



# The Islander

Cory Lake Isles Monthly Information Resource Guide • AUGUST 2017



# Adopt a Road Event

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## 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 .....	7 am-8 pm
Lap Swim Times .....	7 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)

Envera Customer Service .....	(877) 936-8372
Morris Bridge Gatehouse .....	(813) 986-0030
Cross Creek Gatehouse .....	(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

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### SAMPLE RATES FOR YOUR HOME IN CORY LAKE ISLES

Home Replacement Value	Annual Premium:
\$450,000	\$1,246
\$400,000	\$1,115
\$350,000	\$987
\$300,000	\$849
\$250,000	\$745
\$200,000	\$602

Rates based on 2012 Construction, Hip Roof, Monitored Burglar & Fire Alarm, Age 55+, Good Credit, \$2,500 Deductible, Rates effective 01/29/2016 and are subject to change without notice.

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



**18040 Java Isle Dr.**  
3/2/2 | 2002 SF **\$335,000**  
One Story | Pool | Waterfront



**17808 Saint Lucia Isle Dr.**  
4/4/3 | 3818 SF **\$750,000**  
Outdoor Kitchen | Dock | Waterfront  
Pool and Spa



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



**15213 Fiji Isle Pl.**  
5/3.5/2 | 3677 SF **\$480,000**  
1/2 Acre Conservation



**10637 Cory Lake Dr.**  
5/4/3 | 3676 SF **\$559,000**  
Waterfront | Pool & Spa | Dock

*Now Accepting New Listings!*



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



**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

- To invite the holiday lighting contractor who serviced neighboring communities to the next meeting.
- To recode certain invoices from repairs and maintenance to capital outlay.

- To manage manhole repairs with the City of Tampa.
- To determine the boundaries of the community.
- To pinpoint areas with irrigation conflicts and adjust timers.
- To complete miscellaneous repairs.
- To repair a seawall and reposition the drainage.
- Facilitate installation of volleyball lights.
- Oversee replacement of a damaged gate arm.

#### OFFICE MANAGER

- To create a monthly spreadsheet for pool and beach parties.

- To follow up with BNI, who cancelled their contract, as a different venue was secured.
- To utilize new pool attendants for private rentals, at the beach club and for community defense.
- To work with pool attendants for June and July, regarding lost and found items.
- To gather information and feedback from attendants on issues encountered with residents.
- To secure a laptop for the Sunshine Board.
- To provide instructions on how to post items or comments on the Sunshine Board.
- To send e-blast notifying residents that a survey would be circulated regarding the new gym.

- To continue to post flyers reminding residents of shut-down dates on the tennis courts.

#### DISTRICT MANAGER

- To adjust the budget to add a wage increase for the Junior Office Administrator position, from \$10 per hour to \$14 per hour, and budget funding for a Facilities Assistant at \$10 per hour.
- Insert use of fund balance for the assessment levy.
- To adjust the proposed Fiscal Year 2018 for the next meeting.
- To add a \$10,000 buffer to the proposed Fiscal Year 2018 budget.

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

# SUMMARY OF MOTIONS PASSED

**Held on Thursday, June 15th, 2017 at 6 pm at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, FL 33647.**

1. Granting Mr. Kumar the use of the Cory Lakes Clubhouse and pool for a movie shoot, pending documentation submission, was approved.
2. To award the Landscape Maintenance Contract to LMP in the amount of \$359,269, for the first year, was approved.
3. The authorization for District Manager to negotiate a settlement with Republic Services' Insurance Carrier for a minimum amount of \$50,000, was approved.
4. The May 18, 2017 Summary of Motions, Board of Supervisors Staff Directives and Board of Supervisors Meeting, June 5, 2017 Security Committee Meeting, June 6, 2017 LAF Committee Meeting and the May 30, 2017 – June 13, 2017 Sunshine Board Meeting Minutes, as amended, were approved.
5. The authorization to hire an additional rover for community patrol, from 6:00pm to 10:00 pm, during the summer months a not to exceed amount of \$4,500, was approved.
6. The Cornerstone Construction Services Proposal for Monument Relocation, including easement and recording of easement, at an estimated cost of \$13,000, was approved.
7. Authorizing Staff to replace guardhouse air conditioning unit, in a not-to-exceed amount of \$3,500, was approved.
8. 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 MEETINGS:

**UPCOMING CDD BOARD MEETING DATE:**  
**August 16 20th at 6pm at the Beach Club.**  
**UPCOMING CDD WORKSHOP FOR AUGUST:**  
**Tuesday, August 1 – Tuesday, August 15th**

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

Landscape Aquascape Facility (LAF) Meeting:  
August 8th, 2017 at 12:30pm,

**Security/Neighborhood Watch Meeting:** August 7th, 2017 at 7pm

**Finance Meeting:** August 9th, 2017 at 8:30pm

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

# CDD NEWS INFORMATION

## Security Committee



### DID YOU KNOW...

The District's parking restriction policy is:

- No cars are to be parked overnight on any street

**POOL AWARENESS**

Stay cool at the pool focusing on these rules!

**#4 – The facility will be video taped for security & safety purposes.**

**#6 – Children under fourteen (14) years of age must be accompanied by a parent or adult patron.**

**#8 – Swimming is permitted only during designated hours, as posted at the pool. Patrons and guests swim at your own risk.**

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).

- No cars are to be parked on the easements.

If you have overnight guests and **MUST** park on the street, please contact the Beach Club to give to the Rover Security on patrol for their recording process and information.

### 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

## PLEASE BE A RESPONSIBLE PET OWNER.

Pick up your pet's waste and make sure your animal is leashed whenever outdoors. Please dispose of your pet's waste in your OWN trash receptacle and NOT your neighbor's.



**American Red Cross**

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# Neighborhood Watch

The Cory Lake Isles Neighborhood Watch Team has sponsored an initiative called "Adopt a Road". It is a program under the Keep Tampa Bay Beautiful, a non-

profit organization whose focus areas are conservation, waste reduction and beautification. They believe change and improvement begins with personal responsibility.



Our Cory Lake team has held two very successful events to date, the last one being June 24th, and you can see them in action



on the front cover of this Islander.

We sponsor a one mile stretch of road from our Morris Bridge entrance to Flatwoods Park, and to date have picked up 50+ bags of trash, a mattress, computer monitors, tires and other detritus that would otherwise have continued to pollute and blemish this wonderful area of Tampa that we call home.

Our next event will be in November, and I'd like to see more new faces out there with us. Please let me know if you are interested, and I'll add you to our distribution list. It's a few hours of your time on a beautiful Saturday morning to Keep Tampa Bay Beautiful. My contact information is: Sheryl Springer – groovekitty99@hotmail.com.

## Envera Info

If you have not received your login information directly from Envera, please contact them by calling 1-877-936-8372 and speak

**Back to School BASH**

SUNDAY, AUGUST 6  
1 PM at the pool

GAMES  
PRIZES  
ICE POPS  
MUSIC

RSVP online at  
CoryLakIslesTampa.com

4th annual  
**LUAU** AT THE POOL

SATURDAY, SEPT. 9  
5:30 - 8 PM

**LIVE HULA SHOW**  
MUSIC, BUFFET DINNER, DESSERTS,  
CASH BAR, FIRE SHOW AT SUNSET

**TICKET INFO**

Ticket quantities are limited - get yours today!

Ages 12+	\$10*
Ages 3 - 11	\$5
Under age 3	Free

\*includes one free drink at the cash bar  
Drink selections include beer, wine & non-alcoholic beverages

Tickets available at the Beach Club  
Cash or check

EVERGREEN CREW MANAGEMENT

If it rains, the event will take place inside the Beach Club



to a live representative. Envera's customer service call center is open 24 hours a day; ready to assist our community with any gate access concerns.

Please remember: all visitors must be entered into the Envera system for log security purposes. Guards CANNOT accept phone calls from residents to notify of an expected guest, they are instructed to give residents the Envera customer service number or contact the Beach Club (813-986-1031). You may also enter the information and update your resident

profile online (myenvera.com) or through the Smartphone App.

Envera remotely operates the oversized truck entrance, at Morris Bridge Road gate, through a kiosk to an off-site security officer.

PLEASE ADD ENVERA (1-877-936-8372) to your PHONES CONTACT LIST in the event an Envera security officer calls you for gate access authorization for a scheduled contractor (i.e. moving company, a/c or plumbing contractor, etc). The on-site security

officers assist visitors and residents as their main post order but will assist the trucks at the oversized entrance if time permits.

## 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

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

Email Sheryl Springer at groovekitty99@hotmail.com.

## What is the Difference Between the CDD and the POA?

The key difference between the CDD and the POA is that the CDD manages public property such as the streets, pool and beach club and the POA enforces homeowner property covenants such as property maintenance and approval of property renovations.

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# Did You Know?

**D**id you know that the Community Development District of Cory Lake Isles is responsible for maintaining the stormwater system in Cory Lakes?

The rain water and all debris that goes into the storm drains either goes directly into our lake and ponds or out into the conservation surrounding CLI.

The trash and debris tossed out car windows and dropped by residents can clog this stormwater system and pollute our surrounding environment.

The effect of this pollution is not only an unsightly community but also slower water runoff creating flooded streets, yards and other areas.

The flooded streets then cause issues with the street pavers and curbing.

Let's all try and improve the looks of Cory Lakes and help cut future expenses by putting our trash in the provided receptacles and picking up anything you think may end up in the storm drains.

Together we can save the environment, live in a beautiful community and cut future expenses.

*Thanks,*  
**John Hall**  
CORY LAKES CDD  
FACILITY MANAGER

**Dive-in MOVIE**  
Friday, August 4  
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.

Featuring: **STORKS**

THIS EVENT IS FREE!

Sponsored by:

Complimentary Popcorn will be provided while supplies last!

EVERGREEN COMMUNITY MANAGEMENT  
RSVP Online: [www.CoryLakesIslesTampa.com](http://www.CoryLakesIslesTampa.com)

**Dive-in MOVIE**  
Saturday, August 26  
8 p.m. | At the Pool

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

Featuring: **SECRET LIFE OF PETS**

THIS EVENT IS FREE!

Sponsored by:

Complimentary Popcorn will be provided while supplies last!

EVERGREEN COMMUNITY MANAGEMENT  
RSVP Online: [www.CoryLakesIslesTampa.com](http://www.CoryLakesIslesTampa.com)

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# AUGUST 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 Revision Committee 7pm	4 Dive-In Movie!	5
6 BACK TO SCHOOL BASH!	7 Security Meeting 7PM	8 Design Review 9 am LAF Committee Mtg! 12:30 pm	9 Covenants Enforcement Committee 7pm Finance Committee 8:30 pm	10	11	12
13	14	15	16 POA Board Meeting 7pm	17 CDD Board Meeting 6pm	18	19 Lunch with THE TACO TRAVELER Food Truck 12pm - 3pm!
20	21	22 Design Review 9 am	23	24 CDD Board Meeting 6pm	25	26 Dive-In Movie!
27	28	29	30	31		



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# Back to School!



SCHOOL STARTS THURSDAY,



AUGUST 10<sup>TH</sup>!



Please be aware of kids walking to and from bus stops in the morning and afternoon.

# RUSH

## COLLECTION

BEKAH | 813.917.4544  
BekahRush@Remax.net

JERILYN | 813.927.6795  
JerilynRush@Remax.net

**FOR SALE**

17906 CACHET ISLE  
4 BDRM, 4.5 BATH | \$625K

**FOR SALE**

18050 COZUMEL ISLE  
5 BDRM, 3.5 BATH | \$525K

**FOR SALE**

17951 CACHET ISLE  
6 BDRM, 7.5 BATH | \$1.4 MIL

**FOR SALE**

10830 CORY LAKE DR  
4 BDRM, 3.5 BATH | \$379K

**FOR SALE**

1225 OXBRIDGE, LUTZ  
3 BDRM, 3 BATH | \$600K

**FOR SALE**

10522 BERMUDA ISLE  
4 BDRM, 3 BATH | \$400K

**PENDING**

100 18<sup>TH</sup> AVE N | ST. PETE  
4 BDRM, 3.5 BATH | \$1.35 M

**JUST SOLD**

4303 W SYLVAN RAMBLE ST.  
6 BDRM, 5/1 BATH | \$1.95M

**JUST SOLD**

10547 BERMUDA ISLE  
6 BDRM, 4.5 BATH | \$799K