



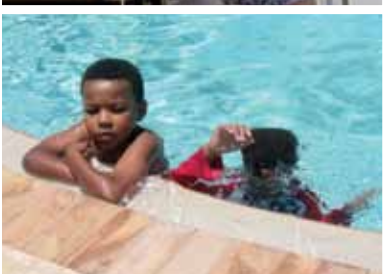
# The Islander

Cory Lake Isles Monthly Information Resource Guide • JULY 2017



## End of School Year **POOL PARTY**

Thank you, Judi Beck, Realtor, Florida Executive Realty, for providing the door prizes.





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**COMPLIMENTARY VALET PARKING**



**CORY LAKE ISLES**

**CDD Office Hours**

Monday .....	9 am – 5 pm
Tuesday .....	9 am – 9 pm
Wednesday .....	9 am – 5 pm
Thursday .....	9 am – 9 pm
Friday .....	9 am – 5 pm
Saturday .....	9 am - 5 pm
Sunday .....	CLOSED

**Beach Club Hours**

Monday – Saturday .....	9 am-9 pm
Sunday .....	12 pm-6 pm

**Pool Hours**

Daily .....	8 am-8 pm
Lap Swim Times .....	8 am-12 pm

**Fitness Center Hours**

Open 24 hours to residents 18 and older.

**Cory Lake Isles Website:** [www.corylakescdd.net](http://www.corylakescdd.net)

<b>Envera Customer Service</b> .....	(877) 936-8372
<b>Morris Bridge Gatehouse</b> .....	(813) 986-0030
<b>Cross Creek Gatehouse</b> .....	(813) 907-8400
Police Emergency .....	911
Fire/Medical Emergency .....	911
Police Non Emergency .....	(813) 231-6130

An independent contractor staffs the gates at Cory Lake Isles. They provide access control at the gates 24/7. They are a valuable resource and can advise on security issues; however, **they have no law enforcement authority.** Any law enforcement or criminal activity should be directed toward the Tampa Police Department that has jurisdiction for Cory Lake Isles.

**POINTS OF CONTACT**

**CDD Board Members**

- Jorge Castillo, Chairman**  
jcastillo@corylakescdd.net
- Sudhir (Sid) Shah, Vice Chairman**  
sshah@corylakescdd.net
- Robert Woodards, Assistant Secretary**  
bwoodwards@corylakescdd.net
- David Burman, Assistant Secretary**  
dburman@corylakescdd.net
- Sheila Haque, Assistant Secretary**  
shaque@corylakescdd.net

**CDD Management Company  
Wrathell, Hunt & Associates, LLC.**

Chuck Adams, *District Manager*  
239.464.7114  
adamsc@whhassociates.com

**CDD Facilities Manager**

John Hall  
C: 813.924.4673  
clcdm@corylakescdd.net

**CDD Office Administrator**

Wendy Darby  
O: 813.986.1031 F: 813.986.1056  
clbeachclub@corylakescdd.net

**CDD Committee Chairs  
Landscape/Aquascape/Facilities Committee**

Stephanie Squires  
stephie11173@verizon.net

**Security Committee**

AJ Forbes [clcdsaf@gmail.com](mailto:clcdsaf@gmail.com)

**Finance Committee**

Anthony Hawkeye  
[hawkeye.corylake@gmail.com](mailto:hawkeye.corylake@gmail.com)

**Lifestyle Director**

Lisa Kagan  
[lkagan@evergreen-lm.com](mailto:lkagan@evergreen-lm.com)

**POA Management Company**

Rory Harding  
First Service Residential  
2870 Scherer Dr. N. #100  
St. Petersburg, FL 33716  
P: 813.986.3200. C: 813.390.7582

**POA Board Members**

Greg Nielsen, *President*  
Dr. Amrit Patel, *Vice President*  
Dr. Anoop K Reddy, *Treasurer*  
Don Reich, *Secretary*  
Sam Badawi, Esq, *Board Member*

**POA Committee Chairs  
Design Review Committee,**

Angela Mason Reimer  
**Covenant Enforcement  
Committee,** John Browne

**Compliance Committee**  
Dennis DiGiacomo

**Revision Committee**  
Luise Burman



**JUDI BECK,**  
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**10547 Martinique Isle Dr.**  
4/3.5/2 | 3975 SF **\$635,000**  
Two Story | Pool | Conservation View



**10957 Cory Lake Dr.**  
3/2/2+Bonus | 2111 SF **\$295,000**  
One Story | Pool | Waterfront



**10908 Cory Lake Dr.**  
4/3.5/2 | 2900 SF **\$325,000**  
Two Story | Conservation & Pond View



**15831 Dawson Ridge Dr.**  
4/3.5/3 | 3178 SF **\$510,000**  
One Story | Pool | Outdoor Kitchen



**10520 Canary Isle Dr.**  
4/3/3+Office+Loft | 3424 SF **\$418,070**  
Two Story | Pool | Master Downstairs



**8013 Cypress Crossing Ct.**  
4/4/3+Bonus Rm | 3436 SF **\$450,000**  
Waterfront | Pool | Theatre Room

*Now Accepting New Listings!*



**10519 Martinique Isle Dr.**  
Waterfront 6/4.5/3 | 4704 SF **\$659,000**  
Pool | Dock



**16086 Bella Woods Dr.**  
4/2.5/2 | 2310 SF **\$260,000**  
Gated | Maintenance Free



**10647 Cory Lake Dr.**  
Waterfront 6/4.5/3 | 4335 SF **\$659,000**  
Outdoor Kitchen | Pool | Dock

**Cell: (813) 380-3866 • Email: [Judibecksellstampabay@gmail.com](mailto:Judibecksellstampabay@gmail.com)**







## BOARD OF SUPERVISORS

### Staff Directives

#### MAY 18th, 2017

#### FACILITIES MANAGER

- Replace piping and tank at the Morris Bridge Well.
- Treat gutters.
- Invite Mr. Jerry Berrios from the security company to the next meeting.

#### OFFICE MANAGER

- Research Facebook and Nextdoor.com for news on what's going on in the community.
- Change the dollar amount of the BNI contract and make it for a specific day and add clause

that states the CDD has a right to terminate with cause and 60 days without cause.

- To send e-blast alerting residents that speed limits would be strictly enforced; Phase I and Phase II actions.
- To send e-blast alerting residents of new tennis rule policies, display signage near tennis courts and post changes on CDD website.
- To send e-blast notifying residents that a survey would be circulated regarding the new gym.
- To post proposed gym design options and preliminary cost analysis on the CDD website.
- To send an email notifying residents that the tennis courts would shut down on two separate occasions.
- Post flyers reminding residents of the shut-down dates on the tennis courts.

#### DISTRICT ENGINEER

- Cease securing proposals for the Speed Tables.

#### DISTRICT ATTORNEY

- Draft a template letter to speeders caught on tag camera.

#### DISTRICT MANAGER

- Formulate guidelines for posting items on the CDD website.
- Supply rough estimates on financing and levy assessments for the new gym.
- Request a survey draft for the new gym from Cyril.
- Transmit the Fiscal Year 2017/2018 budget to local municipalities and to post the draft budget on the CDD website.
- Track a claim that was previously filed with the insurance company.
- Draft new Vendor Agreement for PROtentia Sports Program.

## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT'S BOARD OF SUPERVISORS MEETING

# SUMMARY OF MOTIONS PASSED

**Held on Thursday, May 18th, 2017 at 6 pm at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, FL 33647.**

**1.** Resolution 2017-8, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016

**2.** The April 18, 2017 LAF Committee Meeting, the April 20, 2017 Summary of Motions and Board of Supervisors Staff Directives, as presented, the April 20, 2017 Regular Meeting Minutes, as amended, the May 2, 2017 LAF Committee Meeting, the May 11, 2017 Finance Committee and the May 2, 2017 – May 16, 2017 Sunshine Board Meeting Minutes, as presented, were approved.

**3.** The authorization for Staff to enforce speeding violations by completing Phase I, District Counsel sending a letter to speeders, and Phase II, arranging for TPD to visit speeders, was approved.

**4.** The authorization to distribute a Welcome Packet and plant to new owners and tenants,

in a not-to-exceed amount of \$10 per home, or \$700, annually, effective June 1, 2017.

**5.** The Tennis Court Usage/Rules Recommendations, as amended, were approved.

**6.** To authorize Staff to draft new PROtentia Sports Agreement, to include children from outside of the CDD, for the Board's review, and for Staff to finalize and the Chair to execute, pending review, were approved.

**7.** The Pool Reservation Agreement to commence charging \$50 for pool use, plus \$100 deposit, refundable only if the pool area is cleaned, to be grandfathered as of June 1, 2017, and other noted revisions, were approved.

**8.** Resolution 2017-9, Approving the District's Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon

Pursuant to Florida Law for September 14, 2017 at 6 p.m., at this location, and Providing an Effective Date, was adopted.

**9.** The Sunshine Board System Licensing Agreement, at a cost of \$250 per month for software utilization at Cory Lakes, effective June 1, 2017, was approved.

**10.** The Cornerstone Construction Services Proposal for Monument Relocation, including easement and recording of easement, at an estimated cost of \$13,000, was approved.

**11.** Authorizing Staff to replace guardhouse air conditioning unit, in a not-to-exceed amount of \$3,500, was approved.

**12.** Authorizing Staff to enter into a contract with Spearman Enterprises to repair Soil Weirs & Banks, in a not-to-exceed amount of \$23,000, was approved.

**UPCOMING CDD BOARD MEETING DATE: Thursday, July 20th, 2017 at 6pm at the Beach Club**  
**UPCOMING CDD WORKSHOP FOR JULY 2017: Wednesday, July 5th – Tuesday, July 18th, 2017**

(To participate in the online workshop visit [corylakescdd.sunshineboard.org](http://corylakescdd.sunshineboard.org))

**Visit the CDD website at [corylakescdd.net](http://corylakescdd.net) for more information.**

# POOL AWARENESS

Stay cool at the pool focusing on these rules!

**#12 Children under 3 years of age, & those who are not reliably toilet trained, must wear rubber lined simp diapers as well as a swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.**

**#32 Residents and guests must wear proper swimming attire. No cutoff jeans or street apparel (of any kind including cotton t-shirts!) can be worn to swim! A flyer is posted at the information board for visual examples.**

In addition to these rules; the Pool Attendant and all CDD staff enforce **ALL RULES** if it's observed during your visit. For further detailed information, please call the Beach Club at 813-986-1031 or send an email to [clibeachclub@corylakescdd.net](mailto:clibeachclub@corylakescdd.net).

## Proper Swimwear Attire

**YES**

**ALLOWED**

2 Piece Tankini, Swim/Surf Shirt, 2 Piece Bathing Suit, 1 Piece Bathing Suit, Long Swim Briefs, Short Swim Briefs, Burkini

**Deck Wear Only**

T-Shirt, Flip Flops, Sarong

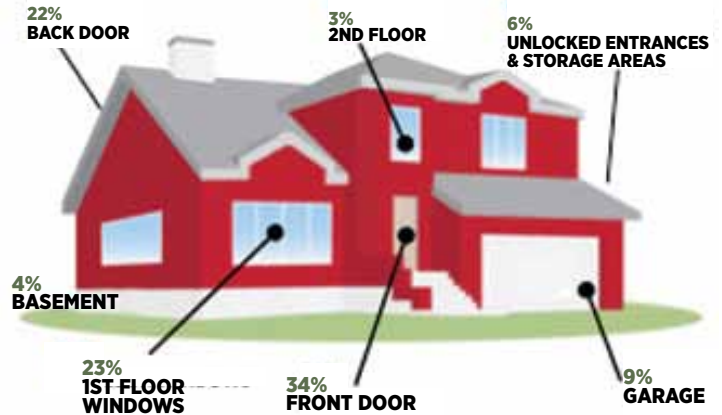
**NO**

**NOT ALLOWED**

Cut-Off Shorts, Halter Top, Leotard, Tennis Dress, String Thong, White Underwear, Sports Bra, Long Sports Bra, Thong, Tube Socks, Long Cut-Off Shorts, Compression Shirt, Compression Short, Basketball Short, Boxers, Regular Diapers, Aqua Socks

## Home Security Tips

### HOW INTRUDERS BREAK-IN



## Security Committee

### DID YOU KNOW...

Planning your summer vacation? Don't forget to add the Tampa Police Department's Vacation Watch Program to your travel checklist. Here's how it works! Click on the link below and fill out the Vacation Watch form at least 4-5 business days before your trip.

contact Neighborhood Watch. Email Sheryl Springer at [groove-kitty99@gmail.com](mailto:groove-kitty99@gmail.com)



A zone officer will check your home if time permits during his/her shift. If long term watches are requested (over 2 weeks) the home will be checked at least once a week. This free service is only available to City of Tampa residents and is not a guarantee that your home will be safe from any type of crime or natural disaster.

### Local Tampa Police Department Information:

**District II**  
9330 N. 30th Street, Tampa, FL 33612, Ph: (813) 931-6500

### FREQUENTLY CALLED NUMBERS

- Police Non Emergency:** 813-231-6130
- Code Enforcement:** 813-274-5545
- Animal Control:** 813-744-5660 (domestic cat/dog ONLY)
- Solid Waste:** 813-348-1112
- Crisis Center:** 2-1-1

Visit [tampagov.net](http://tampagov.net) and type VACATION WATCH FORM in the search. Complete the form and submit the information.

In addition to the Vacation Watch Program, you can also



## Neighborhood Watch

**WHAT IS IT?** Neighborhood Watch is a group of volunteer citizens coming together in a community, communicating with each other and the police to reduce crime in the area in which they live. We are the citizens behind the “eyes and ears” of the police.

### HOW DOES IT WORK?

Neighbors watching out for neighbors. Just follow your normal routine. If you bicycle, walk, jog, keep an eye out on your neighborhood. If you see anything suspicious, call the TPD first, then notify your Neighborhood Watch Coordinator, Sheryl Springer. An alert will be cascaded throughout the NHW team, and to the office personnel. We have one of the safest neighborhoods in New Tampa. With your involvement and awareness, it will stay that way!

### HOW DO I BECOME INVOLVED?

If you are interested in learning more, and possibly volunteering, please email Sheryl Springer: [groovekitty99@hotmail.com](mailto:groovekitty99@hotmail.com).

You can always attend our Security Committee Meeting, held the first Monday of each month.

We discuss the Neighborhood Watch Program, and all are welcome to bring forward ideas, issues and concerns. Contact AJ Forbes at [clcddsaf@gmail.com](mailto:clcddsaf@gmail.com) for more details.

## LAF Committee Landscape, Aquascape, Facilities

The LAF Committee covered many topics at its meeting held on Tuesday, June 6, 2017, at 12:30 p.m.

The first major topic of discussion was a review of the three options previously presented to the Board for a proposed new gym to be located near the present basketball court. The committee discussed a list of costs and concerns in addition to the building cost of between \$668,000 to \$1,197,000, depending on the chosen option. The committee feels that the Board should consider all the costs involved prior to any presentation to the community. For instance, there is no sewer line in the access road. What would be the additional cost to install a sewer and, if needed, lift station from the proposed site? Would the road need to be torn up and replaced? In addition, the following costs should be included to present a total cost for the project: cost for security and cameras (inside and outside), cost for gym equipment, cost for

furniture, cost for mirrors, cost for tv's and service, cost for internet and wi-fi, cost for wall protection for weights, cost for cabinets, cost for ice/water machine and space for it.

A major concern with all three plans is that there is no storage area in any of them. Operational costs that the committee mentioned include cleaning of all rooms, cleaning of equipment, cost for attendants, as well as electricity and water.

Rich questioned what was to become of the old gym if a new one were to be built. The committee agreed to come to the next meeting with ideas.

The second major topic of discussion was a continued review of the list of propose capital expense items with their costs. Dennis DiGiacomo recommended that the committee list them in priority.

- Revitalize Cross Creek entrance landscaping. \$175k
- Install landscaping in Capri Isle common areas. \$35k
- Install landscape lighting in the Morris Bridge entrance islands. \$17k
- Install LED lights for the volleyball court and replace hockey court lights. \$21.5k
- Install 3 picnic tables on a concrete pad on the beach with shade canopies. \$10.5k
- Clear the vacant land (known as the Meadows across from the Capri Isle exit) and install gravel roadway and soccer/multi-purpose field. \$150k
- Replace/repair pool furniture (umbrellas and orange material on chairs). \$10k
- Purchase new café tables and chairs for Beach Club. \$5k
- Replace gym equipment older than 3 years \$18k.
- Renovate the gym over a period of 3 years totaling not more than \$100k
- Install fountain at intersection of Cross Creek entrance and CLD, \$10k.

The committee felt strongly that the vacant land should be cleared with a playing field

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installed, even though the item did not receive top priority. The field could have a gravel road and grass parking areas for the time being with a finished road and paved parking coming at a later date. The full-sized field would be used for all field sports. The field quality could be kept in safe condition (superior grass, no potholes or indentations, no tire tracks, etc.). It can be a full-sized field away from all traffic, so that balls and participants are not going into the street, as at the present site.

Several other topics were discussed. The committee was informed by John Hall, CDD property manager, that all the dead and missing palm trees have been replaced in the common areas, that plans are underway to replant areas dug up by wild hogs at the Morris Bridge entrance, and that the dying annuals in front of the Beach Club monument will be replaced with flowering perennials.

Steven Hancz asked whether the fruit trees (banana) were going to be removed from CDD property, as homeowners have complained that it's a double standard that they can't have fruit trees in their yard, and the fruit trees in CDD property could also attract rats. The committee discussed the idea of replacing the banana trees with another leafy plant, and Steve Small, LMP manager, recommended planting hibiscus or other similar plants in their place. The cost to remove the 600 fruit trees is \$1,800. To replace with 400 other plants would cost approximately \$4,200, so the committee voted to recommend this action to the Board.

John reported that a new motor for the Morris Bridge entrance fountain had been installed and was fixed. However, Steven

Hancz said that it was not presently working.

Rich Carpenter pointed out that there are several large cement blocks that have been dislodged on the apron of the boat launch, and they are a danger to entering and exiting the water with a trailer. John stated that he must find someone to do the repair, because neither Lake Masters nor LMP does such work.

Steven Hancz noted that there was graffiti written on the back of a Capri Isle sign and requested it to be cleaned, and he also mentioned that there is no sidewalk along one side of the new playground installed in Capri Isle, and he asked John to look into installing one, as it is necessary to complete the walkway around the pocket park. You can attend our meetings which are held at 12:30 p.m. on the first Tuesday of the month. If that is not convenient for you, please e-mail your thoughts to [stephie11173@verizon.net](mailto:stephie11173@verizon.net).

## POA

FROM THE DESK OF CORY LAKE ISLES  
PROPERTY OWNERS ASSOCIATION  
MANAGER

### Happy Fourth of July!

I hope everyone is off to a great summer. Finally the rains have arrived. The association will be looking at the quality of the lawns this summer. The Covenants do not allow for homeowners to apply their own fertilizers and chemicals to the lawns. This would be a good time make sure you have a good lawn spray contractor hired who is addressing the weeds in the yards.

This is also the time of year the weeds in the flower beds like to get out of control. Please keep an eye out for the planting beds.

With the rain now starting to fall this is also a good time to restock those plant beds as well. Keep in mind that when the homes were built the requirement of the covenants is that 5% of the construction cost was set for the budget on landscaping. This did not include the cost of irrigation and sod.

The DRC manual also states that 75% of all plants must be flowering. If you take a look at your plant beds and do not see a lot of color or the plant beds are not full then it probably has not been maintained. We will be looking at those beds this summer and trying to get the standard back to what was intended in the covenants and the DRC manual. We appreciate your help with this.

I have also been seeing trash cans that are too full and bags placed next to the bins. The trash company will not get out of the truck to pick up the bags. They only use the automatic can lifter to dump. Please make sure the trash fits in the bin to keep these bags from remaining on the curb side.

It is that time of year when the kids are home and out in the neighborhood. Please abide by the 25 mph speed limit and keep alert for those little ones. Parents this would be a good time to review the rules for proper bicycle safety and to remind the kids not to play out in the street.

Thank you for all the work on your homes that has taken place during our spring. Cory Lake Isles continues to be the premier place to live in the Tampa Bay area!

**RORY HARDING, LCAM**  
CORY LAKE ISLES PROPERTY OWNERS  
ASSOCIATION MANAGER  
10441 Cory Lakes Dr.  
Tampa, FL 33647  
813-986-3200  
[rory.harding@fsresidential.com](mailto:rory.harding@fsresidential.com)

## Community Corner

### Co-Ed Book Club:

**We are looking for a resident to chair this new club!** If you are interested, please contact the Beach Club!

### Neighborhood Watch

Email Sheryl Springer at [groovekitty99@hotmail.com](mailto:groovekitty99@hotmail.com)



### Adopt - A - Road/Keep Tampa Bay Beautiful

Email Sheryl Springer at [groovekitty99@hotmail.com](mailto:groovekitty99@hotmail.com)

## FOOD TRUCKS SCHEDULED!

Save the dates for the Food Trucks!

**Saturday, July 15th** – The Taco Traveler (12pm-3pm)

**Saturday, July 22nd** – Mr. C's Grilled Cheese (5pm – 8pm)

\*Dinner & A Movie on the Lawn!





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# Local Dog Adoptions



## Dahlia

Meet Dahlia, a girl who is ready for her furever home! She knows basic commands and is house trained as well as crate trained. Dahlia is medium to high energy and is quick to respond when called. She is perfect with people, but this diva wants to be the star of the show so we suggest that she goes to a home where she is the only pet.

If you are interested in this beautiful girl and want to be her life long friend please contact A Promised Land Rescue at [www.apromisedlandrescue.org](http://www.apromisedlandrescue.org) or Sonia at 813-610-2275.



## Twins

These twin pups had a hard start in life but thankfully some nice people did the right thing and took care of them until help could arrive. The Twins were living under a house in a bad part of town with no food or water when a nice neighbor took care of them and called the local shelter. These kiddos are now in foster care until they find their forever family. The pup with the white nose is the boy and the pup with the black nose is the girl. We believe they are just babies and are lab mixes.

If you are interested in getting more information or meeting the twins please contact the foster family at [bma62291@yahoo.com](mailto:bma62291@yahoo.com) or (513)835-9261.



## Murphy

This handsome stud is Murphy. He loves to put everything he has into all he does! He is around 4 yrs old, up to date on shots, neutered, microchipped and ready for his furever home! He will need an experienced dog owner as his adopter.


If you are interested in Murphy please contact call 813-610-2275 for more information.



## Bud

Meet Bud! A dog that loves to have fun and is a great companion. He is house trained, crate trained, knows basic commands and is very obedient. Bud would do best in a single pet home. He is up to date on shots, neutered and microchipped.

Bud is excited to meet you so if you think Bud would fit with you and your home call 813-610-2275 for more information, you wont regret it!




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Bus: 813-989-2037  
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# Dive-in MOVIE

Friday, July 7  
8:30 p.m. | At the Pool

Cool off in the pool or relax on the pool deck while enjoying the movie on a giant screen.

Complimentary Popcorn will be provided while supplies last!

**THIS EVENT IS FREE!**

Featuring:  
**A DOG'S PURPOSE**

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RESVP Online: [www.CoryLakelslesTampa.com](http://www.CoryLakelslesTampa.com)

# Dinner & A MOVIE

Saturday, July 22  
On the activities field

Dinner starts at 5 p.m. | Movie starts at 8:30 p.m.

**BRING YOUR OWN:**

- Money for the food trucks
- Chairs & blankets
- Bug repellent. When the sun goes down, the bugs come out!

Complimentary popcorn will be provided while supplies last!

Sponsored by:

EVERGREEN  
RESVP Online: [www.CoryLakelslesTampa.com](http://www.CoryLakelslesTampa.com)

# JULY 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Revision Committee 7 pm		1
2	3 Cyclers 8 pm	4 Beach Club & Beach Club Office Closed Happy 4th of July!	5	6 Revision Committee 7pm	7 Dive-In Movie!	8
9	10 Security Meeting 7PM	11 Design Review 9 am No July LAF Committee Mtg! Next Is August 8th 12:30 pm	12 Covenants Enforcement Committee 7pm Finance Committee 8:30 pm	13 CDD Board Meeting 6pm	14	15 Lunch with THE TACO TRAVELER Food Truck 12pm - 3pm!
16	17	18	19 POA Board Meeting 7pm	20 CDD Board Meeting 6pm	21	22 DINNER & A MOVIE on the LAWN! Mr. C's Grilled Cheese Food Truck!
23	24	25 Design Review 9 am	26	27	28	29



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