

DECEMBER 2021



The **Islander** Magazine

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CORY LAKE ISLES
HOLIDAY BOAT PARADE

DECEMBER 11, 2021

BOAT PARADE STARTS AT 6PM
AFTER PARTY 7 - 9PM

PRESENTED BY

RUSH

COLLECTION

COMPASS

BOATERS:

DECORATE YOUR BOAT & MEET AT THE
EAST END OF THE MAIN LAKE AT 5PM SHARP.
EVERYONE MUST REGISTER AT THE CDD OFFICE.

NON-BOATERS:

ENJOY THE PARADE FROM YOUR BACKYARD OR
THE BEACH CLUB DOCK.

AFTER PARTY:

7 -9 PM @ THE CORY LAKE CLUBHOUSE
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CORY LAKE ISLES

CDD Office Hours
Monday, Wednesday 8am-5pm
Tuesday, Thursday, Friday, Saturday 8am-5pm
Sunday Closed

Fitness Center Hours
Seven days a week 24 Hours

Official Cory Lakes CDD Website: www.corylakescdd.net

Envera Customer Service (877) 936-8372
Morris Bridge Gatehouse (813) 986-0030
CDD Office (813) 986-1031
POA Office (813) 341-0943
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 address (in 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 jcasti@lucorylakescdd.net Sudhir (Sid) Shah ssah@lucorylakescdd.net Ron Acoff racoff@lucorylakescdd.net Rene Fentcha rfentcha@lucorylakescdd.net Sheila Haque shahe@lucorylakescdd.net	CDD Committee Chairs Landscape/Aquascape/Facilities Committee Stephanie Squires ssquires@lucorylakescdd.net Security Committee AJ Forbes ajforbes@lucorylakescdd.net POA Management Company Commonium Associates John Rowles jrowles@commoniumassociates.com POA Board Members Narash Ramphal, President Narash.Ramphal@commoniumassociates.com Dr. Anoop Reddy, Vice President Anoop.Reddy@commoniumassociates.com Sheryl Springer, Treasurer Sheryl.Springer@commoniumassociates.com Bob Amin, Secretary Bob.Amin@commoniumassociates.com Rishi Vasudeva, Member Rishi.Vasudeva@commoniumassociates.com
CDD Management Company Wrathall, Hunt & Associates, LLC Chuck Adams, District Manager 230.464.2114 ckadams@wrathallhunt.com CDD Facilities Manager John Hall C: 813.924.4673 ckadams@lucorylakescdd.net CDD Office Administrator/Events Coordinator Amanda Schewe C: 813.986.1031 F: 813.986.1056 ckadams@lucorylakescdd.net ckadams@lucorylakescdd.net	POA Committee Chairs Design Review Committee Jeffrey Jenkins Covenant Enforcement Committee John Bouvier

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Season's Greetings

As we open our doors to family and friends for the holidays, my family and I would like to express our gratitude for your business and for your friendship over the past year.

We wish you ALL happiness, good health, and prosperity throughout the holidays & the coming New Year!

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BOARD MEETING

UPCOMING MEETING:
CDD Board Meeting
December 9, 2021 @ 6PM

POA INFORMATION

It's the holiday season, a time when we give thanks for all we have and celebrate with our family and friends. But the holidays can also be problematic, especially when it comes to safety.

As you decorate your home this holiday season with trees, candles, and lights, your POA board reminds you to observe some basic safety precautions.

- If you have a live tree, water your tree daily and check frequently to make sure the needles are fresh and green. A dry tree is a fire hazard and the needles fall off easily, that means the tree is drying.

Did you know that more than 200 Christmas tree fires occur annually?

- If you are using candles, make sure they are in candle holders that won't tip over, are placed in a location away from curtains, windows or exits, and are never left unattended. Candles can also be a danger for small children or pets if they are placed in a location that is within reach, so give careful consideration to where you are placing the candle. Remember to trim wicks before use to avoid uneven burning and avoid burning a candle all the way down. Once the candle hits about 2 inches of wax remaining, you should stop using it.

Did you know that more than 8,200 house fires a year are attributed to candles – and the winter holidays are when candle fires are at their peak!

- Always use holiday lights (regardless of indoor and outdoor) that have a label from an independent testing lab and discard any lights with frayed or cracked cords or damaged plugs. Don't overload outlets as that can be a fire hazard, and when connecting strands of lights, the general rule is to never connect more than 3 strands of lights together (check the manufacturer's recommendation). Indoor lights can catch fire if used outside, so validate that any outside lights are rated for outdoor use.

Did you know that more than 800 house fires are caused by holiday lights?

- Climb responsibly. Be safe in how you put up lights and decorations. Try to pick a day when the weather is good before actually putting up outside lights.

And did you know that over 150,000 people annually visit the ER due to ladder accidents....

It only take a few minutes to plan accordingly to insure that your holiday season is safe. Your POA board wishes you a happy, healthy and safe holiday season!

Reminders for Driving & Parking in Cory Lake Isles Speed limit is 25MPH

- Please drive within the limit throughout the entire community.
- Please come to a complete stop at the stop signs.
- When parking in your driveway, please do not block the sidewalk.



Blocking sidewalks

violates the American's with Disabilities Act, a federal law, and causes an unsafe situation when pedestrians are forced to walk in the street.

No Littering

Be part of the solution, not the pollution. While out enjoying the community amenities, please make sure your water bottles and other trash is put into the trash receptacles. This helps keep our community clean and safe!



Envera

The CDD Security companies, Envera Next Generation Security and Allied Universal Security, work in conjunction with one another to provide gate access, roving patrol and video surveillance of gates and amenities. Our uniformed Security Officers (SO) at the gate play a vital role as the 'eyes and ears' of each and every single vehicle that enters the community; we expect a courteous smile, hand wave or nod to vehicles entering the community through both gates (resident and visitor) and we expect them to follow their company Post Orders as well as tailored procedures specifically for our community.

Keep in mind three ways you can update your Envera security profile: Myevera.com-use your unique login, password & PIN to access this user-friendly portal via desktop, laptop or mobile app (available for Apple and Android products). Contact the Beach Club if you do not have your login information. Envera customer service-1-877-936-8372. Customer service is available 24-hours to accomplish a variety of requests-updating profile information, adding guests to visitors lists, changing passwords.

Add this number to your contacts for easy reference. Beach Club office staff-813-986-1031. We can add guests to visitors list, update phone and email address changes.

IMPORTANT NUMBERS

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



AROUND THE COMMUNITY



Why Plants Make the Perfect Gift

BY DERRICK PAREDES

Around this time many people begin to look for gifts that they want to buy for the ones they care for. It can be a time-consuming and painful endeavor for some who want to be creative. Others may settle for a gift card, money or practical gifts (think socks and wallets). However, I am here to tell you why plants make the perfect gifts for your loved ones. Here are my reasons.

They don't die. Yes, if you gift the proper houseplant and they are taken care of, they don't die. We all know that the prettier cousins of houseplants, flowers, are a popular favorite, but they all eventually die.

Houseplants may be more work in the long run, but there are so many choices that are relatively maintenance free and last forever. They also don't get outdated like electronics that often need to be updated every few years. If you want to talk practicality, it makes much more sense to give someone a plant than many other gifts.

Anyone can enjoy them. Everyone, regardless of their age, race, or gender can enjoy houseplants. The benefits they bring are endless. They are not only beautiful, but also great for mental and physical health. Plants cater to those that are new to the hobby and collectors looking for the next expensive and trending species. In my plant shop I see every type of person walk in with a passion for houseplants. They in turn bring their loved ones in and even those that initially had no interest in plants, can find something that appeals to them. It's a basic instinct to want to nurture and care for another living thing and this is what plants are all about. So by giving someone a plant, you are actually telling them that you trust and have confidence in them. Did you ever think that buying plants could teach us a lesson about humanity?

They are perfect for any occasion. Can you name a more diverse gift? Maybe grandma just had surgery or maybe your daughter is moving away to college, but no matter what the occasion is, giving the gift of plants is a great idea. It doesn't matter whether they are new to plants or have so many plants already, there is always a plant or plant related item that can be given.

Yes, if you are looking for your next big gift idea, skip the Fruit of the Loom aisle and visit your local plant shop.

Derrick Paredes is a local landscape designer, contractor and plant nursery owner at Green Expectations. For any plant related questions you can contact Derrick on Instagram @_green_expectations_ or email dparedes@gxfl.com



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<p>ELECTRICAL</p> <ul style="list-style-type: none"> ✓ Electrical Inspections ✓ Electrical Panel Upgrade ✓ Ceiling Fan Installations ✓ LED & Can Lighting ✓ Whole Home Generators ✓ Electrical Maintenance Plan ✓ 12-Month NO Interest Financing *WAC 	<p>GENERATORS</p> <ul style="list-style-type: none"> ✓ Generac Guardian Series Generator ✓ Whole Home & Portable Generators ✓ Service & Maintenance/Cornerstone ✓ Natural Gas or Liquid Propane ✓ Protects Home for Days to Weeks ✓ No Poisoning Risk ✓ Turns off when power returns ✓ 12 Month NO Interest Financing *WAC

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Cory Lake Isles

COOKIES & COCOA

DECEMBER 18 | 11AM-1PM

Join us inside the Beach Club to decorate sugar cookies and warm up with some cocoa. All items will be provided while supplies last.

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Jennifer Wiggins
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TUESDAY'S 9AM EST

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BUSINESS BEYOND THE BOARDROOM

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It's Laser Season!

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- Contributor to Wesley Chapel Weekly

What My Clients Are Saying....

"I was so grateful to have Jen help with my sale. She helped tremendously with ensuring needed fixes happened ASAP, and did so much work to ensure the sale closed on a tight timeline. She walked me through all of the details of the contracts and offers so that I understood it all. Thank you!!! " - Megan Lybarger

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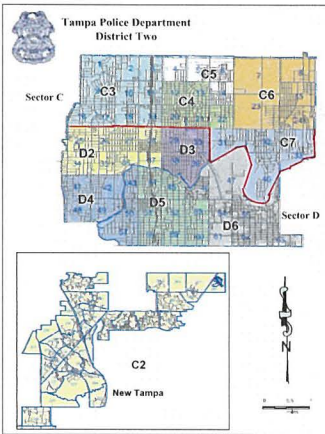
Best Neighborhood Watch Group in District II

I was honored to represent our Cory Lake Isles Neighborhood Watch Team at the Chief's Appreciation Dinner on November 4th. This is an annual event where the TPD and City of Tampa recognize the efforts of Neighborhood Watch and Local Business volunteers who work with the TPD to keep our city one of the safest in the US.

Our team was awarded "Best Neighborhood Watch Group" for 2020 (the awards dinner was not held last year). In speaking to our TPD Liaison, she told me it was "very easy" to write up the recommendation for our group to win, as we all work to promote neighborhood safety, whether it's through articles in the Islander, the CLI Facebook page and Twitter feeds, our partnership with the Security Committee and POA, our Adopt a Road sponsorship and the many events our team volunteers for throughout the year.

This is a tremendous accomplishment, as District II encompasses more than just New Tampa (see attached map). I am very proud of our team, and would like to call out our "constant volunteers": AJ, Hareesh, Sid, Brian, Soni, Khushi, Toshina, Marla, Maggie, Parag, Kara, and Dr. Reddy.

Sheryl Springer
Cory Lake Isles Neighborhood Watch Coordinator
sheryl@corylakenw.com



October, 2021 Cory Lake's Tampa Police, State Trooper Call Event Report & CDD/POA Infractions

Events	Total
Building Check - Beach Club:	0
Similar Residential/Commercial Alarm:	5
Traffic Crash/Hit & Run:	0
Vehicle Stop/Traffic:	5
Building Check- Residents/Non-Beachclub:	1
Suspicious Vehicles/Person/Prowler:	0
Domestic Dispute/Assault/Battery:	1
Animal Complaint	0
Nature Unknown:	3
Vandalism/Disturbance/Theft/Criminal Mischief:	0
Misc:	6
Parking Violations:	0
Role Call:	0
Fire:	0
Misdemeanor/Felony:	0
TOTAL	21
Traffic Citations	14
Traffic Warnings	18
Faulty Equipments	5
TOTAL	37

HAVE A HAPPY & SAFE NEW YEAR

JUST A REMINDER:

THE USE OF ANY TYPE OF FIREWORK IS NOT PERMITTED WITHIN THE COMMUNITY.
This includes personal property & CDD property.

In keeping with the festivities, red and green for the win! A great addition to your holiday buffet and a great addition to your weekly dinner lineup. These are packed with veggies and I used a store bought sauté with no added sugar.

Turkey Meatballs

- 1 lb ground Turkey (not breast because it's too dry)
- 1 small sweet onion cut in quarters
- 2 cups loose packed spinach
- 8 oz baby portabella mushrooms
- 1 egg
- 1/2 cup quick oats, pulse in food processor to create a coarse flour
- 1 tsp Himalayan salt
- 1 tsp granulated garlic
- 1 tsp pepper
- 1 Tbls Italian seasoning
- 2 Tbls olive oil
- 1 jar all natural, no added sugar Marinara sauce

Place onion, spinach, and mushroom in food processor in that order. Process until you have small uniform pieces. Place turkey in large bowl. Add veggies, egg, oats, and all seasoning. Mix thoroughly with hands to combine. Use an ice cream scoop to ensure uniform balls and scoop and roll until all mixture is used. Heat oil in a large cast iron pan to medium, gently place each ball in pan and brown for a few minutes on each side. Add sauce, turn heat to low and let simmer for 15-20 minutes. I love serving this with Zoodles (because it offers great enzymes), which can now be found in any produce section. Of course it's also

Merry Turkey Meatball



Chef Kim Mohr - Whole Food Chef, Health Coach and the owner of The Hungry, Lazy Solution. For more information, please contact Kim at hungrylazysolution@gmail.com



Cryptocurrency & Real Estate

BY JEN WIGGINS

Cryptocurrency (also called virtual currency) is all the rage these days but I think there are more questions than answers about it. With so much information swirling around, I thought I'd offer some clarity from a real estate perspective.

Cryptocurrency is basically a form of digital funding that was created to be used across the internet. It has no backing by the US government like the dollar. In 2008, there was a global financial crisis. Cryptocurrency was created as a way for people to back themselves financially, without the intervention of banks, investors, and governments. It's also been referred to as a "peer-to-peer" currency.

In the world of real estate, we aren't seeing much activity with virtual currencies like Bitcoin, Dogecoin, and others but it is creating a buzz that can't, and shouldn't be ignored. Here are the most common

questions I am asked with the current correct answers. Remember, this can all change at the drop of a hat these days.

Can I buy a house with Bitcoin or any other cryptocurrency?

The simple answer is... maybe. But it isn't easy. Here's why. First, in order to buy a home using cryptocurrency, you need to find a seller who is willing to be paid in that form. If you can find that person, you also need to find title insurance and escrow companies who will work through your transaction using this form of funds. That's not always easy to do and in many cases, it can turn into a nightmare.

Can I use cryptocurrency for a down payment for a home?

If you're using any form of traditional financing (for instance, FHA), the answer is

likely a resounding no. In the eyes of the IRS, virtual currency isn't considered a form of currency, but instead, it's considered an asset. However, if you're involved in a totally private sale, it is possible that you can work out a deal with the seller and use alternate currency as your form of down payment.

Can I make my mortgage payment using virtual currency?

Again, if you're making a payment through a traditional institution, then the answer is no. In my opinion, it's just too early to start trying to trade real estate with alternative forms of money. In the real estate industry, cash is still king. ■

Jen Wiggins is a local Realtor® with Smith & Associates Real Estate. (813) 539-1678 www.jenwiggins.com



Holiday EVENTS

12/4 & 12/5 41st Annual Lutz Arts and Crafts Festival

Saturday 10am - 5pm
Sunday 10am - 4pm
Keystone Prep High School
18105 Gunn Highway - Odessa
After missing last year due to the pandemic, the 41st Annual Lutz Arts and Crafts Festival is back! The annual juried Arts & Crafts Holiday Show is the major fundraiser for the Greater Florida Woman's Club of Lutz & Land O'Lakes and it promises to be bigger and better than ever with over 300 vendors, a large food court and ample parking. This very popular show is always a big hit with families enjoying a fun outing in a festive holiday atmosphere, with great food and very unique holiday shopping. For more information, please visit www.gfwclutzlandolakeswomensclub.org.

12/11 The Nutcracker

2pm & 6pm Shows
USF Theatre 1
3839 USF Holly Dr - Tampa
Mary Jo's Performing Arts presents the holiday classic, The Nutcracker. Two performances will be held at USF Theatre 1 on December 11th at 2pm and 6pm. For more information and tickets, please visit www.lbtll.org.

12/12 Stuff Your Stocking Drive Thru 9am - 12pm

Tampa Premium Outlets
2300 Grand Cypress Dr - Lutz
Jodie Sullivan Productions presents

the annual Stuff Your Stocking Drive Thru. Decorate your Car, wear your Christmas Jammies and don't forget your stockings. Hang them out the window and local businesses will stuff them full of goodies and candies. The Grinch will be there and prizes include two life size stockings full of treats and decorated vehicles may win a prize! A portion of the proceeds will benefit the Rotary Club of Wesley Chapel and the "Build That Home" project. Free admission. For more information, please call (813) 927-2730.

12/12 Figure Skating Holiday Spectacular Show

3:30pm - 5:30pm
AdventHealth Center Ice
3173 Cypress Ridge Blvd
Wesley Chapel
Come out for the annual Holiday Spectacular Show at Advent Ice. Watch amazing performances by our very own Learn to Skate participants and our elite figure skaters! Bring the whole family as this is a show you don't want to miss. For more information visit www.ahcenterice.com.

12/17 - 12/19 Tampa Bay Balloon Festival

Friday 5pm - Sunday 8pm
Little Everglades Ranch
17951 Hamilton Rd - Dade City
Hot air balloon glows and tethered rides (weather permitting), food vendors, retail vendors, activities for the kids and much more. For more

information and tickets, please visit www.eventbrite.com.

12/19 Lead Foot Super Swap Meet!

8am - 2pm
Lead Foot City
17109 Old Ayers Rd
Brooksville
Check out some cool cars, trucks, and bikes or do some shopping with our many automotive vendors. The Car Corral is home to a mix of vehicles from all ages, makes, and models. Live entertainment at the Main Stage and Burnout/Drift Pad, with Live Auctions, Drift Carts, Tech Seminars, and more! There's something for everyone! Join the fun at this family friendly, spacious outdoor event. \$10 per person and 12 and under kids are free. For more information visit www.leadfootcity.com.

12/31 Noon Year's Eve

10am - 3pm
The Grove at Wesley Chapel
6333 Wesley Grove Blvd
Wesley Chapel's largest New Year's Eve celebration for kids and families is coming to The Grove. Daytime celebration with fireworks, games, bubble and magic show, dance party and confetti blast. Kids 13 and under get free entry as long as accompanied by an adult. Rain or shine. For more information please visit www.groveshopping.com.



Forever Sealed, Curt Keyser



After 25 years as a bank executive, Curt Keyser was afforded the opportunity to enter a new industry cleaning and sealing outdoor wood, concrete and masonry. He took it. That was 6 years ago. A year ago, he decided to start his own company and Forever Sealed was born. Curt points out, "My brother and my son both work with me. We're proud to say we are locally and veteran owned as well as family operated."

Born in Fort Dix, New Jersey, Curt grew up as an Army brat and spent the majority of his life in Panama City Beach, Florida. He earned a Bachelor's degree and MBA from Florida State University, and also earned a Master's degree in Banking from Louisiana State University. Curt served 4 years in the Army in the 10th Mountain Light Infantry.

Curt explains the process that Forever Sealed uses, "We clean and seal outdoor wood, concrete and masonry using a liquid silicone sealant that actually penetrates wood by up to 6 inches, concrete by up to 3 inches and masonry or pavers by up to 1 1/2 inches. Once the sealant penetrates the porous product, it chemically reacts with the natural acid inside each product to transform the liquid silicone into a hardened block." He continues, "That serves several purposes. First, it makes each product mold and mildew resistant. You literally do not have to pressure wash again as liquids are not able to penetrate the products. Second, in the case of wood, the liquid silicone will encase the natural fungus in wood that causes wood to rot. Encasing the fungus in a silicone block means moisture cannot reach the fungus, which means the wood will literally last forever. Third, the cured silicone will strengthen wood, concrete and masonry by over 20%."

"When it comes to pavers, we use a polymer sand that will congeal and essentially turn into a grout or mortar. That means moisture cannot penetrate between the pavers making it mold and mildew resistant. That also means vegetation cannot grow between the pavers. You know pavers have been properly sealed when water beads up on them. Keep in mind that the rainy season does not prevent us from cleaning and sealing concrete or wood," Curt explains.

Forever Sealed guarantees their work. Concrete and wood come with a fully backed 25 year guarantee and pavers and masonry come with a fully backed 10 year guarantee. Forever Sealed is fully insured and licensed.

When Curt isn't working, he spends time with his family and is an avid Florida State sports fan.

Eliminate Sealing
your concrete or wood
EVER AGAIN!



16350 Bruce B Downs Blvd
P.O. Box 47311 Tampa, FL 33646
813.994.7926
www.ForeverSealedFL.com

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'Tis the season for GRATITUDE.

Thank you to our colleagues, clients,
family, and friends for all that you do to make
us who we are.

COMPASS

Happy Holidays
from our family
to yours.



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info@therushcollection.com
813.927.6795

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