledged the new POA Board,  
40 as they shared the same objectives for the betterment of Cory Lake Isles, and thanked them for their presence at  
41 the meeting.

42 Vice Chair Belyea welcomed all and appreciated their participation in the community.

43 Supervisor Fontcha thanked everyone for attending and showing their commitment to the community.  
44 He welcomed the new POA Board members as well.

45 **FOURTH ORDER OF BUSINESS – Audience Comments**

46 Chairman Castillo opened Audience Comments.

47 Mr. Foster expressed his appreciation to Mr. Hall. He spoke about Allied being complained about by  
48 residents and acknowledged LMP for sharing their knowledge on plants. He thought that the POA Board did not  
49 sign up for the 2-hour usage agreement for their last meeting. He mentioned the tennis courts being used by non-  
50 residents.

51 Mr. Juan commented on security and on a light that was not working. He recalled a time when the  
52 security guard was doing other things and said that they did not look professional. He recognized the employees  
53 of LMP but mentioned that the palm trees at the Cross Creek entrance were unsightly, as well as at the Morris  
54 Bridge entrance. He asked about the service cost of LMP and Chairman Castillo answered about \$400,000. Mr.  
55 Aliaga asked to reconsider the amount being paid for the work required.

56 Ms. Carroll spoke about maintenance regarding the playgrounds and said that they should be checked  
57 regularly. She then commented on roads not being handled correctly and said that she was satisfied with the  
58 service of LMP.

59 Mr. Russell said that he walked throughout the community as part of the POA and noticed that a mailbox  
60 was not in good condition, as was the retention pond behind it. He spoke about a blind corner on the intersection  
61 of Capri Isle and Morris Bridge, as some people are speeding, and advised putting up a sign.

62 Mr. Tatem stated that they also went around Cory Lakes and raised the issue of non-residents' access to  
63 the community. He said that the security guards were tagging access to random homeowners, and the residents  
64 would call the guard and receive an inappropriate reply. He cited a situation that happened to a resident and  
65 suggested that the Board resolve the problem.

66 Mr. Guzman congratulated the new POA Board and acknowledged the support of the residents. He  
67 mentioned his recent experience regarding security and read a message from another resident stating that the  
68 guard was sleeping with the visitor gate open at 5:30 a.m. He advised declining the rate increase from Allied  
69 and getting a proposal from another vendor.

70 Ms. Tofoya, a new resident, talked about the security guards at the gates and incidents pertaining to the  
71 access of her children's playmates. She mentioned the "lock it and lose it" sign and thought that the community  
72 was not receiving the proper service they had paid for.

73 Mr. Bodhe restated the worth of the payment for security services and the fact that they could not deny  
74 access. He said that non-residents were using the amenities free of charge and should be prevented.

75 Mr. Joga spoke about security issues and facilities being neglected, especially on Sundays.

76 Mr. Prabha informed the Board that he had sent them an email. He advised simplifying ways to manage  
77 the community and refusing outsiders use of the amenities. He said that residents were allowing non-residents  
78 to use the facilities and asked the Board to address the problems.

79 Ms. Parkinson said she was not satisfied with the work of the security personnel and mentioned that was  
80 not the case when Mr. Thompson was in charge. She mentioned solicitors coming into the community several  
81 times per day.

82 Mr. Verma talked about maintenance issues regarding tennis courts and other amenities. He asked if  
83 there was a maintenance contract for the facilities and suggested installing cameras since issues with outsiders  
84 were raised. He stated that some residents use the court for other purposes, and he tried to report it to the security,  
85 but they did not take immediate action. He said that the security guard should handle the situation right away.

86 Mr. Halade commented on the beach club usage and advised having a stricter policy and reducing the  
87 time spent discussing matters that the facilities manager could handle. He then mentioned the palm trees on CDD  
88 properties and asked if there was available information and a plan for them. He said that he would send pictures

89 of the tennis court entrance, wherein plants were not seen but the mulch was placed. He also spoke about traffic  
90 and asked for details to be evaluated and used in making decisions for the community, considering the safety  
91 issue. He suggested landscapers start their work at a later time to not add to the traffic. He said that he would  
92 send an email with his concerns.

93 A resident said that the community could not secure the entrance due to outstanding bonds, which do  
94 not permit the District to be private, and that homeowners should be aware of those. He asked the Board to  
95 resolve the cars blocking the sidewalks, where people in wheelchairs could not pass.

96 **FIFTH ORDER OF BUSINESS – Vendor Updates**

97 **A. Envera**

98 Ms. Bittar addressed the Board via ZOOM and introduced herself. She said that Mr. Hall had reached  
99 out for her to attend, and she mentioned a pending proposal that she wanted to discuss. Supervisor Acoff said  
100 that the Board would like Envera to attend the meeting in person, and Ms. Bittar stated that she would be present  
101 at the next meeting. Chairman Castillo asked Ms. Bittar about the latest technologies, which were also used in  
102 other communities, and a summary of the current services being provided. Ms. Bittar said that she would give  
103 updates and accommodate inquiries at the next meeting. Supervisor Acoff asked if their proposal would still be  
104 valid, as it was presented last November. Ms. Bittar answered yes and said that Envera would honor it and adjust  
105 the expiration date. She added that improvements should be made, such as fingerprint access. Supervisor  
106 McIntyre said that she wanted to know all the options available and mentioned the license tag ID. She stated that  
107 the proposal should be distributed before the meeting to give it more time to be reviewed. Supervisor Acoff  
108 asked for the decision-makers of Envera to be present, considering the budget period. He said that they require  
109 both technology and human resources to be applied to ensure the security of the community and restated that  
110 Envera should attend the meeting. He added that the Board wanted to have more information about their  
111 technology from their technical team. Chairman Castillo asked if Envera could attend the Budget Workshop on  
112 March 26 or the April meeting, and Ms. Bittar said that she could have a representative attend on the 26<sup>th</sup> and  
113 that she would personally attend the April meeting. Chairman Castillo asked Mr. Krause to relay and reiterate  
114 to Envera who the Board wanted as their representative to be present at the meeting.

115 **B. Allied Universal**

116 Mr. LoBianco recalled their proposal submission last year. He acknowledged the incorporation of  
117 technology and discussed the rate changes. He then talked about their employees who did not perform well and  
118 got dismissed. He mentioned that some personnel just left without notice and that they tried to hire as fast as  
119 they could to fill the vacant positions. He said that Mr. Hall contacted them regarding the security issues. Mr.  
120 LoBianco clarified that they were not asking for a budget increase and said that he had sent the projection  
121 estimate as requested. He mentioned that they were regulated by the Department of Agriculture and their  
122 requirements before hiring, and he said that communication was also a factor. Mr. Burbank recognized Mr. Hall  
123 and advised the residents and Board to forward him their concerns and revised policies to have them addressed  
124 properly. Mr. LoBianco added that they would get back on track and do everything to the best of their ability.

125 **C. Landscape Maintenance Professionals (LMP)**

126 Mr. Small addressed the Board and presented their activities for the month. He said that they were  
127 nearing the end of winter cutbacks and that the crepe myrtles were done at Morris Bridge and Cross Creek. He  
128 stated that their next task would be on the roadways and islands. He spoke about the new landscaping and asked  
129 if an additional budget for plantings could be considered. Supervisor Acoff confirmed that a meeting would be  
130 held to identify items to be prioritized for funding and that Ms. Green would be the contact person for LMP.  
131 Supervisor McIntyre and Ms. Thibault asked LMP to give Ms. Green a priority listing of projects, and Mr. Small  
132 agreed. Ms. Thibault said that LMP and Allied could also send the list to her and that she would appreciate them  
133 being present at the Budget Workshop.

134 Mr. Small talked about the palm trees that were mentioned and said that they were scheduled twice a  
135 year, which would start in the 2<sup>nd</sup> week of April and mid-September. Supervisor Acoff said that residents were

136 also accountable for the street palms. Supervisor McIntyre asked Ms. Thibault if trimming street trees was not  
137 included in the budget. Ms. Thibault said that \$21,000 was already spent for FY 2024 and is currently overbudget  
138 by \$1,050, and she estimated \$24,000 for the next fiscal year. Mr. Small discussed the contract stating two  
139 trimmings a year for CDD property and street tree trimming, which was considered billable work to be done  
140 twice a year as well. Chairman Castillo said the Board would consider it for the FY 2025 budget and reminded  
141 the homeowners to be responsible for the trees on their property due to limited funds; however, if the District  
142 would have enough budget and trimmings were really needed, then they could assess. Supervisor McIntyre  
143 recalled that Ms. Springer was supposed to send out an email to residents regarding the trees. Chairman Castillo  
144 said that the new POA Board could assist them in reaching out to residents and reminding them that they are in  
145 charge of those trees until further notice. Supervisor Fontcha advised using social media and the website as well.  
146 Mr. Small reminded everyone to ensure all blades were cleaned before using them in the next yard if the residents  
147 would do the trimming.

148 **SIXTH ORDER OF BUSINESS – Financial Items**

149 **A. Exhibit 1: Acceptance of the February 2024 Unaudited Financial Statement**

150 Ms. Thibault said that the trend was looking good and acknowledged the Board for the budget  
151 adjustments. She discussed the financials and said that she would present a mid-year analysis and a preliminary  
152 budget for FY 2025, excluding the changes in costs for landscape and security. Supervisor McIntyre expressed  
153 her appreciation for the significant improvement in the finances after a few months and thanked Ms. Thibault.  
154 Supervisor Acoff said that the District was doing well in terms of finances; however, there would come a time  
155 when they needed to prioritize items to be addressed, and eventually they would accomplish tasks that would  
156 improve the community, including security.

157 Supervisor McIntyre said that the Board was already aware of the facilities to be maintained, specifically  
158 the tennis courts, as they needed resurfacing and might start in 2025. She added that it would involve landscaping  
159 due to the water drain and security cameras, as Envera was requested to be present. She stated that she had noted  
160 all the issues raised by the homeowners.

161 Chairman Castillo asked Ms. Thibault if she would like to add anything else to her presentation, and  
162 Ms. Thibault responded no and said that she looked forward to the Budget Workshop next week. Chairman  
163 Castillo asked if another column could be added for the percentage of where they are in the budget on page 6 of  
164 11 on the financial statement, and Ms. Thibault said that she could. Chairman Castillo also asked about the  
165 Capital Reinvestment note in the amount of \$154,000 on line 94 of the same page and if it was a payment for  
166 the loan. Ms. Thibault mentioned the interest only payment in November and the principal payment in addition  
167 to an interest-only payment of about \$140,000 in May. He asked about the outstanding principal on the loan.  
168 Ms. Thibault said that after the May payment, the balance would be almost \$280,000, currently at about  
169 \$420,000. She added that the loan would be paid off in two years.

170 Supervisor Acoff asked about the Fund Balance in the amount of \$28,566 on page 15 and when the  
171 money would be back in the budget. Ms. Thibault said that she would get back on that during the workshop.

172 Supervisor McIntyre inquired on the year-to-date actual cost of Community Events Supplies in the  
173 amount of \$12,639 if the expenses for Spring Festival were covered. Ms. Thibault said no and that the Board  
174 had to limit spending on events unless they made some budget adjustments.

175 Supervisor Fontcha asked Ms. Thibault if she could discuss the outstanding bonds with the homeowners  
176 and the possibility of privatizing the road if the bonds were fully paid.

177 Supervisor Fontcha asked Ms. Thibault about the bonds and the outstanding money, how privatizing the  
178 community works, and ways to educate the homeowners. Ms. Thibault asked the Board if they wanted to  
179 consider road and pavement analysis and review the items to be prioritized to form a plan of action. Supervisor  
180 Fontcha advised explaining the outstanding bonds and their process to the residents, and Ms. Thibault said that  
181 she would present those at the next meeting. Supervisor McIntyre recalled that the roads could not be privatized  
182 even if the bonds were paid, as they were issued tax-free. She added that it could happen if the District paid the

183 taxes that were not collected. Chairman Castillo agreed and thought that the bond for Capri Isle would end in  
184 2043. Supervisor Fontcha asked if that would only apply to Capri Isle homeowners. Chairman Castillo gave an  
185 example of a phase in the community and its bond timeline. Supervisor Fontcha suggested that residents should  
186 be aware of the bonds with their properties. Mr. Krause summarized the conversation on bonds and the  
187 privatization of roads. Supervisor McIntyre mentioned that she spoke to a resident about the attempt to make the  
188 roads private, and Ms. Thibault said that she would not recommend that, as the Board would also be affected by  
189 tax-free bonds, which could lead to financial and legal consequences. Supervisor Fontcha recalled an access  
190 issue with a non-resident. Vice Chair Belyea advised preventing outsiders from using the facilities despite the  
191 roads being public. Chairman Castillo said that complaints were piling up and that action should be taken.  
192 Supervisor Fontcha suggested working with POA to address the problem since some homeowners were allowing  
193 non-residents to use the amenities. Chairman Castillo assured the residents that the Board had acknowledged  
194 their concerns, such as speeding, and would work to resolve the issues.

195 1. Exhibit 2: Variance Report for February 2024

196 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the  
197 **February 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

198 **SEVENTH ORDER OF BUSINESS – Business Items**

199 **A. Exhibit 3: Discussion - Review of Beach Club Non-Exclusive 2-Hour Usage**

200 Mr. Krause addressed the Board and said that the District Counsel had provided an updated version for  
201 the Board to consider. Supervisors Fontcha and Acoff commented on the form, stating that it was acceptable.  
202 Vice Chair Belyea asked about the process if a resident did not have the agreement. Supervisor McIntyre recalled  
203 what Mr. Hall said about two groups using the Beach Club and that they would honor the group that had the  
204 form. Ms. Green confirmed that the Board had discussed allowing two groups and that security would prioritize  
205 the people who signed the agreement. Supervisor McIntyre added that they also needed to identify who used the  
206 facilities. Ms. Green mentioned the feedback from residents. Chairman Castillo said that the residents could  
207 maximize the facilities and advised them to fill out the form to check who would be responsible if damage  
208 occurred. He asked Ms. Green to give the Board her assessment based on the proposed process for improvement.  
209 Vice Chair Belyea inquired about the extension of office hours. Ms. Green answered no and mentioned the  
210 schedule. She added that anything beyond the specified time would be considered a rental.

211 Supervisor Acoff advised having a system due to the number of residents in Cory Lakes with one  
212 clubhouse and asked for feedback every month to discuss and make changes that would address the concerns.  
213 Supervisor McIntyre gave an example of a situation that would prefer an exclusive event and reiterated the  
214 importance of scheduling and using the agreement. Supervisor Fontcha said that residents should still respect  
215 each other's space if they are using the amenities at the same time.

216 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the  
217 **Non-Exclusive 2-Hour Beach Club Usage Agreement Presented by District Counsel in Hard Copy**, for the  
218 Cory Lakes Community Development District.

219 **Exhibit 4: Discussion – CDD Rules and Regulations - Updates on Pages 3-11**

220 Supervisor McIntyre asked for the price per barcode, and Ms. Green said that the cost was \$15.  
221 Supervisor McIntyre commented on the age limit on page 3 of the Exhibit and asked for clarifications. Vice  
222 Chair Belyea said that different ages were mentioned in the document and advised setting a standard to ensure  
223 consistency. Mr. Krause advised having the District Counsel address that and review the rules. Supervisor  
224 McIntyre asked if the age restriction in the Facility Access on page 4 could be increased to 16 years old.

225 Chairman Castillo asked about the omitted lines on page 4. Supervisor McIntyre said that they wanted  
226 the people to pay back any damages and that the suspension was not necessary as they could not monitor them.



227 She suggested asking Mr. Babbar if they could charge additional penalties if violations were repeated. Chairman  
228 Castillo thought that it might be effective and asked Mr. Krause to consult with Mr. Babbar about the increase  
229 in fees depending on how many times they did not follow the rules. Vice Chair Belyea asked if a Public Hearing  
230 was needed to adjust the price. Mr. Krause said that there would be a Hearing and suggested waiting for the  
231 completion of the Board review of the current policies and subsequent review by District Counsel. Supervisor  
232 McIntyre clarified that the District could not fine people, but they could charge an administrative fee. She  
233 recalled the cleaning fee that was discussed before and asked if Mr. Babbar could attend the April meeting. Mr.  
234 Krause said that he would request the presence of Mr. Babbar and forward the updated CDD Rules and  
235 Regulations. Supervisor Acoff suggested asking recommendations from Mr. Babbar section by section, and  
236 Chairman Castillo concurred.

237 Chairman Castillo spoke about the Annual User Fee Structure for non-residents on page 4 and said that  
238 those benefits could be modified by the CDD Board if they were non-compliant. He added that it could be added  
239 to the document after “purposes.”

240 Supervisor McIntyre moved the discussion to Facility Access with a \$10 charge for reissuing access and  
241 asked if the Board should reissue access due to suspension. Supervisor Acoff opined that no clarification was  
242 needed.

243 Supervisor McIntyre asked the Board if they would like to limit the number of guests and suggested that  
244 if they exceeded that, they would pay a corresponding fee. She mentioned an issue pertaining to a group of  
245 people using the tennis courts. The Board discussed it over and opined that there should be enforcement. Vice  
246 Chair Belyea said that electronic access would be needed to enter the tennis courts. Supervisor McIntyre advised  
247 adding a scheduling system, such as an application, and discussed the rates and process. Supervisor Acoff said  
248 that Envera might address the technology issue and advised visiting the courts to check the situation. Supervisor  
249 McIntyre informed the Board about a resident who reached out to her regarding former residents playing at the  
250 tennis court. She suggested fingerprint access and a rover to verify if the people who were using the amenities  
251 were residents. Chairman Castillo thought that applying technology would be advantageous and that people  
252 should not solely use the tennis courts for four hours, and Vice Chair Belyea said the Board would need to take  
253 action. Supervisor McIntyre added that reservations for an individual should not be done daily and suggested  
254 having staff who could also schedule the usage. Supervisor Fontcha discussed possible guidelines to be  
255 incorporated into the application. Chairman Castillo recalled that the tennis coach was giving recommendations  
256 about reservations using technology. Supervisor McIntyre said that she had talked to her and explained the time,  
257 fees, and number of guests, as the coach mentioned. She added that there would be a prime time in which  
258 residents would only be allowed. The Board wanted to gather more information about the applications usually  
259 used. Supervisor Acoff asked about the use of the court for pickleball. Supervisor McIntyre said that the coach  
260 advised putting up signs and numbers on the courts. She added that people who play pickleball could use a  
261 hockey rink.

262 **B. Discussion: Tennis Courts Being Used by Non-Members**

263 *This item was previously discussed.*

264 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

265 A. Board of Supervisors Regular Meeting: February 22, 2024

266 1. Exhibit 5: Summary of Motions

267 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the  
268 **February 22, 2024, Regular Meeting Summary of Motions**, for the Cory Lakes Community Development  
269 District.

270 2. Exhibit 6: Regular Meeting

271 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
272 the **February 22, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

273 3. Exhibit 7: Action/Agenda or Completed Items

274 The Board commented that they would like to have the Action Item List printed larger moving forward  
275 to make it readable.

276 **NINTH ORDER OF BUSINESS – Staff Reports**

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

278 Supervisor McIntyre advised discussing the current situation with the POA Board regarding the issuance  
279 of a violation to the resident on Cachet Isle Drive. Chairman Castillo said that the CDD Board could connect the  
280 POA Board to the District Engineer and Counsel to provide them with the details and documents. Mr. Russell  
281 asked the CDD Board when the Design Review Committee (DRC) Application was filed for the alteration, and  
282 the CDD Board answered no. Mr. Russel said that DRC would have to file the investigation and added that a  
283 violation would occur if the resident had made changes to their property without the approval of DRC. Vice  
284 Chair Belyea said that they had altered common property and mentioned that the POA had the authority to put  
285 a lien on the property. Supervisor McIntyre mentioned that Mr. Hall showed the LCAM the site. Chairman  
286 Castillo summarized the conversation and asked Mr. Krause to consult with Mr. Babbar on the matter since the  
287 issue had been around for more than a year.

288 Supervisor Acoff clarified the location of a drainage pond and advised Solitude to treat it. Chairman  
289 Castillo asked Ms. Green to relay the findings to Solitude. Supervisor McIntyre mentioned the County for  
290 mosquito spraying and said that their contact information could be seen on The Islander. Vice Chair Belyea  
291 asked who was responsible for the mailboxes, and Supervisors Acoff and McIntyre said that the CDD was. The  
292 Board decided to have the mailboxes cleaned. Supervisor McIntyre asked Mr. Krause about the status of hiring  
293 a temporary Facilities Manager. Mr. Krause said that there were applicants and that he would try to reach out to  
294 TJ to clean the mailboxes. Ms. Thibault informed the Board that she had forwarded Ms. Green a resume for  
295 review. Chairman Castillo said that he would interview the applicant. Ms. Thibault discussed the process of  
296 hiring and mentioned the work experience of the applicant. She added that she could let him attend the Budget  
297 Workshop. Supervisor Acoff commented on the qualifications of the applicant. Supervisor McIntyre reminded  
298 Ms. Green to reach out to Solitude for the treatment of the pond.

299 **B. Office Administrator (OA) – Dominique Green**

300 1. Exhibit 8: March 2024 OA Report

301 Ms. Green presented the report and mentioned the hiring of new staff, who would also be in charge of  
302 the pool facility. She said that she was trying to carry on the work Mr. Hall left, including the landscaping  
303 problem pertaining to well pumps down at Morris Bridge and Cross Creek. She said that two groups are working  
304 on it. She stated that the motor is under warranty with Accurate; however, LMP was the one checking the site.  
305 She added that she would ask Accurate for proposals on repairs and forward them to Ms. Thibault for review.

306 Supervisor Fontcha asked for updates on the Spring Festival. Ms. Green said that Mr. Hall had given  
307 her ideas on how he sets things up. She added that she was working on it together with her staff and was getting  
308 vendors on board.

309 2. Exhibit 9: Event Posters for Approval

310 Ms. Green presented several non-district event posters for Board review and consideration, as some  
311 residents were giving feedback. Supervisor Fontcha said it would be acceptable if it was specifically for the  
312 community, and Supervisor McIntyre agreed. Supervisor Acoff advised being cautious when posting about  
313 religion and other groups to prevent further requests and disagreements. Supervisor McIntyre said that it would

314 be best to avoid those issues, and that including advertisements might be taken as utilizing the platforms for  
315 other purposes. She added that they should be used for subjects relating to Cory Lakes only.

316 Ms. Green acknowledged the application of technology, as it could be helpful, especially in the  
317 reservations. Supervisor Acoff concurred and said that it would be fair for everyone. Supervisor Fontcha spoke  
318 about the screen at the front of the Amenity Center, and Ms. Green said that she had not used it. The Board said  
319 that it should be repaired.

320 **C. Facilities Manager: TBD**

321 2. Exhibit 10: March 2024 Activity Report

322 Ms. Green stated that the rover could not monitor the community properly as the security truck was out  
323 of gas. Ms. Thibault said that she had sent a letter to Ms. Green regarding the card for the vehicle, and if it had  
324 not been received yet, she would transfer cash to Ms. Green for fuel. She said that they could do the invoice and  
325 suggested that Ms. Green could do the payment first, and Breeze would reimburse as soon as possible. Ms. Green  
326 concurred. Supervisor McIntyre recalled what Mr. Hall said about having a truck on standby when the vehicle  
327 of the security guard was not available.

328 **D. District Counsel: Straley Robin Vericker, P.A.**

329 1. Exhibit 11: Update - Drivers Privacy Protection Act

330 Mr. Krause informed the Board that he had received an email from Mr. Babbar regarding the Driver's  
331 Privacy Protection Act. He said that Allied could request visitors present their ID, but Allied could not force  
332 them. He added that Allied could get their license plate numbers. He read, in part, the email wherein Mr. Babbar  
333 was asking for a justification from Allied on why they could not obtain the details. Supervisor McIntyre spoke  
334 about the possibility of using a license tag instead of a barcode, as Mr. Hall mentioned before.

335 **E. District Manager: BREEZE**

336 Supervisor McIntyre asked about the section to be discussed on Rules and Regulations for the April  
337 meeting. The Board decided to review pages 12-16 to be sent by April 10 for inclusion in the next month's  
338 agenda.

- 339 1. Exhibit 12: FY 2023-2024 Meeting Schedule  
340 2. Notice of FY 2025 Budget Workshop – 3/26/24 at 6:00 p.m.  
341 3. Quorum Check for Next Meeting – 04/18/24 at 6:00 p.m.

342 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

343 Chairman Castillo opened Audience Comments.

344 Mr. Carpenter spoke about the roadways and said that the mail truck had been leaking oil along the road.  
345 Mr. Krause asked Mr. Carpenter to send him the pictures. He then commented on the articles in The Islander as  
346 the community could not utilize them. Supervisor McIntyre mentioned that there were no entries from the  
347 residents last month.

348 Ms. Delgatto asked about some non-District messaging regarding the bonds on Capri Isle, as it led to  
349 confusion. Supervisor Acoff said that the CDD Board would need to clarify the issue. Ms. Delgatto also inquired  
350 about the possibility of privatizing roads, and Mr. Krause said that he would consult with the District Counsel.

351 Mr. Russell said that their property management company would assign an LCAM onsite and that they  
352 had discussed the office hours, but they were looking for a place for her to work. The Board suggested using the  
353 security guardhouse. Mr. Russell said that the POA Board thought of enhancing the means of communication  
354 digitally. He added that Ms. Reiser, the new LCAM, had already visited some sites and that they wanted to  
355 assure the residents that they could reach out to her. Supervisor McIntyre commented that it would be  
356 advantageous to have the LCAM onsite to address POA issues. The Board decided to wait for the advice of Mr.

357 Babbar regarding the contract on office space and said that the LCAM could temporarily use an area in the  
358 Clubhouse while waiting for approval.

359 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

360 Chairman Castillo went back to the issue of bonds on Capri Isle and said that the CDD could send an  
361 email to the homeowners for clarifications. Mr. Krause said that he would make a draft and ask Mr. Babbar to  
362 review it.

363 Supervisor McIntyre asked Mr. Russell if he would like to include some items on the agenda for the  
364 April meeting, and Mr. Russell responded yes. Mr. Krause advised Mr. Russell to send over the agenda items  
365 one week before the meeting.

366 **TWELFTH ORDER OF BUSINESS – Adjournment**

367 Chairman Castillo adjourned the meeting at 9:03 p.m.

368 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at*  
369 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
370 *including the testimony and evidence upon which such appeal is to be based.*

371 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
372 **meeting held on \_\_\_\_\_.**

373

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

374 \_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

375 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **14**

**AGENDA**

1 **MINUTES OF 03/26/24 BUDGET WORKSHOP**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Budget Workshop of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Tuesday, March 26, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,  
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at  
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143  
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:05 p.m., conducted roll call, and led everyone in  
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Cynthia McIntyre	Board Supervisor, Assistant Secretary

18 Also present were:

19	Larry Krause	District Manager, BREEZE
20	Patricia Thibault	District Manager, BREEZE
21	Dominique Green	Office Administrator, CLI
22	Wendy Wilson	Director, Envera Systems
23	Philip Cusumano	Facilities Manager Applicant

24 *The following is a summary of the discussions and actions taken at the March 26, 2024 Cory Lakes CDD Board*  
25 *of Supervisors Budget Workshop.*

26 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

27 Chairman Castillo said that he had no comments and thanked everyone for attending the workshop.

28 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

29 *There being none, the next item followed.*

30 **FOURTH ORDER OF BUSINESS – Audience Comments**

31 Chairman Castillo opened Audience Comments.

32 Mr. Carpenter spoke about the budget for Annuals & Seasonal Plant Installation and Plant Replacement  
33 on lines 67 and 68, respectively, under Landscape Maintenance on page 44. He noted that the Seasonal Plant  
34 Installation remained unchanged. He advised determining the number of trees to be planted and raising the  
35 budget for this item. He said that the District had four plantings in the past, and they only have two currently.  
36 He also stated that the fund for Plant Replacement was also decreased and commented that the community did  
37 not look as good as before. He also talked about the budget for Paver, Street, and Sidewalk Repairs and Cleaning  
38 on line 91 of page 45 of the meeting packet. He said that the amount was reduced, which resulted in poor road  
39 conditions. He stated that if the Board could not raise the budget, he asked for low-cost alternatives to improve  
40 the roads, such as sandbags.

41 *The following item was brought up for discussion.*

42 Ms. Thibault introduced Mr. Cusumano as an applicant for the Facilities Manager position, and the  
43 Board decided to proceed with the interview. Mr. Cusumano addressed the Board and presented himself,  
44 including his credentials and work experience.

45 Supervisor Acoff acknowledged his skills and asked how he could handle conflicts in the community.  
46 Mr. Cusumano said that he would offer possible options to come to an understanding. Supervisor McIntyre asked  
47 about his business, and Mr. Cusumano answered that it was a handyman business and gave some background.  
48 Supervisor McIntyre inquired about his management methods for unreasonable clients. Mr. Cusumano said that  
49 he would return and do the job to satisfy the customer. Supervisor McIntyre asked his impression of the  
50 community, and Mr. Cusumano said that it was pleasant and well-maintained and that it could be given more  
51 attention to address some issues with maintenance. Supervisor Acoff asked when he could begin at work, and  
52 Mr. Cusumano responded Friday. Supervisor McIntyre explained some of the disagreements between the rules  
53 and the concerns of the residents, and she asked how he would deal with those situations. Mr. Cusumano said  
54 that he would follow the instructions of the Board. Supervisor McIntyre asked if he was familiar with gated  
55 communities and the State laws. Mr. Cusumano answered yes and said that his first task was to review the rules.  
56 Supervisor Acoff spoke about budget limitations. Chairman Castillo noted the differences between owning a  
57 business and being a Facilities Manager and asked Mr. Cusumano about his long-term plans. Mr. Cusumano  
58 shared his experience as a business owner and said that he was looking for a place to stay for 10 or 15 years with  
59 a good work-life balance. Chairman Castillo confirmed with Mr. Cusumano that he was aware of the policies in  
60 a deed-restricted community. Supervisor Acoff added that Breeze would assist the new Facilities Manager in  
61 addressing the problems of the community. Ms. Thibault said that the Board could not make decisions and  
62 explained the process of hiring a replacement. She added that Breeze would bring Mr. Cusumano on and make  
63 a formal offer.

64 **FIFTH ORDER OF BUSINESS – Vendor Proposals**

65 **A. Envera**

66 1. Exhibit 1: Discussion – System Upgrade

67 Ms. Wilson addressed the Board and discussed the proposal, as the current fingerprint system was  
68 outdated and needed an upgrade. She said that there would be no installation fee and that all equipment would  
69 be upgraded with the new three-year agreement, including an increase in monthly service payments. She spoke  
70 about the QR code and its new technology of forwarding a QR pass to guests. She mentioned an application  
71 where they could input the details of the visitor to proceed with their QR, and she informed the Board that Envera  
72 could customize management based on the preferences of the community. She added that Envera was using a  
73 process to ensure that the QR pass would be used properly, and that the resident could check the visitor history.  
74 She said that a desktop scanner would be installed at the security gate. Supervisor Acoff asked for a comparison  
75 between what the District currently has and what they propose. Ms. Wilson said that they are offering an upgrade  
76 to the fingerprint system because it cannot be maintained with updates. Supervisor Acoff asked if Envera has a  
77 new technology that the Board could consider aside from their current proposal. Ms. Wilson recalled the  
78 biometrics system installed in 2016; however, there would be issues with the older generation. She added that  
79 access control would not be flexible for all. Supervisor Acoff asked if she could offer a system that can be  
80 maintained long-term and has the latest technology. Chairman Castillo clarified if the additional monthly cost  
81 was due to the upgrade. Ms. Wilson agreed and explained the inclusion breakdown and the latest version.  
82 Supervisor Acoff discussed the possible price increase for a specific period and asked if they could lower the  
83 rate. Ms. Wilson advised negotiating the three-year term with Envera. Chairman Castillo talked about the  
84 consequences of cancellation, and Ms. Wilson opined that they could not cancel within the term of the contract  
85 without charge.

86 Chairman Castillo asked where the footage would be saved. Ms. Wilson said that it would be available  
87 onsite and backed up to their database. Vice Chair Belyea asked about the remaining life span of the current  
88 system, and Ms. Wilson answered that it could die any day, as the system had reached its limit on updates.  
89 Supervisor Acoff asked about the period of the installation, during which the system and server would be down.  
90 Ms. Wilson said that it would take about a week, but the system would work locally. She added that the new  
91 enrollees would be the only ones affected, and the rest would function well.

92 Supervisor McIntyre asked if barcodes would be removed and replaced with license tags. Ms. Wilson  
93 said that they did not install the barcodes, and they did not suggest utilizing them, as they could get photographed.  
94 She advised using RFID readers, which could be an alternative for the community, and explained how it worked.  
95 She added that license plate recognition cameras were in place. Supervisor McIntyre clarified with Ms. Wilson  
96 the breakdown of Guard Software & Passive Video Surveillance Service and asked if Envera has technology to  
97 identify the resident by their license plate since they had challenges in finding violator. Ms. Wilson responded  
98 no and discussed the existing proposal, in which they could review the license plate from the specialized camera  
99 and then pull out the registration details from the State within 72 hours as part of their services. She also  
100 discussed their latest technology, a driver's license scanning system, but limited it to visitors. She said they could  
101 make it for residents, noting that it has an 85% confidence threshold. She opined that RFID would be a better  
102 option and confirmed that the cameras could capture both the driver's license and license plate. She added that  
103 the record would be stored for 30 days onsite, and then they would back up to their server. She stated they would  
104 work with Law Enforcement and provide them with the District's DVR, if needed. Supervisor McIntyre asked  
105 if they could download and save the files, and Ms. Wilson answered yes, but it would take some time and storage.  
106 Chairman Castillo asked where the RFID sticker would be placed. Ms. Wilson said that it would be on the  
107 windshield, considering the distance to the reader, which made it faster for homeowners to pass through the gate  
108 than the barcode; however, she noted that some vehicles have metal oxide that affects the RFID signal and put  
109 the stickers on a mounted sideview mirror. Supervisor Acoff asked if they could connect it with SunPass, and  
110 Ms. Wilson said that they could, but they did not suggest it because more work has to be done with the enrollment  
111 by District staff. Supervisor McIntyre asked for a proposal to weigh the differences.

112 Supervisor McIntyre spoke about Morris Bridge and the District's plan to add cameras and replace  
113 security guards. Supervisor Acoff said that the Board wanted both Allied and Envera to address the security  
114 issues with their proposals that could work together, taking into account the expenses. He said that they would  
115 evaluate and then decide the best package they could offer to secure the community. Ms. Wilson said that they  
116 collaborate with third-party security guard services. Supervisor McIntyre advised putting security access on the  
117 tennis and basketball courts to reduce the cost of hiring onsite guards, and Ms. Wilson concurred that it would  
118 be less expensive. Chairman Castillo said that most of the homeowners preferred to have security guards and  
119 suggested that they could do a survey. Supervisor McIntyre said that residents should be informed of the cost,  
120 and Chairman Castillo agreed. Supervisor Acoff said that there must be a balance between technology and  
121 human resources, keeping in mind the budget. Supervisor McIntyre restated the concerns with the courts and  
122 said that the residents would like to have fingerprint access. She also mentioned that outsiders go over the fence  
123 at the pool. Ms. Wilson said that they monitor when the amenities are closed and not during the daytime.  
124 Supervisor McIntyre acknowledged that the community needed security guards and thought that they could  
125 adjust that by installing more cameras. Chairman Castillo said that Morris Bridge had camera coverage. Ms.  
126 Wilson informed the Board that cameras were setup based on the standards and mentioned that the pedestrian  
127 crosswalk had a special setup. Supervisor Acoff said that the main concern was the lack of information about  
128 what is currently in place and advised doing a gap analysis to present possible options. He added that they could  
129 discuss the advantages and disadvantages with the residents and ask what they preferred. Chairman Castillo  
130 asked Envera to provide a detailed breakdown of the current technology and the fees at the April meeting. He  
131 said that the increased service rate had to be paid if the community decided to proceed with 24-hour manned  
132 security. Supervisor McIntyre asked the Board if she could work as a Liaison with Envera to gather the required  
133 details and report them at the next meeting. Supervisor Acoff thought that they needed Allied to get it done.

134 Supervisor McIntyre said that the District has a boat ramp, and non-residents were bringing boats into  
135 the community. She asked Ms. Wilson if they could prevent that situation, such as by using fingerprint access  
136 and its corresponding price. She also inquired if Envera has a system to identify speeders. Ms. Wilson said that  
137 some communities moved radar detection equipment around and that Envera's system would need strong  
138 internet connections, noting that it was not mobile.

139 Ms. Thibault stated that Breeze could work with the vendors and be the liaison. She said that they could  
140 schedule a meeting with Mr. Krause or herself with one Supervisor and together with Mr. Krause, they would



141 provide oversight along with the new maintenance personnel. She summarized the areas where the Board would  
142 like to have fingerprint access and advised having all the proposals at the April meeting for approval. She also  
143 mentioned a Special Meeting could be held before June 15 for some items to be addressed. She told Ms. Wilson  
144 that she could communicate with her and schedule the site visit. Ms. Wilson said that she would, and she  
145 informed the Board that their technology is regularly updated with their products. She gave an example of the  
146 driver's license scanner's capability as compared to the current kiosk in the community. She added that it would  
147 be the best they could offer as it is more secure as well as the fingerprint scanning, but it would be costly. She  
148 said that it is important to make sure that the equipment is also enhanced to maintain the quality of service.  
149 Supervisor Acoff stated that the residents were not satisfied with the current security and that the Board would  
150 like to improve this status to make it acceptable.

151 Supervisor McIntyre asked the time it would take for the new fingerprint enrollment, and Ms. Wilson  
152 said that it was quite similar. Ms. Thibault spoke about after-sales customer support at Envera. She asked for  
153 assurance that they would cater to their concerns and not do upselling. Ms. Wilson said that they would only  
154 work on authorized expenses. Ms. Thibault said that she would include specific conditions in the contract to  
155 prevent those kinds of events. Chairman Castillo asked Envera to have a representative who could make  
156 decisions for their company at the April meeting. Ms. Thibault said that Breeze would meet with Envera the  
157 following week.

158 **B. Allied Universal**

159 Ms. Thibault addressed the Board and said that there was an increase of about \$5,000 for the current  
160 year and an additional \$35,000 for FY 2025. Chairman Castillo asked where the \$5,000 came from. Ms. Thibault  
161 said that they mentioned the holiday pay. She asked the Board if they would like to look at another proposal  
162 from other vendors, considering the significant increase for the next fiscal year, and the Board agreed.

163 **A. Envera**

164 *This item was brought back for discussion.*

165 Ms. Thibault spoke about Envera's customer service and said that it would take weeks to get a response  
166 from them. Chairman Castillo said that they would not prefer to sign a contract with a company that does not  
167 provide service properly. Ms. Thibault offered to have another Budget Workshop to discuss more details on  
168 what the District had been paying, as they are nearing budget adoption in May or before June 15, and then the  
169 Board could finalize. Supervisor McIntyre concurred. Supervisor Acoff asked about the final adoption. Ms.  
170 Thibault said that would be in August and explained the process of amending the high-water mark budget as  
171 required by the Florida Statute and its consequences. She said that she needed to find the contract with Envera  
172 due to their strict termination policy of once a year and 30 days before the renewal, and confirmed that the  
173 contract was on autorenewal.

174 **C. Landscape Maintenance Professionals (LMP)**

175 Chairman Castillo acknowledged the pictures LMP had provided. Ms. Thibault said the amount for the  
176 landscape enhancements was about \$20,000. Ms. Green explained the presentation handed out to Supervisors,  
177 stating that the former papers were the current work, and the latter were proposals.

178 **SIXTH ORDER OF BUSINESS – Business Items**

179 **A. Exhibit 2: FY 2024 Review / FY 2025 Proposed Budget Presentation**

180 Ms. Thibault presented the budget review and said that she provided a mid-year analysis. She stated that  
181 she made projections through the end of March and that by the end of the year, they would have a budget of over  
182 \$2,524,190, which was lower than the amended budget. She then moved to the administrative expenses that  
183 showed significant savings and said that the insurance fees increased by \$11,000. She informed the Board that  
184 she had contacted the insurance company and asked about it. She said that there were miscalculations before and  
185 that they did not apply the 4% tax discount. She opined that if recomputed, the District had a savings of \$51,637  
186 that would balance out the insurance error, which would result in a \$39,261 net savings in administrative costs.

187 Chairman Castillo asked if the new roof was considered in the increase in insurance cost, and Ms. Thibault  
188 discussed that it was calculated at full replacement value despite the age. Supervisor McIntyre asked Ms.  
189 Thibault if that was required by the law and what she would suggest. Ms. Thibault responded no and said that  
190 the full replacement value is good, but it is more expensive. Supervisor McIntyre mentioned the windstorm that  
191 happened about two years ago and caused damage to several homes. Supervisor Acoff asked about the amount  
192 involved. Ms. Thibault said that the insurance company projected a 10% increase per year, and she based the  
193 proposed budget on that. She stated that she would ask the insurance company regarding the savings if the  
194 District reduced its coverage. Chairman Castillo asked about other insurance companies. Ms. Thibault said that  
195 she communicated with Florida League of Cities, which handled city and county governments, and she was  
196 informed that they were not taking on new clients due to the insurance crisis.

197 Supervisor Acoff asked about the increase in insurance for liability and public officials, and Ms. Thibault  
198 said that the 10% increase mentioned previously was applied. Supervisor McIntyre asked if Mr. Cusumano  
199 would need insurance, and Ms. Thibault answered that he could.

200 Ms. Thibault moved the discussion to utilities, which had a high projection. Supervisor Acoff thought  
201 that it might need an increase for the hot season, and Supervisor McIntyre agreed. Ms. Thibault said that she  
202 would review and increase the budget.

203 Ms. Thibault spoke about security costs, and restated that she would get proposals from other companies.  
204 She said that the Envera contract was signed in 2016 and reminded them of the 30-day notice termination policy.

205 Chairman Castillo went back to utilities expenditures and asked if there was a decrease from TECO.  
206 Ms. Thibault answered no and mentioned the \$7,000 refund paid to the District from incorrectly-collected sales  
207 tax.

208 Ms. Thibault said that the security operations cost would be adjusted, as they were looking for other  
209 vendors to consider, and asked Mr. Krause to inform the residents that FHP would not be available to patrol  
210 inside the gates anymore. She stated that she decreased the amount because of that and asked the Board what  
211 action they would like to take regarding the matter. Chairman Castillo said that they should have Hillsborough  
212 County and asked the reason for FHP's decision. Ms. Thibault mentioned the availability of FHP based on other  
213 districts, and Mr. Krause said that FHP was costly and that he would contact Tampa Police and the Hillsborough  
214 County Sheriff. Supervisor Acoff added that Tampa Police had more staff and advised inviting them, as they  
215 could help the community address some problems, such as speeding.

216 Ms. Thibault talked about field office administration and said that the projected increase was \$9,333,  
217 which was mainly due to the Field Manager position. Supervisor Acoff acknowledged the skills of the current  
218 applicant and said that Breeze could assist him with other guidelines.

219 Supervisor McIntyre asked if the amount for the contractual virtual guard was for the services of Envera,  
220 and Ms. Thibault confirmed.

221 Ms. Thibault said that she was informed by Ms. Green that the Assistant Field Manager was not showing  
222 up. Ms. Green said that she did not have his contact number, as he was reporting directly to Mr. Hall. Ms.  
223 Thibault said that they would reach out to Mr. Hall to connect with the Assistant Field Manager. She asked the  
224 Board if they would like to have another Assistant Field Manager with a set schedule of 15-20 hours per week  
225 to help with major projects. Chairman Castillo recalled that the bathroom door needed to be replaced, and that  
226 Mr. Hall had several other tasks. Supervisor McIntyre suggested delaying the start date of the proposed Assistant  
227 Field Manager to let Mr. Cusumano adjust. Chairman Castillo said that small projects could also be handled by  
228 that person, like painting monuments around the community. Ms. Thibault said that Breeze would post it as a  
229 part-time position.

230 Ms. Thibault mentioned the increase for the Office Administrator, considering the cost of living, and  
231 said that the projected overall increase was about \$26,000. Supervisor Acoff asked about the expense for part-  
232 timers, and Ms. Thibault said that it was covered by Assistant Field Manager costs. Supervisor Acoff asked

233 where miscellaneous fees collected from rentals would be included, and Ms. Thibault said that it was under  
234 Interest and Miscellaneous Revenue.

235 Ms. Thibault moved on to the landscape maintenance costs and noted an increase of about \$15,000.  
236 Supervisor Acoff clarified the amount for the landscape review contract. Ms. Thibault said that the District still  
237 had about \$12,000, and the Board could consider the proposals of LMP, which would be presented on the April  
238 agenda. She stated that she would ask for LMP an addendum for the fuel surcharge, as it should be approved by  
239 the Board. Vice Chair Belyea asked about the tree trimmings per year, and Ms. Thibault explained about the  
240 overbudget. Supervisor Acoff said that it was amended in the current budget but not in the proposed. Chairman  
241 Castillo recalled that Mr. Small thought that two trimmings were in the contract, and the Board said no since  
242 they removed it in November. Vice Chair Belyea asked if they could offer the residents a contract for the  
243 community to trim their trees at a lower rate, and Ms. Thibault responded yes. Chairman Castillo said that some  
244 residents who did not have trees might not pay. He advised bringing back the tree trimming for consideration,  
245 and Vice Chair Belyea said that the community would be more visually pleasing. Chairman Castillo mentioned  
246 a district where trimmings were properly maintained. Supervisor Acoff restated that the second cut was removed  
247 due to budget and said that if the Board could be on track with the budget, they could bring it back. Supervisor  
248 McIntyre advised adding funds to the landscape maintenance, particularly at Cross Creek. Supervisor Acoff  
249 thought that some of the proposals by LMP were for FY 2024, as the Board needed to resolve some of the issues  
250 this year, and agreed that Cross Creek should be addressed. Ms. Green mentioned her conversation with LMP  
251 regarding the proposals for Cross Creek. Chairman Castillo asked when the beach sand got replaced, which had  
252 a budget of \$6,000, and Ms. Thibault answered 2022. Supervisor Acoff said that there were concerns with the  
253 volleyball court. Supervisor McIntyre stated that she had talked to Mr. Hall and explained about the netting that  
254 slowed the water drain. She showed some pictures of the cut netting. Supervisor Acoff asked for the current  
255 drainage design and said that the drainage system for the court should be addressed.

256 Ms. Thibault discussed the facilities maintenance expenditures and spoke about pressure washing. Vice  
257 Chair Belyea mentioned the tennis courts, and Supervisor McIntyre recalled that it would be budgeted for FY  
258 2025 and that the coach had recommendations on the landscaping around the tennis court. Ms. Thibault offered  
259 another suggestion about the drainage. Supervisor Acoff advised looking for the direction of water flow to put  
260 the drains. Ms. Thibault suggested having maintenance personnel monitor that area and do the installation.  
261 Supervisor McIntyre asked about the service costs for the tennis courts. Ms. Thibault gave an estimate of \$16,000  
262 to \$18,000 and advised painting the pickleball lines. Supervisor McIntyre said that they already did. Supervisor  
263 Acoff summarized what needed to be prioritized. Ms. Thibault advised hiring an engineer do the paver analysis  
264 and include it in the priority list. She asked Mr. Krause to reach out to District Engineer Phil Chang.

265 Supervisor Acoff inquired about the \$128,000. Ms. Thibault said that the District has a weir project  
266 about which she is not certain on the cost. She stated that she had taken that out of the budget for FY 2025 and  
267 asked the Board what they would like to do with the fund. Chairman Castillo said that Mr. Chang had already  
268 done the permitting. Ms. Thibault said that they would reach out to Mr. Chang for his study and research and  
269 forward them to Mr. Greg Woodcock to provide proposals. She also mentioned a project at Harbor Bay that Mr.  
270 Woodcock worked on. Ms. Thibault said that she would ask Mr. Woodcock for proposals on paver analysis and  
271 explained the difference between the reserve study and a paver analysis. Supervisor Acoff asked which would  
272 be prioritized, and Ms. Thibault said that she would ask for proposals for both for the Board to review.

273 Ms. Thibault presented the budget for pool maintenance, and Supervisor McIntyre recalled Mr. Hall  
274 mentioning a gas line that may need work. Chairman Castillo suggested planning it for FY 2025. Ms. Thibault  
275 said that the GFOA reduced the three month contingency fund to two months for the operating reserves, which  
276 resulted in savings of about \$100,000. Supervisor Acoff asked what the next step would be, and Ms. Thibault  
277 said that they could prioritize the operating reserves for sustainability, and then the Board might want to take  
278 into account an emergency reserve and an asset reserve afterward.

279 Ms. Thibault summarized what the Board had discussed. Supervisor Acoff thanked Ms. Thibault, Mr.  
280 Krause, and their team for all the work that they had done to get on track with the budget. Ms. Thibault informed  
281 the Board that they would have an additional \$160,000 for the District.

282 Chairman Castillo asked if Ms. Thibault would recommend using some savings to pay off the note. Ms.  
283 Thibault said that only a few years were left. Supervisor Acoff thought that they should wait for the assessment  
284 first to check if they could utilize that amount. Ms. Thibault continued the summary of the discussions.  
285 Supervisor Acoff asked about the \$28,000 in 2013 that the District should have as well, stating that they could  
286 use it for the landscaping issues.

287 **B. Exhibit 3: Mid-Year Analysis and Preliminary Review of FY 2025 Budget Draft**

288 *This item was previously discussed.*

289 **C. Exhibit 4: Discussion – Other Items such as staffing, weirs, etc.**

290 *This item was previously discussed.*

291 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business**

292 Chairman Castillo opened Audience Comments.

293 Mr. Bhutada spoke about the pool hours and said that they should be extended. Ms. Green said that the  
294 current pool hours were set based on the Health Department, considering safety when it was too dark outside.  
295 Mr. Bhutada commented on the streetlights. Supervisor Acoff acknowledged that other residents were also  
296 concerned about that and mentioned track lighting. Supervisor McIntyre said that she also received complaints  
297 about the expense of lights. Mr. Bhutada clarified some of the items for the streetlights. He then talked about the  
298 tall trees, and Supervisor McIntyre said that he could contact LMP, as the CDD and POA could not be involved.  
299 Chairman Castillo explained the scope of work of the Board, and Supervisor Acoff said that the homeowners  
300 were initially responsible for the trimming of their trees. Mr. Bhutada mentioned Envera, and Ms. Thibault said  
301 that the contract would end in August and that the Board could terminate on July 1.

302 Mr. Carpenter commented on the security issues at the gates and advised having a better system. The  
303 Board had a discussion on virtual and manned security at Cross Creek and Morris Bridge and restated that the  
304 residents should be aware of the costs.

305 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

306 *There being none, the next item followed.*

307 **NINTH ORDER OF BUSINESS – Adjournment**

308 Chairman Castillo adjourned the meeting at 8:56 p.m.

309 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at*  
310 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
311 *including the testimony and evidence upon which such appeal is to be based.*

312 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
313 **meeting held on \_\_\_\_\_.**

314 \_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

315 \_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

316 **Title:**  **Secretary**  **Assistant Secretary**

**Title:**  **Chairman**  **Vice Chairman**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **15**

**AGENDA**

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **04/18/24 REGULAR MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development  
5 District was held Thursday, April 18, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake  
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via  
7 ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>,  
8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837  
9 3143 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone  
12 in reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

- |    |                  |                                       |
|----|------------------|---------------------------------------|
| 14 | Jorge Castillo   | Board Supervisor, Chairman            |
| 15 | Ann Belyea       | Board Supervisor, Vice Chair          |
| 16 | Ronald Acoff     | Board Supervisor, Assistant Secretary |
| 17 | Rene Fontcha     | Board Supervisor, Assistant Secretary |
| 18 | Cynthia McIntyre | Board Supervisor, Assistant Secretary |

19 Also present were:

- |    |                              |  |
|----|------------------------------|--|
| 20 | Larry Krause                 | District Manager, BREEZE                 |
| 21 | Patricia Thibault (via Zoom) | District Manager, BREEZE                 |
| 22 | Vivek Babbar                 | District Counsel, Straley Robin Vericker |
| 23 | Dominique Green              | Office Administrator, CLI                |
| 24 | Philip Cusumano              | Facilities Manager, CLI                  |
| 25 | Steve Small                  | Account Manager, LMP                     |
| 26 | Kevin                        | Irrigation Manager, LMP                  |
| 27 | Joe LoBianco                 | Senior Regional VP, Allied Universal     |
| 28 | Brandon Pittman              | Site Supervisor, Allied Universal        |
| 29 | John Scanlon                 | Owner, JCS Security Service              |
| 30 | Joshua Russell               | President, CLI POA                       |

32 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
33 the **Six Proposals Presented by Landscape Maintenance Professionals in the amount of \$17,817.90**,  
34 for the Cory Lakes Community Development District.

36 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted  
37 the **March 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

39 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved  
40 the **Authorization of US Bank to Claim the amount of \$30,914.13 from Cory Lakes**, for the Cory Lakes  
41 Community Development District.

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

43 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved  
44 the **Request of Free Service Due to Error**, for the Cory Lakes Community Development District.

45  
46

47 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board  
48 approved the **Appointment of Mr. Acoff as Board Liaison to work with Staff on the Request For**  
49 **Proposals for Security Services**, for the Cory Lakes Community Development District.

50  
51

52 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved  
53 the **Agreement with Tampa Police Department in the amount of \$43.00/hr**, for the Cory Lakes  
54 Community Development District.

55  
56

57 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board  
58 approved the **Hiring of Mr. Cusumano as the Facilities Manager**, for the Cory Lakes Community  
59 Development District.

60  
61

62 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board  
63 approved the **Hiring an Assistant in the amount Not To Exceed \$20.00/hr**, for the Cory Lakes  
64 Community Development District.

65  
66

67 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board  
68 approved the **Budget Meeting be Held on May 30 at 6:00 p.m.**, for the Cory Lakes Community  
69 Development District.

70  
71

72 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board  
73 approved the **Update on Employment Status on Page 13**, for the Cory Lakes Community Development  
74 District.

75  
76

77 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
78 the **Temporary Spending Authority to Mr. Cusumano in the amount Not To Exceed \$1,000.00 per**  
79 **Item, with a maximum amount of \$5,000.00 in the 30-day Period**, for the Cory Lakes Community  
80 Development District.

81

82

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**Signature**

---

**Signature**

83

---

**Printed Name**

---

**Printed Name**

84 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

85



# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **16**

**AGENDA**

1 **MINUTES OF 04/18/24 REGULAR MEETING**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3  
4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Thursday, April 18, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,  
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at  
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143  
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in  
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault ( <i>via Zoom</i> )	District Manager, BREEZE
22	Vivek Babbar	District Counsel, Straley Robin Vericker
23	Dominique Green	Office Administrator, CLI
24	Philip Cusumano	Facilities Manager, CLI
25	Steve Small	Account Manager, LMP
26	Kevin	Irrigation Manager, LMP
27	Joe LoBianco	Senior Regional VP, Allied Universal
28	Brandon Pittman	Site Supervisor, Allied Universal
29	John Scanlon	Owner, JCS Security Service
30	Joshua Russell	President, CLI POA

31 *The following is a summary of the discussions and actions taken at the April 18, 2024 Cory Lakes CDD Board*  
32 *of Supervisors Regular Meeting.*

33 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

34 Chairman Castillo thanked everyone for their participation and looked forward to working together with  
35 the POA Board.

36 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

37 Vice Chair Belyea welcomed and thanked all for being present.

38 Supervisor Fontcha expressed his appreciation to all the attendees and was eager to have a positive  
39 meeting.

40 Supervisor Acoff thanked everyone for their presence and welcomed Mr. Cusumano to his first meeting.  
41 He spoke about the budget and its importance to the community.

42 Supervisor McIntyre welcomed all and acknowledged Mr. Cusumano and the participants. She talked  
43 about the budget, audits, and security. She asked the residents to share what they prefer regarding security and  
44 landscaping.

45 **FOURTH ORDER OF BUSINESS – Audience Comments**

46 Chairman Castillo opened Audience Comments.

47 Mr. Aliaga asked when the pressure washing on the street and boat ramp would be possible. He also  
48 asked when the budget and fees would decrease.

49 Mr. Forbes stated that he used to manage the security committee and is currently the coordinator of the  
50 community neighborhood watch. He thanked the Board for including the security issues on the agenda and noted  
51 that the residents were not satisfied with the present security services. He added that they needed to follow the  
52 bylaws and find a way for the roads to be private.

53 Mr. Bodhe spoke about security issues and said that they walked throughout the community. He  
54 observed that non-residents were at the amenities and commented that the residents must also do their part and  
55 be reminded of what to do because some of them permit outsiders to use the facilities.

56 Mr. Patil agreed with Mr. Bodhe’s statements. He talked about amenity access and guest list concerns.

57 Mr. Halade commented that, other than the main gate, he would like to keep the other two gates open  
58 and add fingerprint access. He mentioned the palm trees and the overflowing mulch. He suggested alternatives  
59 to improve the landscape and budget as well.

60 Mr. Foster said that invasive gator grass was seen on his property due to an inadequately built seawall  
61 and should be sprayed by the lake company. He noted that there were people fishing, and most of them were  
62 outsiders, leaving ruts in the grass. He then spoke about the mulch and said that some areas did not have enough.

63 **FIFTH ORDER OF BUSINESS – Vendor Updates**

64 **A. Envera**

65 *There being none, the next item followed.*

66 **B. Allied Universal**

67 Mr. LoBianco addressed the Board and said that they had provided their proposals previously. He  
68 discussed some information about their company and the challenges with wages. He stated that their rate  
69 remained at \$15 per hour, and they would like to increase it to \$16. He informed the Board that they had assigned  
70 a new Site Supervisor to the District. He mentioned an action plan, and Supervisor Acoff asked for a copy to  
71 review.

72 Mr. Pittman introduced himself and explained how they are working to improve service. Supervisor  
73 Acoff asked how Allied could assure the effectiveness and level of comfort with their service and mentioned  
74 that there was a guest who tried to use his address to enter the community. He acknowledged their corrective  
75 action with their customer service, but that it should still be improved. Mr. LoBianco said that they were not  
76 getting many experienced applicants with the current salary. Supervisor Acoff asked how the culture of Allied  
77 could align with the community. Mr. LoBianco said that they wanted to meet the expectations of the District,  
78 but they had to consider the wage. Supervisor Acoff asked what their actions would be to satisfy the customers  
79 before they proceeded with the costs.

80 Supervisor McIntyre mentioned an incident and how the resident involved reached out to Tampa Police  
81 (TPD). She asked Allied what their protocol was to identify the intruders. She also spoke about a conversation  
82 between residents and assigned security at that time regarding letting everyone enter the community. Mr.  
83 LoBianco said that they had replaced several employees after that event. Supervisor McIntyre noted that there  
84 had been several robberies and asked Allied about their follow-up procedures. Allied stated that if TPD was  
85 involved, TPD would advise them to withdraw from the investigation. They added that the initial step in securing  
86 the community was to control the gates.

87 Chairman Castillo asked how they manage other districts, which could not deny access. Allied talked  
88 about the redeployment of manpower to patrol the community and suggested having a device to communicate

89 with the rover. Supervisor Acoff said that they should take a different approach to addressing the security issue  
90 and that they could call the police if there were outsiders not listed as guests. Allied stated that other communities  
91 used technology, which would be cheaper, and advised assigning rovers after hours. Vice Chair Belyea asked  
92 the accessibility of non-residents if the gates would be automated, considering the public streets, and Mr.  
93 LoBianco said that they had to contact someone to gain entry into the community. Supervisor McIntyre spoke  
94 about recording the driver's licenses. Supervisor Fontcha mentioned the after-hours process at Morris Bridge  
95 and opined that they needed to reestablish in-person security prior to there, being a rover. Supervisor Acoff said  
96 that the cost was also considered at that time, before there was a rover. He added that they should control the  
97 interface of the people entering the community. Mr. LoBianco suggested using technology for them to review  
98 any footage. Chairman Castillo asked Allied to provide the Board with their recent accomplishments in their  
99 proposal when available, and Mr. LoBianco agreed. Supervisor McIntyre recalled the direction of the Board to  
100 meet with security companies to discuss other options and said that they did and talked about the possibility of  
101 having security personnel monitor the cameras. Mr. LoBianco opined that the Board should get a security system  
102 that the District could grow with.

103 **SEVENTH ORDER OF BUSINESS – Business Items**

104 2. Exhibit 14: JCS Security Service – Armed Security Guard & Roving - \$20.00/hr

105 *This item was addressed out of order.*

106 Mr. Scanlon, the owner of JCS Security Service, addressed the Board and said that the most important  
107 consideration in dealing with security would be the guard gates as the first line of defense. He discussed how he  
108 and his employees handled different situations. Supervisor McIntyre asked about their protocol for thefts. Mr.  
109 Scanlon said that they would initially assess the situation, check the vehicles in the area, review the details, and  
110 confirm the safety of homeowners. He spoke about TPD and said that his company utilizes log sheets to  
111 document information. He added that he has cameras for recording details without additional cost. Supervisor  
112 McIntyre asked about speeding, and Mr. Scanlon said that he also has speed cameras in his trailers. Chairman  
113 Castillo asked if it would be an extra service, and Mr. Scanlon confirmed. Supervisor McIntyre asked if the data  
114 he gathered could be provided to the POA for sending notices to residents, and Mr. Scanlon answered yes.  
115 Supervisor McIntyre inquired about their follow-up protocol. Mr. Scanlon said that they would send out a report  
116 for review. Supervisor Acoff asked about the patrol hours and clarified that the total price was inclusive of the  
117 patrol hours. Chairman Castillo asked if the hourly rate presented was their salary, and Mr. Scanlon said that it  
118 was the bill rate.

119 Supervisor McIntyre asked how they deal with solicitors. Mr. Scanlon said that they could not address  
120 private property issues. He stated that they could send a rover out and identify from which company the solicitors  
121 were from.. Mr. Babbar reminded them that CDD could not enforce on private property.

122 Supervisor Acoff inquired about their recent customer attrition, and Mr. Scanlon said that they were  
123 sold. Supervisor Acoff asked if they have enough employees to address the needs of the community, and Mr.  
124 Scanlon responded yes and said that he has fifty staff. Supervisor Acoff asked about his timeline for making the  
125 security better, and Mr. Scanlon discussed his plans and practices. Supervisor McIntyre asked for his perspective  
126 on rovers and their scope of work, and Mr. Scanlon talked about their responsibilities when situations arise.

127 Supervisor McIntyre spoke about fingerprint access and asked if his employees could verify the licenses  
128 of people using the amenities if they were residents. Mr. Scanlon mentioned that he assigns his guards the same  
129 position and time of day.

130 Chairman Castillo asked about the rates of the employees, and Mr. Scanlon said that he would send Mr.  
131 Krause the details and explain some of the guidelines in his company. Vice Chair Belyea asked the hours the  
132 rover should spend in the community, and Mr. Scanlon said that he would assess first and modify it depending  
133 on the demand. Supervisor Fontcha acknowledged Mr. Scanlon and asked the service duration of his company,  
134 if he had handled a community like theirs, and their proposed technology. Mr. Scanlon confirmed that he had  
135 and said that he could not set up an unmanned gate.

136 Supervisor McIntyre restated the protocol of the JCS Security Service when someone refused to show  
137 their ID. Mr. Scanlon agreed and said that they would observe. He added that they are working with Breeze in  
138 four other communities. Ms. Thibault informed the Board that there was a Request for Proposal (RFP) for  
139 security services and mentioned that it would be required if the amount was over \$195,000.

140 **C. Landscape Maintenance Professionals (LMP)**

141 Mr. Small introduced Kevin and addressed the Board. He gave updates on the maintenance and said that  
142 palm tree trimming would start on Monday and could take 2-3 weeks to finish. Supervisor Acoff asked about  
143 the trimming at Morris Bridge and around the Clubhouse. Mr. Small said that they would clean up at Morris  
144 Bridge and visit the Clubhouse area.

- 145 1. Exhibit 1: Installation of Podocarpus – Cross Creek - \$967.50
- 146 2. Exhibit 2: Installation of Selective Plant Material to Beds – Cross Creek - \$11,402.00
- 147 3. Exhibit 3: Installation of New Plants in Center Island – Cory Lake Blvd./Cory Lake Dr. -  
148 \$2,987.90
- 149 4. Exhibit 4: Installation of Plants – Cory Lake Dr./Cory Lake Blvd. East - \$518.00
- 150 5. Exhibit 5: Installation of Plants in Front of Wood Line – Cory Lake Dr. - \$1,295.00
- 151 6. Exhibit 6: Installation of Plants – Tennis Court - \$647.50

152 Supervisor Acoff noted that the total amount was \$17,817.90 for all proposals presented and asked when  
153 they could expect full maturity of the plants. Mr. Small said that it would take about two years, considering  
154 different plants. He added that mulch was included in the proposals. Chairman Castillo asked if they could give  
155 a discount if all proposals were approved. Mr. Small said that the projects presented were not that big to provide  
156 some deductions. Chairman Castillo asked for the proposal last year with the discount, and Mr. Small said that  
157 he could, noting that the price was not updated. Supervisor Acoff asked if the proposals were for short- or long-  
158 term purposes. Mr. Small said that they were temporary as the proposal amounting to about \$100,000 would  
159 remove the proposed installed foliage if approved.

160 Supervisor McIntyre spoke about the tennis courts and asked if it would be better to take out the mulch  
161 and use gravel for the drainage. She advised waiting on landscaping around the tennis courts until they were  
162 improved. Mr. Small said that he was taking some plants to use in open areas along Cross Creek to reduce costs.  
163 He suggested the appropriate plant for a specific location.

164 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the  
165 **Six Proposals Presented by Landscape Maintenance Professionals in the amount of \$17,817.90**, for the  
166 Cory Lakes Community Development District.

167 Supervisor Acoff asked for the start date, and Mr. Small said that it would be the first to second week  
168 of May. Supervisor McIntyre asked if LMP could help them with the volleyball court. Mr. Small opined that it  
169 would be challenging and mentioned the liabilities.

170 **SIXTH ORDER OF BUSINESS – Financial Items**

171 **A. Exhibit 7: Acceptance of the March 2024 Unaudited Financial Statement**

172 Ms. Thibault went over the report and said that the Net Cash Surplus would come down significantly,  
173 considering the May 1 debt service payment for the weir and roof loan. She said that they were looking forward  
174 to positive results in terms of savings.

175 Supervisor Acoff asked how many remaining debt service payments should be made for FY 2024. Ms.  
176 Thibault said that they were due on May 1 and confirmed that cash flow would not be affected. She then advised  
177 recalculating the fees for the tax collector under Expenditures.

178 Supervisor McIntyre asked about the security costs for Allied for FY 2025. The Board had a discussion  
179 on the price stated by Allied, and Supervisor Acoff said that an updated proposal from Allied for FY 2025 should  
180 be submitted for review. Supervisor McIntyre inquired about the truck from JCS Security Service, and Ms.  
181 Thibault said that she would confirm it. Supervisor Acoff stated that they could discuss it if the inclusions were  
182 formally presented.

183 Chairman Castillo spoke about the virtual guard costs. Ms. Thibault advised having an RFP because of  
184 the amount and said that she would like to fast-track the FY 2025 budget. She suggested holding a Budget  
185 Meeting for the approval of the proposals. Supervisor Acoff concurred to proceed with the RFP. Ms. Thibault  
186 said that the Board could appoint a Supervisor Liaison to work with Staff and added that it would take about a  
187 week to have it advertised.

188 Supervisor McIntyre asked about the termination procedure for Allied, and Ms. Thibault said that a 30-  
189 day notice would be required.

190 Supervisor Acoff inquired about the amount collected from rentals this month and if it was part of the  
191 Miscellaneous Revenue, and Ms. Thibault responded yes. Supervisor Acoff asked if the \$28,566 had been placed  
192 back in the General Fund. Ms. Thibault said that he had received the tracking number and should be in her  
193 Federal Express for deposit. Supervisor Acoff asked for a breakdown of Miscellaneous Revenue, and Ms.  
194 Thibault said that she would.

195 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the  
196 **March 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

197 1. Exhibit 8: Variance Report for February 2024

198 Supervisor Acoff commented that they should monitor every amount that is being spent. Supervisor  
199 McIntyre asked about the payroll services, and Ms. Thibault stated that Wrathell, Hunt and Associates, LLC  
200 uses ADP for payroll, and ADP had set up all the costs for Wrathell's districts to come through Cory Lakes. She  
201 said that Breeze was trying to contact ADP for reimbursement and that she would send a notice if there was no  
202 response in a week. Supervisor Acoff asked how much the District would get from ADP. Ms. Thibault said that  
203 it would be about \$1,000 and asked the Board to change the vendor after the amount was returned.

204 Chairman Castillo asked Ms. Thibault to make the fonts more readable for this exhibit, and Ms. Thibault  
205 agreed to do so.

206 Supervisor McIntyre noted that several streetlights were on during the day, and Mr. Cusumano  
207 confirmed that there were 26 streetlights that were on. Ms. Thibault said that they would advise TECO to manage  
208 those. Supervisor Acoff asked if LED lights were used as replacements, and Mr. Cusumano answered yes.  
209 Supervisor McIntyre said that the District should be entitled to a refund.

210 **B. Reinstatement of the Series 2013 Par**

211 1. Exhibit 9: Certification Letter: Permission for US Bank, N.A. Grant

212 2. Exhibit 10: Exhibit C Re: Redemption Error

213 Ms. Thibault discussed the error, in which the US Bank paid from the wrong bond account in the amount  
214 of \$175,914.13, and said that the concern had to go through the bond holders, who agreed to return \$145,000.  
215 She added that the US Bank covered the remaining balance of \$30,914.13, which would be paid back by the  
216 District, and Mr. Babbar summarized the conversation. Supervisor McIntyre asked if Exhibit 11 was related to  
217 reinstatement. Ms. Thibault said that the Board could make an offer to US Bank that they could get the balance  
218 back; however, recalculation should be made for free due to their error.

219 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the  
220 **Authorization of US Bank to Claim the amount of \$30,914.13 from Cory Lakes**, for the Cory Lakes  
221 Community Development District.

222 **SEVENTH ORDER OF BUSINESS – Business Items**

223 **A. Exhibit 11: Consideration of Amortization Recalculation Agreement Between U.S. Bank Trust**  
224 **Company, National Association and Cory Lakes Community Development District**

225 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the  
226 **Request of Free Service Due to Error**, for the Cory Lakes Community Development District.

227 **B. Exhibit 12: Consideration/Approval of Request for Proposals for Security Services**

228 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
229 the **Appointment of Mr. Acoff as Board Liaison to work with Staff on the Request For Proposals for**  
230 **Security Services**, for the Cory Lakes Community Development District.

231 Supervisors Fontcha and Acoff noted that Morris Bridge and Post Orders were not included on page 5.

232 **C. Consideration/Approval of Proposals:**

233 1. Exhibit 13: Tampa Police Department – Extra Duty/Conditions of Permit - \$43.00/hr

234 Mr. Krause addressed the Board and explained the proposal. Supervisor McIntyre said that it could  
235 depend on which security service the Board approved. The Board discussed that TPD would focus on patrolling  
236 the community, and Supervisor Acoff thought that they could also address speeding.

237 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the  
238 **Agreement with Tampa Police Department in the amount of \$43.00/hr**, for the Cory Lakes Community  
239 Development District.

240 Supervisor Acoff commented that the work hours could be further discussed. Chairman Castillo asked  
241 Mr. Krause to include this item on next month's agenda. Supervisor McIntyre noted that there were speeding  
242 issues at night during the weekend.

243 2. Exhibit 14: JCS Security Service – Armed Security Guard & Roving - \$20.00/hr

244 Supervisor McIntyre spoke about maximizing security services with technology and cameras. She  
245 commented that security personnel should be roving 24 hours a day. Supervisor Acoff said that they could talk  
246 about it after the RFP as they have no authority or tools yet. Supervisor McIntyre recalled the installation of  
247 security systems at the amenities. Chairman Castillo thought that not all facilities should have access control and  
248 that they could put them in areas with concerns. He mentioned a reservation application, and Supervisor Acoff  
249 agreed, noting the booking hours. Supervisor McIntyre said that outsiders were using the soccer field on  
250 weekends. Supervisor Acoff commented that they could install the control system in high-priority areas one  
251 phase at a time and expand one phase at a time. Ms. Thibault said that they had a proposal to present with the  
252 features that the Board would like to include.

253 3. Exhibit 15: Johnson Engineering – Rate Schedule - \$220.00/hr

254 Mr. Krause informed the Board that the District Engineer would have an increase from \$170.00/hr to  
255 \$220.00/hr since his rate had stayed the same for eight years.

256 4. Exhibit 16: Stantec – Paver Roadways Review - \$25,510.00

257 5. Exhibit 17: Stantec – Weir Replacement Project - \$17,700.00

258 Ms. Thibault said that the amount was for the project management, and Chairman Castillo asked for  
259 proposals for the weirs. Ms. Thibault advised giving them more time to provide proposals for consideration.

260 Supervisor McIntyre asked if the District had funds for the Paver Roadways Review, and Chairman  
261 Castillo said that it would fall under the FY 2025 budget. Chairman Castillo and Supervisor Acoff commented  
262 that it was very expensive. The Board decided to table the items to the proposal meeting. Ms. Thibault said that  
263 they could ask Mr. Chang for a proposal and that the price could be decreased if the District could have a  
264 maintenance team to check the affected areas.

265 Ms. Thibault said that Mr. Cusumano was officially hired, and Breeze would also like to employ an  
266 assistant and asked Mr. Cusumano the work hours needed and rate for the job advertisement. She added that  
267 Breeze has the authority to hire, as the Board gave the direction to oversee the employees, and the Board would  
268 confirm afterward.

269 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved  
270 the **Hiring of Mr. Cusumano as the Facilities Manager**, for the Cory Lakes Community Development District.

271 Supervisor Acoff asked how many hours would be needed. Mr. Cusumano said that he needed an  
272 assistant to work for 2 days per week, 8 hours per day, preferably semi-skilled for less supervision. The Board  
273 decided to cap the hourly rate at \$20.00/hr, and Mr. Cusumano said that they could try at about \$17.00/hr.

274 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
275 the **Hiring an Assistant in the amount Not To Exceed \$20.00/hr**, for the Cory Lakes Community Development  
276 District.

277 6. Steadfast – *To Be Distributed*

278 **D. Exhibit 18: Discussion – CDD Rules and Regulations - Updates on Pages 12-16**

279 *The Board decided to table this item to next meeting.*

280 1. Exhibit 19: Pool Party Reservation Agreement

281 *The Board decided to table this item to next meeting.*

282 **E. Discussion: Alligators and Alligator Removal**

283 *The Board decided to table this item to next meeting.*

284 **NINTH ORDER OF BUSINESS – Staff Reports**

285 **E. District Manager: BREEZE**

286 1. Update on Employees Policies Verbiage – *To Be Distributed*

287 *This item was addressed out of order.*

288 Chairman Castillo asked if they could prioritize some items and table the rest to next meeting. Ms.  
289 Thibault said that they needed to determine the date of the Budget Meeting and discuss the update on Employee  
290 Policy. Supervisor Fontcha asked if there was a situation that caused the change. Ms. Thibault proposed to have  
291 the Budget Meeting on May 30.

292 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
293 the **Budget Meeting be Held on May 30 at 6:00 p.m.**, for the Cory Lakes Community Development District.

294 Chairman Castillo restated the question of Supervisor Fontcha as to any incident that initiated the update.  
295 Ms. Thibault said that it would be a best practice for the District after some observations. Supervisor McIntyre  
296 read, in part, the Employment Status on page 13 for the record.



297 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved  
298 the **Update on Employment Status on Page 13**, for the Cory Lakes Community Development District.

- 299 2. Exhibit 26: FY 2023-2024 Meeting Schedule  
300 3. Quorum Check for Next Meeting – 05/16/24 at 6:00 p.m.

301 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

302 **A. Board of Supervisors Regular Meeting: March 21, 2024**

- 303 1. Exhibit 20: Summary of Motions  
304 2. Exhibit 21: Regular Meeting  
305 3. Exhibit 22: Action/Agenda or Completed Items

306 **B. Board of Supervisors Budget Workshop: March 26, 2024**

- 307 1. Exhibit 23: Budget Workshop  
308 *The Board decided to table the approval of minutes to next meeting.*

309 **NINTH ORDER OF BUSINESS – Staff Reports**

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

311 *There being none, the next item followed.*

312 **B. Office Administrator (OA): Dominique Green**

- 313 1. Exhibit 24: April 2024 OA Report

314 Ms. Green spoke about the work environment, and Supervisor Acoff said that if Ms. Green had concerns,  
315 she could consult with Mr. Babbar, Ms. Thibault, and Mr. Krause and forward them to the Chairman and then  
316 the Board.

317 **C. Facilities Manager: Philip Cusumano**

- 318 1. Exhibit 25: April 2024 Activity Report

319 Mr. Cusumano restated that several streetlights were on all day, which should qualify the District for a  
320 refund. He then spoke about the road monument at Cory Lakes Blvd. and Cory Lakes Dr. that was impaired,  
321 probably due to a lightning strike. He said that he received a quotation for the light repair at \$1,658.60, and the  
322 Board decided to proceed. He mentioned the damage at Java St. and the lights on the storage shed. He said that  
323 he had purchased a hockey goalie net. He discussed that LMP provided a proposal for the volleyball court sand  
324 at a competitive price, and Chairman Castillo said that the beach should be filled up with sand. Mr. Cusumano  
325 commented that Site Masters had not shown up multiple times for an onsite meeting and advised the Board to  
326 hire another vendor for that work. He confirmed that he repaired the volleyball netting underneath the sand and  
327 discussed the process. He suggested that the perimeter around the court could be raised to 2 inches to provide  
328 more depth and said that he would check the amount needed. He mentioned that LMP was replacing battery-  
329 operated equipment with electric. He added that the pool deck should be power washed, and Vice Chair Belyea  
330 said that Mr. Hall was using a power washer owned by the District. He spoke about the men's room door at the  
331 gym and said that he had the graffiti spray painted at the tennis court and noted that he was not aware of when  
332 the graffiti was made.

333 Supervisor McIntyre inquired about pool attendants, and Ms. Green responded that they have none.  
334 Supervisor McIntyre asked if the facility attendant could check the pool and the gym, and Ms. Green confirmed.

335 **B. Office Administrator (OA): Dominique Green**

- 336 1. Exhibit 24: April 2024 OA Report

337 *This item was brought back for discussion.*

338 Ms. Green discussed the report and said that the spring festival was a success. She then spoke about the  
339 security issues and noted that some residents were threatening Staff. Ms. Green advised using the Clubhouse as  
340 an alternative address when nonresidents enter the community. Mr. Krause recalled security incident that was  
341 adeptly handled by Ms. Green and reminded everyone how they could approach the Staff properly to avoid  
342 disagreements. Ms. Green suggested the Board address the problem and acknowledged Mr. Forbes for helping  
343 out with some situations. Chairman Castillo asked Mr. Krause to include a discussion regarding the concern on  
344 the May agenda. Ms. Green asked for a copy of the Employee Handbook when it was finalized. Chairman  
345 Castillo said that the Board would like to have a good working environment.

346 **D. District Counsel: Straley Robin Vericker, P.A.**

347 *There being none, the next item followed.*

348 **F. POA Board of Directors**

349 1. Exhibit 27: POA/CDD Items

350 *This item was addressed out of order.*

351 Mr. Russell addressed the Board. He spoke about cluster mailboxes and asked who would be responsible  
352 for their maintenance. Chairman Castillo suggested contacting the USPS. Mr. Russell mentioned the obstructed  
353 view of a roadway and said that they would like signage to make the area safer. Mr. Babbar advised consulting  
354 with the District Engineer. Mr. Russell then talked about a space from which the LCAM could work, and Vice  
355 Chair Belyea recalled that the previous LCAM was using the Beach Club for meetings. The Board agreed to let  
356 the LCAM utilize an area at the Beach Club.

357 Mr. Russell informed the Board that they were amending the POA Rules and Regulations and mentioned  
358 speeding. Chairman Castillo asked Mr. Cusumano to check with Envera on how to get information about the  
359 speed violators so that he could forward it to the POA Board. Mr. Russell discussed their method for penalties.  
360 He spoke about parking violations and security personnel, noting that the LCAM was onsite at night.

361 Mr. Russell commented that Solitude might need to improve their service in spraying the ponds and said  
362 that he would send Mr. Krause some items for consideration.

363 Walk-on Item: Resolution 2024-02, Spending Resolution

364 Mr. Krause discussed the Authority to Spend on specific situations. Mr. Babbar said that the Chair and  
365 Vice Chair could sign the contract and that any proposal that would not be covered by the Resolution should be  
366 discussed by the Board. Chairman Castillo said that they would like to talk more about the threshold. Ms.  
367 Thibault stated that if the Board did not approve the Resolution yet, they could have a Temporary Spending  
368 Authority for Mr. Cusumano.

369 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the  
370 **Temporary Spending Authority to Mr. Cusumano in the amount Not To Exceed \$1,000.00 per Item, with**  
371 **a maximum amount of \$5,000.00 in the 30-day Period, for the Cory Lakes Community Development District.**

372 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

373 Chairman Castillo opened Audience Comments.

374 Mr. Carpenter said that there were two speed signs that had not worked for three months and asked if  
375 they could be repaired or taken down. Chairman Castillo stated that they were battery-operated and asked Mr.  
376 Cusumano to check on them. He then spoke about the signage that needed to be cleaned and repainted using  
377 reflective paint. He also advised utilizing the courier box outside the door.

378 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

379 *There being none, the next item followed.*

380 **TWELFTH ORDER OF BUSINESS – Adjournment**

381 Chairman Castillo adjourned the meeting at 9:55 p.m.

382 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at*  
383 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
384 *including the testimony and evidence upon which such appeal is to be based.*

385 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
386 **meeting held on \_\_\_\_\_.**

387

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

388 \_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

389 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **17**

**AGENDA**

## Cory Lakes Action Item List

#	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	11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
2	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
3	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
4	06.16.22	ACTION	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
5	06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
6	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
7	07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
8	09.15.22	ACTION	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
9	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
10	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
11	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
12	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
13	09.15.22	ACTION	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
14	09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
15	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
16	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
17	11.17.22	BOTH	Mr. Adams: Get old gym expansion est, update & present at next mtg.			X	02.16.23
18	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
19	11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
20	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
21	12.15.22	ACTION	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
22	12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
23	01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
24	01.19.23	ACTION/AGENDA	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
25	01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on nxt agenda.			X	02.16.23
26	01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
27	01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
28	01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
29	02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
30	02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
31	02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
32	02.16.23	ACTION/AGENDA	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
33	02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
34	02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
35	02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
36	02.16.23	AGENDA /ACTION	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
37	02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			
38	03.16.23	ACTION	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
39	03.16.23	ACTION/AGENDA	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
40	03.16.23	ACTION	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
41	03.16.23	ACTION	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			
42	03.16.23	ACTION	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
43	03.16.23	ACTION	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
44	03.16.23	ACTION	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
45	03.16.23	ACTION	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
46	03.16.23	ACTION	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
47	03.16.23	ACTION	Mr. Adams: Invite the Controller to the next meeting.	X			
48	03.16.23	ACTION	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
49	03.16.23	ACTION	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
50	03.16.23	ACTION	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
51	04.20.23	ACTION	Ms. Evans: Prepare a best practices security document and email it to the Board for review.	X			

52	04.20.23	<b>ACTION</b>	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
53	04.20.23	<b>ACTION</b>	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
54	04.20.23	<b>ACTION</b>	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
55	04.20.23	<b>ACTION</b>	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
56	04.20.23	<b>AGENDA</b>	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
57	04.20.23	<b>AGENDA</b>	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
58	05.18.23	<b>ACTION</b>	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23
59	05.18.23	<b>ACTION</b>	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X			
60	05.18.23	<b>ACTION</b>	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X			
61	05.18.23	<b>ACTION</b>	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X			
62	05.18.23	<b>ACTION</b>	Mr. Adams: Establish 3 Truist accounts for remaining funds from 2022 in Fund Balance.	X			
63	05.18.23	<b>ACTION</b>	Mr. Adams: Present investment options in advance of next meeting.	X			
64	05.18.23	<b>ACTION</b>	Mr. Adams: Develop incoming revenue policies to be implemented.	X			
65	05.18.23	<b>ACTION</b>	Mr. Adams: Update Employee Handbook and Policies.	X			
66	05.18.23	<b>ACTION</b>	Mr. Adams: Obtain and negotiate bill for telephone survey.	X			
67	05.18.23	<b>ACTION</b>	Mr. Adams: Contact District Counsel regarding the demand letter.	X			
68	05.18.23	<b>ACTION</b>	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X			
69	05.18.23	<b>ACTION</b>	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X			
70	05.18.23	<b>ACTION</b>	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance-irrigation".	X			
71	06.15.23	<b>ACTION</b>	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X			
72	06.15.23	<b>ACTION</b>	Mr. Adams: Provide a copy of the holiday decorating contract.	X			
73	06.15.23	<b>ACTION</b>	Mr. Hall: Obtain proposals for resurfacing priorities.	X			
74	06.15.23	<b>ACTION</b>	Mr. Adams: Provide updated budget for discussion at the July meeting.	X			
75	06.15.23	<b>ACTION</b>	Mr. Adams: Re-send emailed reserve study to all Board members.	X			
76	06.15.23	<b>ACTION</b>	Mr. Hall: Confer with Envera to address access issues on Sundays.	X			
77	06.15.23	<b>ACTION</b>	Mr. Adams: Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	X			
78	06.15.23	<b>ACTION</b>	Mr. Chang: Email update regarding inspection of weirs.	X			
79	06.15.23	<b>ACTION</b>	Mr. Hall: Address a double invoicing issue.	X			
80	07.20.23	<b>ACTION</b>	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X			
81	07.20.23	<b>ACTION</b>	Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	X			
82	07.20.23	<b>ACTION</b>	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X			
83	07.20.23	<b>ACTION</b>	Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	X			
84	07.20.23	<b>ACTION</b>	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X			
85	07.20.23	<b>AGENDA</b>	Mr. Adams: Include the weir project as a discussion item on the next agenda	X			
86	07.20.23	<b>AGENDA</b>	Mr. Babbar: Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	X			
87	08.17.23	<b>ACTION</b>	Mr. Hall: Send email to residents re: school drop off tips				
88	08.17.23	<b>AGENDA</b>	Mr. Krause: REMOVE items 10, 11 from agenda; Table item 12 to Sept. meeting; COUNSEL to attend				
89	08.17.23	<b>ACTION</b>	Mr. Krause: Post Budget Presentation to Website			8/30/23	
90	08.17.23	<b>ACTION</b>	Mr. Hall: Send email to residents re: budget presentation		x		
91	08.17.23	<b>ACTION</b>	Mr. Hall: Get NEON VESTS for Carpooling Staff				
92	08.17.23	<b>ACTION</b>	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use				
93	08.17.23	<b>ACTION</b>	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.				
94	08.17.23	<b>ACTION</b>	Supervisors: Provide list of issues to discuss with DM to Mr. Krause				
95	08.17.23	<b>ACTION / AGNEDA</b>	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs				
96	08.17.23	<b>ACTION</b>	Ms. Green: resend email to residents re: registering for guest notifications via text				
97	08.17.23	<b>ACTION</b>	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review				
98	08.17.23	<b>ACTION / AGNEDA</b>	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		x		
99	08.17.23	<b>ACTION</b>	Mr. Hall: send email to Supervisors re: prior events planning process				
100	08.17.23	<b>ACTION</b>	Ms. Thompson: send committee policies to Supervisors				
101	08.17.23	<b>ACTION</b>	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			x	
102	08.17.23	<b>ACTION</b>	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)				
103	08.17.23	<b>ACTION</b>	Mr. Krause: Complete audit of website and UPDATE	x			
104	09.21.23	<b>AGENDA</b>	Mr. Krause: Add EVENTS proposal to next meeting agenda for discussion				
105	09.21.23	<b>ACTION</b>	Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	x	x		
106	09.21.23	<b>ACTION</b>	Mr. Krause: Invite DISTRICT COUNSEL to attend next CDD Meeting			x	
107	09.21.23	<b>AGENDA</b>	Mr. Krause: Add MEADOWS DEED item to next agenda				
108	09.21.23	<b>AGENDA</b>	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)				

109	09.21.23	AGENDA	Mr. Krause: REMOVE EVENTS FORM DISCUSSION from agenda			x	
110	09.21.23	AGENDA	Mr. Krause: Send Updated User Agreement (Exhibit 5) to Counsel for review and placement on next month's agenda			sent 9/25/23	
111	09.21.23	AGENDA	Mr. Krause: Send Updated Rental Agreement (Exhibit 6) to Counsel for review and placement on next month's agenda			sent 9/25/23	
112	09.21.23	AGENDA	Mr. Krause: Add Agenda Item for advertising Public Hearing to discuss rental fees for the Cory Lakes Beach Club facility, setting date and time		x		
113	09.21.23	ACTION	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	x			
115	09.21.23	ACTION / AGENDA	Mr. Krause: work with POA (Amanda Schewe) to set SPECIAL MEETING in early November to discuss Community Covenants and Bylaws	x			
116	09.21.23	AGENDA	Mr. Krause: place Safety and Security Charter and Objectives on nexst meeting agenda (Exhibits 8 and 9, respectively)			x	
117	09.21.23	AGENDA	Mr. Krause/Ms. Green: Print AGENDA BOOK on BOTH SIDES for 3 Supervisors; bring Tablet for 1 Supervisor				
118	09.21.23	ACTION	Mr. Hall: Look into purchasing additional flat bench for gym				
119	09.21.23	ACTION	Mr. Krause/Mr. Babbar: Send LIABILITY WAIVER to staff to place in office	x			
120	09.21.23	AGENDA	Mr. Krause: Test ZOOM link on agenda			x	
121	09.21.23	AGENDA	Mr. Krause: Add discussion item to agenda: WAYS TO REDUCE LENGTH OF MEETING			x	
122	10.19.23	AGENDA / ACTION	Steve (LMP) - Bring updated proposal for landscaping / mulching		x		
123	10.19.23	ACTION	Larry/Patricia - send Worker's Comp information to Supervisors, re: volunteers				
124	10.19.23	ACTION	John Hall - send arial and description of school carpooling to Larry			x	
125	10.19.23	ACTION	Larry/Vivek - Send arial and description from John Hall to Insurance Co.			x	
126	10.19.23	ACTION	Larry - set up SPECIAL BUDGET MEETING for November 7 at 6:00 p.m.	x			
127	10.19.23	ACTION	Vivek - Provide Advertising language to DM for SPECIAL BUDGET MEETING			x	
128	10.19.23	ACTION	Larry - contact RESERVE STUDY vendors for proposals			x	
129	10.19.23	AGENDA	Larry - Add AUDIT COMMITTEE (Board) to Nov. meeting agenda - Auditors	x			
130	10.19.23	ACTION	Larry - send MEETING INVITATION to Supervisors, Staff for 11/7 Meeting			x	
131	10.19.23	ACTION	Vivek - send email to Dominique re: when to use LIABILITY WAIVER			x	
132	10.19.23	ACTION	Larry - send Rules and Regulations/Procedures to Vivek (Counsel)			x	
133	10.19.23	ACTION	Larry - Have PUBLIC RECORDS REQUEST (PRR) form added to website			x	
134	10.19.23	ACTION / AGENDA	Larry/Vivek - bring back to next meeting COMMITTEE GUIDELINES		x		
135	10.19.23	ACTION	Vivek - send Supervisors information on TRAINING				
136	10.19.23	AGENDA	Larry - Add CONTRACT BOILERPLATE to Nov. Meeting Agenda			x	
137	10.19.23	ACTION	Larry - remove comments from ZOOM for meetings	x			
138	11.7.23	ACTION	John - provide lighting contracts for streetlights				
139	11.7.23	ACTION	Larry - Request Contracts from TECO for Streetlights				
140	11.7.23	ACTION	Larry - Review Past Meeting Minutes for Board Approval of Landscaping				
141	11.7.23	AGENDA	Larry - Add Budget Amendment to November meeting agenda			x	
142	11.7.23	ACTION	Larry/John - Connect with LMP re: Fuel Surcharge (need the to send us authorization)	x			
143	11.7.23	ACTION	Staff - need to establish best methodology for stabalizing pavers - bring back by December or January				
144	11.7.23	ACTION	Larry - price out insurance based on new roofs at Beach Club and Guard Houses			x	
145	11.7.23	ACTION	Patrica - bring updated Budget to next meeting			x	
146	11.7.23	ACTION	Larry - place Budget PPT on CDD Website			x	
147	11.7.23	ACTION	Staff/Supervisors - draft and send email message to community, re: Budget			x	
148	11.7.23	ACTION	Dominique - Send email to community, re: cleaning landscaping debris				
149	11.16.23	ACTION	Larry - Provide Supervisors with Summary/Comparison of RFP responses, re: Auditors			x	
150	11.16.23	AGENDA	Larry - Add Landscaping Fuel Surcharge discussion to agenda for December		x		
151	11.16.23	ACTION	Larry - send Allied PPT to Supervisors			x	
152	11.16.23	AGENDA	Allied - bring back updated options for security				
153	11.16.23	ACTION	Larry/Patricia - add RENTAL and SPONSHORSHIP line item to budget under Office Administrator	x			
154	11.16.23	AGENDA	Larry - Move Office Administrator Report to other Staff Reports			x	
155	11.16.23	AGENDA	Larry - number all pages in Agenda Packet			x	
156	11.16.23	ACTION	Larry - send POA Joint Meeting dates to Vivek, then POA (1/15, 1/8)	x			
157	11.16.23	ACTION	John/Dominique - bring back guidelines for agreements in December				
158	11.16.23	ACTION	Larry - Advertise RFP for Auditing Services & Next Audit Committee Meeting			x	
159	11.16.23	AGENDA	Larry - Bring back Discussion on Changing District Rules to Policies			x	
160	11.16.23	AGENDA	Larry - add the Meeting Date to the Minutes document title			x	
161	11.16.23	ACTION	Larry - check with District Counsel on Volunteers for painting monuments	x			
162	11.16.23	ACTION	Larry - Coord. With Patricia on prorating raises for John and Dominique	x			
163	12.21.23	ACTION	John/Larry - Invite LMP Executives to the January 18 CDD Meeting			12/24/23	
164	12.21.23	ACTION	Larry - Advertise JOINT POA/CDD 1/11/24 Meeting in Tampa Bay Times			x	
165	12.21.23	ACTION	BREEZE - add page numbers to financials (seperate from packet)			x	
166	12.21.23	ACTION	Patricia - add Dashboard to Financials			x	
167	12.21.23	ACTION	John/Dominique - review/submit changes to rules to District Manager		x		
168	12.21.23	ACTION	Supervisors - review/submit changes to rules to District Manager		x		
169	12.21.23	ACTION	Larry - check on procedures in other districts for requesting facility use			x	

170	12.21.23	ACTION	Larry - DRAFT notice email/flyer alerting people to no longer park/stand at guard gate			x	
171	12.21.23	ACTION	Dominique to send out meeting notice reminders 7 days prior to meetings	x			
172	12.21.23	ACTION	Larry - Advertise Feb. 22 CDD Regular Meeting in Tampa Bay Times		x		
173	12.21.23	AGENDA	Larry - Add Commissioner Hagan to Feb. 22 Agenda - at the TOP		x		
174	12.21.23	ACTION	Vivek - send Recreation Amenity Policy to Staff and Supervisors			x	
175	01.18.24	ACTION	LMP to send weekly/monthly reports to John Hall	x			
176	01.18.24	ACTION	Larry to send/check on cancellation of services notice to Grau & Associates		x		
177	01.18.24	ACTION	Larry and John to confer with Counsel re: 17923 Cachet Isle	x			
178	01.18.24	ACTION	John/Dominique - create list of projects/costs that need to be addressed				
179	01.18.24	AGENDA	Larry - add Commissioner Hagan to beginning of Agenda to address safety				
180	01.18.24	ACTION	John - change out 25 MPH sign that is faded				
181	01.18.24	ACTION	Larry - send Commission on Ethics Link to Supervisors to register emails				
182	01.18.24	ACTION	Larry to reach out to Counsel re: Supervisor online training		x		
183	01.18.24	ACTION	John/Dominique - info. Campaign to residents, re: fingerprint access	x			
184	01.18.24	ACTION	Larry to send finalized, updated DRAFT of CLI Non-Exclusive 2-Hour Beach Club User Agreement to Supervisors, then Counsel for final review		x		
185	02.22.24	ACTION / AGENDA	Patricia - Bring proposal for Security Tech Access for CDD to March Meeting				
186	02.22.24	ACTION	Larry - Advertise for the BUDGET Workshop for March 26 at 6 p.m.			x	
187	02.22.24	ACTION / AGENDA	Larry - send Non-Exclusive Beachclub Agreement UPDATES to Counsel; bring back for consideration/approval by Board in March		x		
188	02.22.24	AGENDA	Larry - Add BUDGET Workshop on March 26 to Meeting Schedule			x	
189	02.22.24	ACTION / AGENDA	Larry - EDIT all received changes to Rule & Procedures and include in MARCH meeting agenda			x	
190	02.22.24	ACTION	Larry - confirm with Counsel whether to update Rules first or convert to Policies first (Counsel advises updating them first)			x	
191	03.21.24	ACTION	Larry - Ask Kim from ENVERA to invite Manager to Budget Workshop 3/26			x	
192	03.21.24	AGENDA	ENVERA - Bring Proposal to Budget Meeting 3/26			x	
193	03.21.24	ACTION	Patricia to ADD % Column to financials	x			
194	03.21.24	ACTION	Larry to send POLICIES UPDATES to District Counsel as they occur	x			
195	03.21.24	ACTION	Larry to invite District Counsel to attend April CDD Meeting			x	
196	03.21.24	ACTION	Larry to contact ALLIED for Driver Privacy Act Issues			x	
197	03.21.24	ACTION	Dominique - contact Heritage Isle, re: TENNIS COURT Reservation process				
198	03.21.24	ACTION	Dominique - Print the ACTION ITEM list larger (Larry to provide Tablets)				
199	03.21.24	ACTION	Larry - Contact Engineer/Counsel for update on 17923 Cachet Isle Dr.	x			
200	03.21.24	ACTION	Dominique - Contact Solitude re: pond praying				
202	03.21.24	ACTION	Larry - Get TJ to clean mailboxes (or Phillip if cannot reach TJ)		x		
203	03.21.24	ACTION	Larry/Patricia - Get gas card for Dominique for filling ROVER			x	
204	03.21.24	ACTION	Larry - Contact ALLIED re: capturing License Plate Numbers	x			
205	03.21.24	ACTION	Larry - Send Appt./DUE for policies pages 12-16 by April 10			x	
206	03.21.24	AGENDA	Larry - Add oil stains on roads, send to Counsel for advisement	x			
207	03.21.24	ACTION	Larry/Dominique - work with Counsel on messaging re: bonds/roads	x			
208	03.21.24	ACTION	Larry/Vivek - Agreement for POA LCAM to rent space at Morris Bridge or Amenity Center		x		
209	03.26.24	ACTION	Larry/Patricia-meet with Kim Bittar re: ENVERA			x	
210	03.26.24	ACTION / AGENDA	Patricia-bring additional proposals for security to APRIL meeting (DCI, etc.)			x	
211	03.26.24	ACTION	Larry/Phillip-Contact Tampa Police, Hillsborough Sheriff to attend meetings			x	
212	03.26.24	ACTION	Patricia - work with insurance carrier on reduction of coverage, costs			x	
213	03.26.24	ACTION	Larry-contact John Hall for TJ contact information	x			
214	03.26.24	ACTION	Larry - advertise for Part Time Assistant Facilities Manager				
215	03.26.24	AGENDA	Larry - Add LMP Proposals to April Agenda		x		
216	03.26.24	AGENDA	Dominique to get electronic files from LMP of their proposals		x		
217	03.26.24	ACTION	Patricia - Reach out to LMP to get an addendum for the Fuel Surcharge		x		
218	03.26.24	ACTION	Phillip - get price on beach sand			x	
219	03.26.24	ACTION	Dominique - send message to community re: do not cut netting at volleyball court			x	
220	03.26.24	ACTION	Larry - get proposal form District Engineer to conduct paver analysis	x			
221	03.26.24	ACTION	Patricia - get WEIRS research from Distric Engineer to send to Greg Woodcock			x	
222	03.26.24	ACTION	Larry/Patricia-get Reserve Study Proposals	x			
223	04.18.24	ACTION	John Scanlon (JCS Security) to send LK cost per hour	x			
224	04.18.24	ACTION	LK - Advertise for CLI Budget Meeting on 5/30/24 at 6 p.m.; Proposals		x		
225	04.18.24	AGENDA	LK - Add EMS Aquatics Proposal to 5/30/24 Agenda		x		
226	04.18.24	AGENDA	LK - Add Steadfast Aquatics Proposal to 5/30/24 Agenda		x		
227	04.18.24	ACTION / AGENDA	LK - obtain new proposal from Allied Security, add to 5/30/24 Agenda			x	
228	04.18.24	AGENDA	PT - Increase FONT for Financials	x			
229	04.18.24	ACTION	PC - contact TECO re: 26 Streetlights being on all day				
230	04.18.24	AGENDA	LK - add DISCUSSION ITEM: TPD hours for patrolling community to 5/16/24 CDD Meeting	x			
231	04.18.24	AGENDA	LK - add DISCUSSION ITEM: Security and Resident Interactions to 5/16/24 CDD Meeting				



232	04.18.24	<b>ACTION</b>	LK - Update Employee Handbook and Provide to DG and PC				
233	04.18.24	<b>ACTION</b>	PC - contact Diostrioc ENGINEER re: signage at intersection				
234	04.18.24	<b>ACTION</b>	PC - Check on SPEED SIGNS, Battery Replacement				
235	04.18.24	<b>ACTION</b>	PC - Paint, Address Box at Morris Bridge Resident Entrance				
236	04.18.24	<b>ACTION</b>	LK/PT - Publish RFP for Security; Work with Supervisor Acoff				
237	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/30/24 Agenda - Stantec –Paver Roadways Review - \$25,510.00		x		
238	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/30/24 Agenda - Stantec – Weir Replacement Project - \$17,700.00		x		
239	04.18.24	<b>ACTION</b>	PC - Advertise for Part-Time Assistant Facilities Manager				
240	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/16/24 CDD Meeting: Discussion: CDD Rules and Regulations - Updates on Pages 12-16		x		
241	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/16/24 CDD Meeting: Pool Party Reservation Agreement		x		
241	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/16/24 CDD Meeting: Discussion: Alligators and Alligator Removal		x		
242	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/16/24 CDD Meeting: All Meeting Minutes for Approval		x		
243	04.18.24	<b>AGENDA</b>	LK - BRING BACK to 5/16/24 CDD Meeting: Resolution 204-02; Spending Authority		x		

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **18**

**AGENDA**

# Office Administrator & Events Monthly Report

Meeting date: May 16, 2024

## CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Office Organization
- Envera and Morpho conversions and updates
- Planning yearly events
- Assisting allied staff with gate and resident issues

## CDD Events

End of School Year Bash -5/25/2024

## Talking Points

- Pool Issue- Advised by management not to hire a pool attendant but have several complaints about the pool area. Please help us help the community.
- Cutting Hours- Management has been talking about cutting hours but we are already having complaints about the pool if we cut hours there will cause for more complaints
- Housekeeping- In the meantime, office staff has started implementing periodic walks throughout the day to oversee the pool and gym until we can find a solution to the pool attendant issue. In the meantime, please everyone lets help keep our community clean and safe.
- Management Issues
- Entrance Signs
- Open Door Policy
- Office Income

## Facebook Page

- Follow Cory Lakes CDD on Facebook for any updates or upcoming events

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **19**

**AGENDA**

Facilities Manager Maintenance Report

04/12/24 – 05/06/24

- 1) Change filters on HVAC units at clubhouse and pool
- 2) Empty trash receptacles and pick up debris on Pool deck Monday thru Friday mornings.
- 3) Replace motion detector light switch in pool Storage garage.
- 4) Inspected Tennis courts, volleyball court, basketball Court, hockey rink, and cricket/ soccer field. All recreational areas are in good working condition Except the volleyball court which still needs a 2" cap of sand. Now that we have hired a maintenance helper the volleyball Court repairs should be completed by 05/20/24.
- 5) Playgrounds throughout the community are inspected Weekly for damage. Repairs are made when necessary.
- 6) Power wash and detail pool deck 05/06/24. 20% completed The process was stopped at 12:00 noon as not to inconvenience Residents using the pool area at this time, and making sure No safety issues arise.
- 7) Monitoring Solitudes performance on treating the lake And ponds. Solitudes performance has improved But can still use improvement. there are still several areas Of heavy vegetation and algae that need to be addressed.
- 8) LMP continuing a six day a week schedule.
- 9) LMP Trimmed palm trees that are the CDD's responsibility.
- 10) LMP made sprinkler repairs at,  
Controller #5 – zone 10 at Morris Bridge Rd  
Controller #8 - Playground  
Controller # 19 in front of 10588 Cory Lakes Dr.
- 11) Solicited and received proposals for paving brick road Way repair. I walked and drove around the community with each contractor to evaluate the roads .The average price per square foot was \$4.00 per sq'. If decided to do paving brick repair in house the total cost would be 65% to 70% less per square foot. (see cost breakdown).
- 12) Solicited proposals for the holiday lighting of the community. According to Tim Gay of Illumination Lighting, Cory Lakes CDD is in the final year of a three year contract for this service. I have not been able to find this agreement anywhere in my office. I'm waiting on the other providers to return proposals.
- 13) Solicited and received proposals from contractors for beach front sand replenishment at the lake behind the clubhouse. with a \$6,000 budget for sand and \$1,212.00 going to the volleyball court having a contractor to do the work is out of our price range.
- 14) MRI Underwater Services were on-site from 04/30/24 thru 05/03/24 inspecting curb drains, manholes, and lake runoffs for debris blockages and damage. I'm waiting on the final report.
- 15) Change lightbulbs where needed.

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **20**

**AGENDA**



ESTIMATE	#6289
ESTIMATE DATE	May 8, 2024
EXPIRATION DATE	Jun 7, 2024
<b>TOTAL</b>	<b>\$1,134.00</b>

## FL-Air Heating & Cooling

Cory Lake Community Delevopment District  
 10441 Cory Lake Dr  
 Tampa, FL 33647

☎ (813) 924-4673  
 ✉ clcddfm@corylakescdd.net

### CONTACT US

17910 US Hwy 41  
 Lutz, FL 33549

☎ (813) 800-2665  
 ✉ admin@flairhvac.com

Service completed by: Bill Sizemore Jr.

## ESTIMATE

Services	qty	unit price	amount
Maintenance Plans - Standard Maintenance Plan	8.0	\$189.00	\$1,512.00
Two Maintenance Visits per Year Inspect Outdoor Unit Clean Outdoor Coil Clear Debris From Outdoor Unit Inspect all Wiring and Tighten Loose Connections Check Amperage Draw of Motors Inspect all Electrical Components Check Refrigerant Levels Clear Condensate Drain Line Inspect Blower Housing and Wheel Inspect Indoor Coil and Clean with Self Evaporating Cleaner Check Float Safety Switch Check Supply and Return Air Temperature Inspect Airflow Free Service Calls During Regular Business Hours M-F 8a-6p Sat 8a-4p			

Services subtotal: \$1,512.00

Subtotal	\$1,512.00
Multiple system Discount	- \$378.00
<b>Total</b>	<b>\$1,134.00</b>

Thank you for your business. We appreciate the opportunity to serve you.

[www.flairhvac.com](http://www.flairhvac.com)

[office@flairhvac.com](mailto:office@flairhvac.com)



# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **21**

**AGENDA**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
Cory Lakes	2204

We ask that you respond to our office with a current list of CDD office holders by **June 1** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager

[VoteHillsborough.gov](http://VoteHillsborough.gov)



**(813) 744 - 5900**

Fred B. Karl County Center  
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center  
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **22**

**AGENDA**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE****LOCATION:***Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647*

<b>DATE</b>	<b>MEETING TYPE</b>	<b>TIME</b>
<b>October 19, 2023</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09">https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09</a>		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
<b>November 7, 2023</b>	<b>Special Budget Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09">https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09</a>		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
<b>November 16, 2023</b>	<b>Audit Committee/Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
<b>December 21, 2023</b>	<b>Audit Committee/Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
<b>January 11, 2024</b>	<b>Special Joint Meeting with POA</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
<b>January 18, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
<b>February 22, 2024</b>	<b>Regular Meeting – NEW DAY</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
<b>March 21, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456

<b>March 26, 2024</b>	<b>Budget Workshop Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>April 18, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>May 16, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>May 30, 2024</b>	<b>Budget/Proposals Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>June 20, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>July 18, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>August 15, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>
<b>September 19, 2024</b>	<b>Regular Meeting</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09">https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>837 3143 1918</b>	Passcode: <b>123456</b>