

***CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Thursday, April 18, 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, April 18, 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, April 18, 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

C. Landscape Maintenance Professionals (LMP)

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

## **VI. Financial Items**

- A. Acceptance of the March 2024 Unaudited Financial Statement **Exhibit 7**
  - 1. Variance Report of March 2024 **Exhibit 8**
- B. Reinstatement of the Series 2013 Par
  - 1. Certification Letter: Permission for US Bank, N.A. Grant **Exhibit 9**
  - 2. Exhibit C Re: Redemption Error **Exhibit 10**

## **VII. Business Items**

- A. Consideration of Amortization Recalculation Agreement Between U.S. Bank Trust Company, National Association and Cory Lakes Community Development District **Exhibit 11**
- B. Consideration/Approval of Request for Proposals for Security Services **Exhibit 12**
- C. Consideration/Approval of Proposals:
  - 1. Tampa Police Department – Extra Duty/Conditions of Permit - \$43.00/hr **Exhibit 13**
  - 2. JCS Security Service – Armed Security Guard & Roving - \$20.00/hr **Exhibit 14**
  - 3. Johnson Engineering – Rate Schedule - \$220.00/hr **Exhibit 15**
  - 4. Stantec – Paver Roadways Review - \$25,510.00 **Exhibit 16**
  - 5. Stantec – Weir Replacement Project - \$17,700.00 **Exhibit 17**
  - 6. Steadfast – *To Be Distributed*
- D. Discussion: CDD Rules and Regulations - Updates on Pages 12-16 **Exhibit 18**
  - 1. Pool Party Reservation Agreement **Exhibit 19**
- E. Discussion: Alligators and Alligator Removal

## **VIII. Approval of Minutes**

- A. Board of Supervisors Regular Meeting: March 21, 2024
  - 1. Summary of Motions **Exhibit 20**
  - 2. Regular Meeting **Exhibit 21**
  - 3. Action/Agenda or Completed Items **Exhibit 22**
- B. Board of Supervisors Budget Workshop: March 26, 2024
  - 1. Budget Workshop **Exhibit 23**

**IX. Staff Reports**

A. District Engineer: Johnson Engineering, Inc.

B. Office Administrator (OA): Dominique Green

1. April 2024 OA Report

**Exhibit 24**

C. Facilities Manager: Philip Cusumano

1. April 2024 Activity Report

**Exhibit 25**

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

E. District Manager: BREEZE

1. Update on Employee Policies Verbiage – *To Be Distributed*

2. FY 2023-2024 Meeting Schedule

**Exhibit 26**

3. Quorum Check for Next Meeting – 05/16/24 at 6:00 p.m.

F. POA Board of Directors

1. POA/CDD Items

**Exhibit 27**

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

**XI. Supervisor Requests**

**XII. Adjournment**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **1**

**AGENDA**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88757
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install Podocarpus around pump station at the Cross Creek area.			
Podocarpus 7 gal	10	96.75	967.50

<b>TOTAL</b>	<b>\$967.50</b>
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**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **2**

**AGENDA**





PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88760
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
In voided ares along the Cross Creek Blvd install selective plant material to beds. Close in area with Floratam sod, finish new beds with mulch. Removal of some declining Azalea to make room for new plant material.			
Mulhy Grass 3 gal	60	25.90	1,554.00
Plumbago 3 gal	50	25.90	1,295.00
Copperleaf	40	25.90	1,036.00
Hibiscus - Seminole (pink) 3 gal	20	25.90	518.00
Crinum Lily - Queen Ann (Red) 3 gal	10	25.90	259.00
Jatropha Tree 7 gal	8	337.50	2,700.00
Soil - Top Soil (Bulk) 5 cy	5	108.00	540.00
Sod - St. Aug/ Floratam 500 sq ft	500	2.00	1,000.00
mulch 20 cy	20	55.00	1,100.00
Bed Prep/ Debris/ Disposal	1	900.00	900.00
Sod Prep, clean up sod lines with sod cutter	1	500.00	500.00

<b>TOTAL</b>	<b>\$11,402.00</b>
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**TERMS AND CONDITIONS:**

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OWNER / AGENT

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **3**

**AGENDA**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88762
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
At the Intersection of Cory Lake Blvd and Cory Lake Dr. install new plants in center island, remove some plant material finish with mulch.			
Hibiscus - Seminole (pink) 3 gal	9	25.90	233.10
Ixora - Dwarf nana (red) 3 gal	30	25.90	777.00
Gold Mound - Duranta 3 gal	12	25.90	310.80
Blue Daze 'Blew My Mind' 1 gal	30	10.60	318.00
Triple Robelini 30 gal	1	525.00	525.00
Mulch - Pine Bark/ Mini 5 cy	5	55.00	275.00
Soil - Top Soil (Bulk) 3 cy	3	108.00	324.00
Bed Prep/ Debris/ Disposal	1	225.00	225.00

<b>TOTAL</b>	<b>\$2,987.90</b>
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OWNER / AGENT

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **4**

**AGENDA**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88763
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Corner of Cory Lake Dr. and Cory Lake Blvd East side, install plants to fill in voided area.			
Mexican Petunia 3 GAL	20	25.90	518.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$518.00</b>
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OWNER / AGENT

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **5**

**AGENDA**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88764
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install plants in front of wood line area along Cory Lake Dr. where deer have eaten plants.			
Gold Dust Croton 3 gal	50	25.90	1,295.00

<b>TOTAL</b>	<b>\$1,295.00</b>
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OWNER / AGENT

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **6**

**AGENDA**





PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	3/26/2024
Estimate #	88765
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
At Tennis court install plants along small parking area bed.			
Dwarf Podocarpus 3 gal	25	25.90	647.50

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$647.50</b>
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OWNER / AGENT

# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **7**

**AGENDA**

**Cory Lakes  
Community Development District**

**Financial Statements  
(Unaudited)**

**March 31, 2024**

**CORY LAKES CDD**  
**Financial Report Summary - General Fund - DRAFT PROJECTIONS**  
**3/31/2024**

	GENERAL FUND 3/31/2024	DEBT SERVICE 2013 3/31/2024	DEBT SERVICE 2013 A-1 3/31/2024
1 For The Period Ending :			
2 CASH BALANCE	\$ 2,217,120	\$ 224,850	\$ -
3 RESTRICTED CASH FOR DEBT SERVICE	2,835	-	-
4 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	131,908	5,468	-
5 DUE FROM OTHER	3,918	-	-
6 DUE FROM OTHER FUNDS	-	2,835	-
7 PLUS: ACCOUNTS RECEIVABLE - OTHER	5,416	-	-
8 PLUS: DEPOSITS AND PREPAID	32,943	-	-
9 LESS: ACCOUNTS PAYABLE	(61,436)	-	-
10 LESS: DEFERRED REVENUES	(131,908)	(5,468)	-
11 LESS: DUE TO DEBT SERVICE	(2,835)	-	-
12 NET CASH BALANCE	<u>\$ 2,197,961</u>	<u>\$ 227,685</u>	<u>\$ -</u>
13 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
14 NonSpendable for Prepaids & Deposits	\$ 32,943		
15 Assigned for Weir Project	\$ 367,114.00		
16 Three Month Operating Reserve	\$ 501,178.00		
17 Increase in Fund Balance from Interest Revenues	\$ (28,204.50)		
18 Increase in Fund Balance from Miscellaneous Revenues	\$ (12,382.75)		
19 Remaining Budget Needed for FY 24 Fiscal Year	\$ 1,145,679.13		
	<u>\$ 2,006,327.15</u>		
	<b>Total Cash Required</b>		
20 Difference Between Net Cash Balance and Cash Required	\$ 191,633.40		
21 Assessments Receivable to Be Collected	\$ 131,907.78		
	<u>\$ 323,541.18</u>		
Net Cash Surplus (Deficit) Projected at EOY		<b>Amounts do not consider future interest or misc revenues</b>	
22 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	3/31/2024 ACTUAL	3/31/2024 BUDGET	FAVORABLE (UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
23 REVENUE (YTD) COLLECTED	\$ 2,368,586	\$ 2,252,587	\$ 115,999
24 EXPENDITURES (YTD)	(1,052,012)	(1,283,868)	231,856
25 NET OPERATING CHANGE	<u>\$ 1,316,574</u>	<u>\$ 968,719</u>	<u>\$ 347,855</u>
26 AVERAGE MONTHLY EXPENDITURES	\$ 175,335	\$ 213,978	\$ 38,643
27 PROJECTED EOY BASED ON AVERAGE	\$ 2,104,024	\$ 2,550,858	\$ 446,834
28 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	3/31/2024 ACTUAL	3/31/2024 BUDGET	FAVORABLE (UNFAVORABLE)
29 REVENUE:	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
30 ASSESSMENTS ON-ROLL (NET)	\$ 2,327,999	\$ 2,230,731	\$ 97,268
31 ASSESSMENTS OFF-ROLL	-	-	-
32 INTEREST	28,205	21,856	6,349
33 MISCELLANEOUS REVENUE	12,383	-	12,383
34 TOTAL REVENUE	<u>2,368,586</u>	<u>2,252,587</u>	<u>115,999</u>
35 EXPENDITURES:			
36 ADMINISTRATIVE EXPENDITURES	106,410	166,650	60,240
37 UTILITIES	201,314	199,662	(1,652)
38 SECURITY OPERATIONS	227,711	256,889	29,178
39 FIELD OFFICE ADMINISTRATION	165,984	173,259	7,274
40 LANDSCAPE MAINTENANCE	246,628	269,798	23,170
41 FACILITIES MAINTENANCE	89,881	199,324	109,443
42 FACILITIES MAINTENANCE (POOL)	14,084	18,288	4,204
43 INCREASE IN RESERVES	121,311	121,311	-
44 TOTAL EXPENDITURES	<u>\$ 1,173,323</u>	<u>\$ 1,405,179</u>	<u>\$ 231,856</u>

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  
MARCH 31, 2024**

	GENERAL FUND	DEBT SERVICE 2013	DEBT SERVICE 2013A1	SERIES 2017 NOTE	TOTAL GOVERNMENTA FUNDS
1	<b>ASSETS</b>				
2	Operating account				
3	\$ 279,483	\$ -	\$ -	\$ -	\$ 279,483
4	1,396	-	-	-	1,396
5	17,679	-	-	-	17,679
6	6,578	-	-	-	6,578
7	8,142	-	-	-	8,142
8	367,114	-	-	-	367,114
9	67,527	-	-	-	67,527
10	1,469,200	-	-	-	1,469,200
11	2,835	-	-	-	2,835
12	Investments				
13	-	171,646	-	18,565	190,211
14	-	49,903	-	10,002	59,905
15	-	-	-	-	-
16	-	3,300	-	-	3,300
17	Undeposited funds				
18	3,918	-	-	-	3,918
19	-	-	-	-	-
20	-	2,835	-	-	2,835
21	-	-	-	-	-
22	131,908	5,468	-	-	137,376
23	5,416	-	-	-	5,416
24	9,789	-	-	-	9,789
25	23,154	-	-	-	23,154
26	<u>\$ 2,394,139</u>	<u>\$ 233,153</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 2,655,859</u>
27	<b>LIABILITIES AND FUND BALANCE</b>				
28	Liabilities:				
29	\$ 56,222	\$ -	\$ -	\$ -	\$ 56,222
30	-	-	-	-	-
31	-	-	-	-	-
32	131,908	5,468	-	-	137,376
33	2,835	-	-	-	2,835
34	-	-	-	-	-
35	5,214	-	-	-	5,214
36	-	-	-	-	-
37	<u>196,179</u>	<u>5,468</u>	<u>-</u>	<u>-</u>	<u>201,647</u>
38	<b>FUND BALANCES</b>				
39	32,943	-	-	-	32,943
40	-	227,685	-	28,566	256,251
41	569,245	-	-	-	569,245
42	367,114	-	-	-	367,114
43	<u>1,228,658</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,228,658</u>
44	<u>2,197,960</u>	<u>227,685</u>	<u>-</u>	<u>28,566</u>	<u>2,454,211</u>
45	<u>\$ 2,394,139</u>	<u>\$ 233,153</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 2,655,859</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 MARCH 31, 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>
1 <b>REVENUES</b>					
2     Assessment levy: net of discounts	\$ 2,478,590	#####	\$ 2,327,999	\$ 97,268	93.92%
3     Interest Revenue	43,712	21,856	28,205	6,349	64.52%
4     Miscellaneous Revenue	-	-	12,383	12,383	0.00%
5     Transfer of cash from closed debt service accounts	28,556	-	-	-	0.00%
6     Total revenues	<u>2,550,858</u>	<u>2,252,587</u>	<u>2,368,586</u>	<u>115,999</u>	<u>92.85%</u>
7 <b>EXPENDITURES</b>					
8 <b>Professional &amp; admin</b>					
9     Engineering	15,000	7,500	340	7,160	2.27%
10     Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)	127.06%
11     Postage	2,000	1,000	-	1,000	0.00%
12     Supervisors	12,000	6,000	3,000	3,000	25.00%
13     Payroll taxes - FICA	1,225	613	280	333	22.85%
14     Payroll services	600	300	1,374	(1,074)	229.06%
15     District management	70,000	35,000	29,272	5,728	41.82%
16     Office supplies	-	-	-	-	0.00%
17     Trustee	7,750	3,875	1,778	2,097	22.94%
18     Bank fees	1,500	750	241	509	16.04%
19     Dues & licenses	175	175	175	-	100.00%
20     Tax collector	103,275	51,638	29	51,609	0.03%
21     Legal advertising and Sunshine Board	1,500	750	3,952	(3,202)	263.48%
22     Insurance: worker's compensation	5,500	5,500	3,799	1,701	69.07%
23     Legal - general counsel	15,000	7,500	10,712	(3,212)	71.41%
24     Assessment roll preparation	-	-	-	-	0.00%
25     Bond amortization schedule fee	-	-	-	-	0.00%
26     Disclosure report	-	-	-	-	0.00%
27     Audit	6,400	3,200	-	3,200	0.00%
28     Arbitrage rebate calculation	2,500	1,250	-	1,250	0.00%
29     Credit card discount	200	100	-	100	0.00%
30     Contingencies	2,000	1,000	-	1,000	0.00%
31     COI	-	-	-	-	0.00%
32     Total Administrative	<u>287,125</u>	<u>166,650</u>	<u>106,410</u>	<u>60,240</u>	<u>37.06%</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 MARCH 31, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>% OF BUDGET BUDGET SPENT TO DATE</u>
33 <b>Field Operations</b>					
34 Utilities					
35 ADA website compliance	210	210	210	-	100.00%
36 Streetlights	241,863	120,932	123,842	(2,910)	51.20%
37 Electricity	82,593	41,297	43,439	(2,142)	52.59%
38 Water, sewer & irrigation	24,975	12,488	10,278	2,210	41.15%
39 Solid waste removal	9,439	4,720	3,831	889	40.58%
40 Sewer lift stations	5,032	2,516	3,820	(1,304)	75.91%
41 Communication	33,896	16,948	15,895	1,053	46.89%
42 Website	705	353	-	353	0.00%
43 Propane	400	200	-	200	0.00%
44 Total Utilities	<u>399,113</u>	<u>199,662</u>	<u>201,314</u>	<u>(1,652)</u>	<u>50.44%</u>
45 <b>Security operations</b>					
46 Rover Service - 8 hour service - 7 days a week	90,854	45,427	38,973	6,454	42.90%
47 Security staffing contract services	347,923	173,962	147,812	26,150	42.48%
48 Contractual virtual guard	59,000	29,500	34,564	(5,064)	58.58%
49 Off-duty policing	16,000	8,000	6,362	1,638	39.76%
50 Total Utilities	<u>513,777</u>	<u>256,889</u>	<u>227,711</u>	<u>29,178</u>	<u>44.32%</u>
51 <b>Field office administration</b>					
52 Field Manager	67,295	33,648	33,963	(316)	50.47%
53 Assistant Field Manager	6,515	3,258	2,306	952	35.39%
54 Office administrator	62,595	31,298	31,465	(167)	50.27%
55 Payroll taxes	15,000	7,500	6,141	1,359	40.94%
56 Pool & beach club attendants	26,000	13,000	11,223	1,777	43.17%
57 Guard office supplies	1,500	750	317	433	21.14%
58 Seasonal decorations	60,000	58,950	58,950	-	98.25%
59 Beach club office equipment	4,500	2,250	1,537	713	34.16%
60 Beach club office supplies	4,500	2,250	2,425	(175)	53.89%
61 Beach club gym supplies	18,100	9,050	5,018	4,032	27.73%
62 Community events supplies	14,272	7,136	12,639	(5,503)	88.56%
63 Guard office equipment	1,000	500	-	500	0.00%
64 Miscellaneous field expense-reserve study	7,340	3,670	-	3,670	0.00%
65 Total Field office administration	<u>288,617</u>	<u>173,259</u>	<u>165,984</u>	<u>7,274</u>	<u>57.51%</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 MARCH 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
66	<b>Landscape Maintenance</b>				
67	55,640	27,820	24,003	3,817	43.14%
68	3,000	1,500	1,350	150	45.00%
69	3,000	3,000	3,000	-	100.00%
70	343,885	171,943	172,803	(860)	50.25%
71	7,500	3,785	3,785	-	50.47%
72	20,000	20,000	21,050	(1,050)	105.25%
73	7,500	3,750	1,768	1,982	23.57%
74	50,000	25,000	18,870	6,130	37.74%
75	6,000	3,000	-	3,000	0.00%
76	15,000	7,500	-	7,500	0.00%
77	5,000	2,500	-	2,500	0.00%
78	<u>516,525</u>	<u>269,798</u>	<u>246,628</u>	<u>23,170</u>	<u>47.75%</u>
79	<b>Facilities maintenance</b>				
80	15,000	7,500	7,596	(96)	50.64%
81	15,000	7,500	3,190	4,310	21.26%
82	7,000	3,500	1,234	2,267	17.62%
83	5,000	1,667	508	1,667	10.16%
84	49,815	24,908	1,614	23,293	3.24%
85	20,000	10,000	8,580	1,420	42.90%
86	1,800	900	975	(75)	54.17%
87	6,000	3,000	2,199	801	36.65%
88	5,000	2,500	742	1,758	14.84%
89	2,500	1,250	-	1,250	0.00%
90	35,000	17,500	14,300	3,200	40.86%
91	55,000	35,000	35,000	-	63.64%
92	7,500	2,500	875	2,500	11.67%
93	9,200	4,600	5,238	(638)	56.93%
94	154,000	77,000	7,831	69,169	5.09%
95	<u>387,815</u>	<u>199,324</u>	<u>89,881</u>	<u>110,826</u>	<u>23.18%</u>
96	<b>Facilities maintenance (pool)</b>				
97	21,000	10,500	10,350	150	49.29%
98	7,000	3,500	3,192	308	45.60%
99	8,000	4,000	542	3,458	6.77%
100	575	288	-	288	0.00%
101	<u>36,575</u>	<u>18,288</u>	<u>14,084</u>	<u>4,204</u>	<u>38.51%</u>
102	<u>2,142,422</u>	<u>1,117,218</u>	<u>945,602</u>	<u>172,999</u>	<u>44.14%</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 MARCH 31, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>% OF BUDGET BUDGET SPENT TO DATE</u>
103 <b>Infrastructure reinvestment</b>					
104 Capital improvement program					
105     Capital outlay	-	-	-	-	0.00%
106     Total Infrastructure reinvestment	-	-	-	-	0.00%
107     Total expenditures	<u>2,429,547</u>	<u>1,283,868</u>	<u>1,052,012</u>	<u>233,239</u>	<u>43.30%</u>
108 <b>Other financing sources and uses</b>					
109     Increase in fund balance - Weir project	53,784	53,784	53,784	-	100.00%
110     Increase in fund balance - Operating capital	<u>67,527</u>	<u>67,527</u>	<u>67,527</u>	-	100.00%
111     Total Infrastructure reinvestment	<u>121,311</u>	<u>121,311</u>	<u>121,311</u>	-	100.00%
112 Excess/(deficiency) of revenues over/(under) expenditures	-	847,408	1,195,263	349,238	0.00%
113 Fund balance - beginning (unaudited)	<u>1,004,835</u>	<u>1,004,835</u>	881,386	(123,449)	
Increase in Fund Balance			121,311		
114 Fund balance - ending	<u>\$ 1,004,835</u>	<u>#####</u>	<u>\$ 2,197,960</u>	<u>\$ 345,717</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 MARCH 31, 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	\$ 96,374	\$ 2,766
Interest	-	-	3,588	3,588
Bond close out transfer in	-	-	3,296	3,296
Total revenues	<u>104,009</u>	<u>93,608</u>	<u>103,259</u>	<u>9,650</u>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	30,000	25,000	25,000	-
Principal prepayment	-	-	-	-
Interest	69,675	28,731	28,731	-
Total debt service	<u>99,675</u>	<u>53,731</u>	<u>53,731</u>	<u>-</u>
<b>Other fees &amp; charges</b>				
Tax collector	4,334	2,167	-	2,167
Total other fees & charges	<u>4,334</u>	<u>2,167</u>	<u>-</u>	<u>2,167</u>
Total expenditures	<u>104,009</u>	<u>55,898</u>	<u>53,731</u>	<u>2,167</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>37,710</u>	<u>49,527</u>	<u>11,818</u>
Fund balance - beginning (unaudited)	167,795	167,795	178,157	10,362
Fund balance - ending	<u>\$ 167,795</u>	<u>\$ 205,505</u>	<u>\$ 227,684</u>	<u>\$ 22,180</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 MARCH 31, 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>\$ (0)</u>	<u>\$ (37,624)</u>

**Cory Lakes**  
**Operating Account - Bank Reconciliation**  
**March 31, 2024**

		<u>Operating Acct (BU )</u>
<i>Balance Per Bank Statements</i>	\$	247,320.29
Plus: Deposits In Transit		53,784.00
Less: Outstanding Checks		(21,620.89)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>279,483.40</u></u>
<i>Beginning Balance Per Books</i>	\$	566,130.41
Cash Deposits & Credits		3,232.32
Plus: Deposits In Transit		53,784.00
Cash Disbursements & Transfers		(343,663.33)
 <i>Balance Per Books</i>	 \$	 <u><u>279,483.40</u></u>

**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, LTT	Invoice: 9222981301 (Reference: Violate sticker warn 6x3. ) Invoice: 9222938841 (Reference: 12	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	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	Verizon	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 1	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	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	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		Deposit in transit	Transfer back to operating for Weir project that was fully funded		53784	282,628.85
3/31/2024	606	ADP.	(Expense not entered so credit directly to cash) Amount due from ADP for payments to wrong acco	3,145.45		279,483.40
<b>3/31/2024</b>						<b>279,483.40</b>

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **8**

**AGENDA**

	<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	750	3,952	(3,202)	Direct amount billed for legal advertising
Sewer lift stations	5,032	2,516	3,820	(1,304)	Replaced header system -\$2800
Payroll services	600	300	1,374	(1,074)	ADP is billing \$172 per month. This is in excess of budget
Community events supplies	14,272	7,136	12,639	(5,503)	\$10,530 to a Party 2 Remember
Beach club office supplies	4,500	2,250	2,425	(175)	multiple expenses for office supplies-mostly HD Supply
Rentals and leases	9,200	4,600	5,238	(638)	Amount billed from Navita
Legal - general counsel	15000	7,500	10,712	(3,212)	Direct amount billed legal services from Straley Robin Vericker
Streetlights	241863	120,932	123,842	(2,910)	Direct amount billed from TECO for streetlights-approx \$21K per month
Electricity	82593	41,297	43,439	(2,142)	Direct amount billed from TECO for electricity
Water, sewer & irrigation	24975	10,406	11,664	(1,258)	Direct amount billed from City of Tampa Utilities
Field Manager	67295	28,040	30,083	(2,044)	over budget by amount of stipends
Office administrator	62595	26,081	30,409	(4,328)	average bi-weekly payroll is \$2722 at 26 pay periods is \$70,772. In addition there is \$500 per month stipends
Rentals and leases	9200	4,600	5,238	(638)	Direct amount billed by Navita
Rover Service - 8 hour service - 7 days a week	90,854	37,856	38,973	(1,117)	Direct amount billed for patrol
Security staffing contract services	347,923	144,968	147,812	(2,844)	300 barcodes purchased for \$2134 Direct amount billed by vendor-quarterly invoices have been expensed monthly. \$4268 total for (2)
Contractual virtual guard	59,000	29,500	34,564	(5,064)	invoices for 300 barcodes
Tree removal, replacement and maintenance	20,000	20,000	21,050	(1,050)	There were a couple small invoices that totaled \$1050 for removing trees
Communication	33,896	14,123	14,608	(485)	Direct amount billed for internet
Landscaping	343,885	171,943	172,803	(860)	Direct amount billed by Landscape Maintenance Professionals, Inc.



# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **9**

**AGENDA**

March 19, 2024

Board of Supervisors  
Cory Lakes CDD  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

**RE: Cory Lakes CDD Special Assessment Revenue Bonds, Series 2013**

Dear Board of Supervisors,


This Letter is to certify that based on the analysis of the Series 2013 Revenue Fund current balance of \$171,646.49 (Exhibit A) and the current bonds amortization schedule Maximum Annual Debt Service requirement of \$99,806.26 (Exhibit B), additionally to the Board's and Bondholders prior review and approval, permission for US Bank, N.A. (the Trustee) was granted to use the available moneys of the Revenue Fund to close out the receivable to the Trustee in order to finalize the reinstatement of the \$175,000 of principal called in error per events described in the Exhibit C.

Should you have any questions regarding this matter, I can be reached by phone at 813.565.4663 or email: [Anna@BreezeHome.com](mailto:Anna@BreezeHome.com).

Sincerely,  
Breeze

By: *Anna Lyalina*

Name: Anna Lyalina  
Its: Senior Financial Analyst



Welcome,  
 Anna Lyalina ▼

HOME
ACCOUNT VIEW
REPORTS
FILE CABINET

## Cory Lakes Community Development Di...venue Bond, Series 2013 (203422000) ▼

SUMMARY
BONDS OUTSTANDING
DEBT SCHEDULE
DEBT PAYMENTS
TRADES

CASH & HOLDINGS

\$224,849.77

\$224,849.77

ASSET HOLDINGS


\$0.00

UNINVESTED CASH

---

BONDS OUTSTANDING

\$1,090,000.00



05
01
2024

NEXT BOND PAYMENT DATE

---

11 Asset Holdings

---

8 Accounts

---

2 Bonds Outstanding

As of March 19, 2024 at 11:46 AM EDT

Account ID ▼	Fund Name	Account Type	Market Value	Uninvested Cash	Account Holdings
203422000	Cory Lakes ODD 2013 Int	Lead Account	--	--	--
+ 203422001	Cory Lakes ODD 2013 Acq/Const	Sub Account	0.02	--	0.02
+ 203422002	Cory Lakes ODD 2013 REV	Sub Account	171,646.49	--	171,646.49
203422004	CORY LAKES ODD 2013 COI	Sub Account	--	--	--
+ 203422005	Cory Lakes ODD 2013 RSV	Sub Account	49,903.13	--	49,903.13
+ 203422006	Cory Lakes ODD 2013 Snk FD	Sub Account	3,300.13	--	3,300.13
203422007	Cory Lakes ODD 2013 Optl RDM	Sub Account	--	--	--
203422008	Cory Lakes ODD 2013 Prepmt	Sub Account	--	--	--

Transaction Name	Debt Service Date	Principal Due	Interest Due	Total Payment	ANNUAL PAYMENT	Ending Balance
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2024	0.00	32,431.25	32,431.25		1,090,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2024	30,000.00	32,431.25	62,431.25	94,862.50	1,060,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2025	0.00	31,587.50	31,587.50		1,060,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2025	30,000.00	31,587.50	61,587.50	93,175.00	1,030,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2026	0.00	30,743.75	30,743.75		1,030,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2026	30,000.00	30,743.75	60,743.75	91,487.50	1,000,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2027	0.00	29,900.00	29,900.00		1,000,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2027	35,000.00	29,900.00	64,900.00	94,800.00	965,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2028	0.00	28,915.63	28,915.63		965,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2028	35,000.00	28,915.63	63,915.63	92,831.26	930,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2029	0.00	27,931.25	27,931.25		930,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2029	40,000.00	27,931.25	67,931.25	95,862.50	890,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2030	0.00	26,806.25	26,806.25		890,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2030	40,000.00	26,806.25	66,806.25	93,612.50	850,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2031	0.00	25,681.25	25,681.25		850,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2031	45,000.00	25,681.25	70,681.25	96,362.50	805,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2032	0.00	24,415.63	24,415.63		805,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2032	45,000.00	24,415.63	69,415.63	93,831.26	760,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2033	0.00	23,150.00	23,150.00		760,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2033	50,000.00	23,150.00	73,150.00	96,300.00	710,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2034	0.00	21,743.75	21,743.75		710,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2034	55,000.00	21,743.75	76,743.75	98,487.50	655,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2035	0.00	20,059.38	20,059.38		655,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2035	55,000.00	20,059.38	75,059.38	95,118.76	600,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2036	0.00	18,375.00	18,375.00		600,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2036	60,000.00	18,375.00	78,375.00	96,750.00	540,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2037	0.00	16,537.50	16,537.50		540,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2037	65,000.00	16,537.50	81,537.50	98,075.00	475,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2038	0.00	14,546.88	14,546.88		475,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2038	70,000.00	14,546.88	84,546.88	99,093.76	405,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2039	0.00	12,403.13	12,403.13		405,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2039	75,000.00	12,403.13	87,403.13	99,806.26	330,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2040	0.00	10,106.25	10,106.25		330,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2040	75,000.00	10,106.25	85,106.25	95,212.50	255,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2041	0.00	7,809.38	7,809.38		255,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2041	80,000.00	7,809.38	87,809.38	95,618.76	175,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2042	0.00	5,359.38	5,359.38		175,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2042	85,000.00	5,359.38	90,359.38	95,718.76	90,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	05/01/2043	0.00	2,756.25	2,756.25		90,000.00
Cory Lakes Community Development District Special Assessment Revenue Bond, Series 2013	11/01/2043	90,000.00	2,756.25	92,756.25	95,512.50	0.00
MADS:					99,806.26	

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **10**

**AGENDA**



March 18, 2024

Anna Lyalina  
Senior Financial Analyst - District Management Services  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746

Re: Cory Lakes CDD Series 2013 Bonds

Dear Ms. Lyalina,

Per your conversation with James Audette, I am providing more details related to a redemption error that occurred on November 1, 2022, which resulted in US Bank opening a receivable in the amount of \$175,914.13 on May 1, 2023.

On November 1, 2022, \$230,000 was to be redeemed from Cory Lakes CDD 2013-1 Refunding Bonds, thereby reducing the outstanding maturing on May 1, 2023. Unfortunately, those funds were redeemed from the current outstanding Cory Lakes CDD 2013 Bond deal. Due to this error, the May 1, 2023, final maturity for the refunding bonds was overstated, and US Bank agreed to open a receivable to help fund the maturity, with the understanding we would attempt to recover those funds through claims and available revenues.

Claim letters were sent out to the impacted holders for positions called in error, and two holders agreed to reinstate their positions and return \$145,000. US Bank also agreed to compensate the holders for lost interest for the period of 5/1/23-11/1/23. We have applied the returned funds of \$145,000 to our receivable, leaving \$30,914.13 remaining, currently we are asking for your permission to use the available funds in the revenue fund to close our receivable. If you would so kindly reply via email, with your approval, that would be greatly appreciated.

Sincerely,  
Gretchen Murphy  
Vice President – WCIBO Operations Manager

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **11**

**AGENDA**



**U.S. Bank, N.A.**  
**Global Corporate Trust**  
**225 E. Robinson Street, Suite 250**  
**Orlando, FL 32801**

**James Audette**  
**Vice President**  
**Email: james.audette@usbank.com**  
**Phone: 407-835-3820 Fax: 407-835-3814**

### **Amortization Recalculation Agreement**

September 29, 2023

Cory Lakes Community Development District  
c/o District Manager  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

Re: Cory Lakes Community Development District Master Trust Indenture and as supplemented

Dear Sir/Madam:

U.S. Bank Trust Company, National Association (“U.S. Bank” or the “Recalculation Agent”) hereby agrees with the Cory Lakes Community Development District (the “District”) to act as the District’s Amortization Recalculation Agent. The duties of U.S. Bank are set forth in this Amortization Recalculation Agreement (the “Agreement”). The purpose of this Agreement is to provide calculations to the District to facilitate the District’s compliance with the provisions of the Indenture concerning the calculation of bond debt payments. U.S. Bank is acting as an independent contractor for this purpose and is not an agent of the District.

1. **Duties:** U.S. Bank shall have only such duties as are specifically set forth herein. U.S. Bank shall provide to the District up to two (2) re-amortization schedules per calendar year per bond issue as requested by the District. Recalculations will take into account bond redemptions as specified by the District with the goal of creating a schedule of substantially level annual debt service for the remaining bond term. The District shall be solely responsible for determining whether any such recalculated amortization schedule meets the requirements of the applicable trust indenture.
2. **Fees:** The fee for U.S. Bank’s services under this Agreement will be \$250 per schedule to be paid in arrears with annual administration fees for the applicable bond issue.
3. **Termination:** Both the District and U.S. Bank will have the right to terminate this Agreement upon 30 days prior written notice.
4. **Representation of the District:** The District represents and warrants that it will provide in a timely manner all information necessary for U.S. Bank to carry out its duties under this Agreement and as otherwise requested by U.S. Bank.
5. **Reliance on Documents, etc.** U.S. Bank may conclusively rely on the truth and accuracy of all Information furnished to U.S. Bank by the District.







U.S. Bank shall not be liable for any error of judgment made in good faith. U.S. Bank shall not be liable except to the extent that a court of competent jurisdiction determines that U.S. Bank's gross negligence or willful misconduct hereunder was the sole cause of the District's loss and in no event shall U.S. Bank's liability exceed an amount equal to the fees paid by the District to U.S. Bank. Notwithstanding the preceding, in no event shall U.S. Bank be liable for incidental, indirect, special, consequential or punitive damages (including, but not limited to lost profits), even if the U.S. Bank has been advised of the likelihood of such loss or damage and regardless of the form of action.

- 6. Indemnification: To the extent allowed by law, the District shall indemnify and hold U.S. Bank harmless against any loss, cost, claim, liability or expense arising out of or in connection with the Bank's acceptance or administration of the Bank's duties hereunder (except any loss, liability or expense as may be determined by a court of competent jurisdiction to have been caused solely by the Bank's gross negligence or willful misconduct). Such indemnification and hold harmless provision shall survive the termination of this Agreement or the Indenture or discharge of the Bonds.
- 7. Waiver of Jury Trial: EACH OF THE DISTRICT AND U.S. BANK KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.
- 8. Agreement Governed by Florida Law: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida without application of its conflicts of laws principles.
- 9. Amendments: This Agreement may be amended only by a written instrument executed by both parties.
- 10. Entire Agreement: This Agreement constitutes the entire agreement between the parties concerning the recalculation of amortization schedules.

This Agreement shall be effective upon the District's acceptance hereof as indicated below.

Sincerely,  
U.S. Bank Trust Company, National Association

Approved and Accepted:  
Cory Lakes Community Development District

By: James Audette  
Its: Vice President

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_



# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **12**

**AGENDA**

**Cory Lakes**

**Community Development District**

**Request for Proposals**

**For**

**Security Services**

# **SECURITY SERVICES REQUEST FOR PROPOSALS**

## **1.1 Introduction**

This Request for Proposal (“RFP”) is issued by the Cory Lakes Community Development District (“District”) to solicit competitive proposals for security services for the District (“Proposal(s)”) from qualified persons, firms, or corporations (“Applicants”). The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. All meetings of the Board of Supervisors (“Board”) are publicly noticed meetings and all decisions of the Board are made at public meetings in compliance with Florida’s Sunshine law. All records of the District are public records pursuant to Florida law. The RFP includes instructions and a scope of work. The contract to be awarded for the security services in the District (“Service Agreement”), is subject to final review and approval by District’s legal counsel prior to execution.

The District consists of a gate/guard house, recreation facilities, including, but not limited to a clubhouse and swimming pool, playgrounds, tennis courts, basketball court, and roller hockey rink.

## **1.2 Proposal Selection Procedure**

The District anticipates awarding the Service Agreement for the Proposal Most Advantageous to the District. The “Proposal Most Advantageous to the District” means, in the sole discretion of the Board, the proposal (i) submitted by the firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) the most responsive to the RFP as determined by the Board, and (iii) which is for a cost to the District deemed most reasonable by the Board. Minor variations in the Proposal may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Proposals may not be modified after opening. If only one Proposal is received, the District may proceed with the procurement for contractual services from such Applicant. If no responses to the RFP are received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services. If the proposals exceed the amount of funds available to or allocated by the District for the Service Agreement, the Proposals may be rejected. Applicants not receiving a contract award shall not be entitled to recover any costs for proposal preparation or submittal from the District.

## **1.3 Service Agreement Term**

District and the selected Applicant (“Contractor”) will execute a Service Agreement for a term of one (1) year. Anticipated start date will be \_\_\_\_\_, 2024.

#### **1.4 Applicant Instructions**

Sealed Proposals are invited for all work as defined, suggested, or implied in the RFP, as well as any addenda issued to Applicants prior to the submission of proposals.

The Contractor shall promptly enter into contract negotiations after receiving written notice of the award.

This RFP does not guarantee that a Service Agreement will be awarded. The District expressly reserves the right to reject any or all Proposals at any time or until such time as a Service Agreement is finalized. The District reserves the right to waive any discrepancies or technicalities in any Proposal received. The District further reserves the right to request modification or supplementation of any or all Proposals.

#### **1.5 Proposal Preparation**

This RFP includes a Scope of Services which shall be addressed in the Proposal. The District reserves the right to request additional information if clarification is needed.

#### **1.6 Proposal Delivery**

One (1) electronic copy and seven (7) hard copies of the Proposal shall be delivered to the District Manager, c/o BREEZE, at the address listed below, no later than 12:00 p.m. on \_\_\_\_\_, 2024 (the "Proposal Delivery Date"), at which time all Proposals shall be publicly opened. Please submit Proposals to 1540 International Parkway, Suite 2000, Lake Mary, FL 32746.

Additional information may also be obtained from BREEZE. All completed Proposals shall be submitted in a sealed opaque envelope which states on the outside: "SEALED PROPOSAL FOR THE SECURITY SERVICES OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT." Proposals communicated by Applicants orally will be rejected. No Proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by the District Manager.

#### **1.7 Opening Proposals**

All Proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the Proposals at which time all Proposals will be publicly opened at the above referenced offices of the District Manager.

#### **1.8 Interpretation and Addenda**

No oral interpretations will be made to any Applicant as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent to all Applicants on the bid list.

## **1.9 Examination of the Site**

Each Applicant is required to have visited the areas where the work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Scope of Services.

No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed. (i.e., general working conditions, accessibility, condition of the premises.)

## **1.10 Insurability**

Each Applicant shall supply with its Proposal evidence of insurability.

## **1.11 Licenses**

Each Applicant is required to hold a Security Guard Agency License, as required by the State of Florida. The license must be in effect on the date of the bid opening date and time. Provide a copy of required license with bidder response to this RFQ. Failure to comply shall result in bid disqualification. Also, its validation must be current during the term of the contract. Failure to hold a current license will result in the immediate cancellation of the agreement.

All permits and/or licenses necessary for the work to be performed under the Security Agreement shall be obtained by the Contractor.

## **1.12 Proposal Duration**

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

## **1.13 Pricing Instructions**

Applicants shall submit their price information in their Proposal.

## **1.14 Price Guarantee**

Contractor agrees that its pricing to the District shall not increase throughout the term of the Service Agreement.

### **1.15 Contractor Resume**

Each Applicant shall submit with its Proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Applicant's company has been in business, customer references, financials, experience with security services, comparable security services by Applicant, listing of all security services provided in the last five (5) years.

### **1.16 Signature and Legibility**

The name, address and signature of the Applicant and the price information shall be clearly and legibly written on Applicant's Proposal. Applicant's Proposal shall be signed by a person legally authorized to bind the Applicant to a Service Agreement.

### **1.17 Presentations of Proposals to the Board**

The Board may require all Applicants to attend a **special meeting** to be held in \_\_\_\_\_, at the Cory Lakes Clubhouse, 10441 Cory Lake Drive, Tampa, Florida 34647. The Board reserves the right to schedule the date of the interviews and presentations to a date that will be decided upon at their regular meeting to be held on \_\_\_\_\_, 2024 and if so, will provide appropriate notice to the Applicants after the regular scheduled meeting of the special meeting date.

## SCOPE OF SERVICES

### PURPOSE

The Contractor shall provide unarmed uniformed security services in and around the District during the hours specified below. Contractor will provide a variety of services, implementing security objectives according to policies and procedures which may include, but are not limited to the following general tasks: Entry and egress access control, *(recording of pertinent visitor information including, but not limited to, license plate number and time of entry)*, guard house stationed during operating hours as determined by the District, roving patrols of the District, incident and daily operating reports, and responding as necessary to support other life safety duties as identified in post orders and standard operating procedures.

The successful Contractor will provide the services consistent with all local, state and federal rules and regulations applicable to the business they are in and must adhere to professional standards and use due care in performing all services required under this agreement in a manner consistent with generally accepted procedures for approved security companies.

### OPERATIONS

Subject to change by the District, the hours of security services are as follows:

**168 Hours per week at the main gate – A gatehouse attendant mans the Cory Lakes gatehouse 24 hours a day, 7 days a week.**

### GENERAL SECURITY SERVICES AND OVERSIGHT

The Contractor will provide security staffing as follows:

- The Contractor will provide Security Guard and Security Staff that possess a Security Guard License, as required by the State of Florida. The Contractor will be responsible for providing security guards who are properly licensed. Provide a copy of required license before rendering service. Failure to comply will result in the immediate cancellation of the agreement.
- The Contractor will provide a Security Guard, and additional staff (which may be either employees or independent contractors of the Contractor, at the sole discretion of the Contractor) as may be necessary to operate the Security Guardhouse and Gate (“Guardhouse”). The Guardhouse will be staffed according to a schedule of operations to be agreed upon by the parties.
- The Contractor will be responsible for the selection, licensing, as required by law, training, payment and supervision of all Security staff.



- The Contractor will use reasonable efforts to select personable, articulate, well-groomed and highly motivated individuals with capabilities to provide security services to the District. The Contractor will use reasonable efforts to make sure the staff exemplifies the District's standards and goals. The Contractor shall furnish all labor, material, supervision, uniforms, equipment, supplies, tools, services, and all other necessary incidental items, as required for Security services.
- The level of staffing and hours of operation will be determined in advance by the District in its sole discretion.

## GENERAL VEHICLE ROVER SERVICES

- The contractor shall provide vehicular rover services throughout the community – 7 days a week – 8 hours per day.
- Cost associated with the rover service shall be separated from the cost of the General Security Services.
- The award of the contract does not confirm that the rover services will be guaranteed and awarded by the District.

## INSURANCE

The Contractor or any subcontractor performing the work described in this Scope of Services shall maintain throughout the term of the Service Agreement the following insurance:

- (A) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (B) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  1. Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  2. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  3. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- (C) Prior to commencing the work, the Contractor shall add the District as an additional insured to its insurance policies. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **13**

**AGENDA**

# TAMPA POLICE DEPARTMENT

## Extra Duty Conditions of Permit



Extra Duty Office  
411 N. Franklin Street  
Tampa, FL 33602  
(813) 276-3385  
Fax (813) 276-3389

Effective June 2023

**A. PROCEDURES FOR APPLICATION**

1. Customers may apply in person, via Fax 813-276-3389 or by sending an email to [extradutyadmin@tampagov.net](mailto:extradutyadmin@tampagov.net). Requests for service must be received seven (7) days before the event at the address listed on the cover page, between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday. Any requests made less than seven (7) days in advance are only processed with the understanding that the job may not be filled.
2. Background check is required for establishments with Alcohol license. The background check requires 2 weeks and an additional fee applies.

**B. TYPES OF PERMIT**

1. A Permanent Permit is issued when service of officers in an extra-duty capacity will be needed on a regular recurring basis. Upon initiation of a permanent permit, the customer must pay a deposit equal to two (2) months estimated billing. **Upon termination of the permit, the deposit will be applied to any outstanding balance due, and any remaining deposit balance will be refunded to the customer.** The extra duty supervisor may adjust the amount of deposit required based on actual history of extra duty service.
2. A Temporary Permit is issued when service of officers in an extra-duty capacity will be needed during a period of less than two (2) weeks.

NOTE: The final determination of permit type rests with the Extra Duty Supervisor.

**C. PAYMENT METHODS**

1. Permanent Permit: Customer will be billed monthly and must make payment upon receipt of billing, in cashier's check, cash, credit card, money order, or company check.

**The Director of Finance, or designee, is authorized to declare all fees due and payable, and may revoke the credit privileges for use of the Extra Duty services at any time, upon finding that the user's current billing for usage of the Extra Duty services is delinquent or exceeds the user's payment guarantee (deposit). A billing will be declared delinquent when payment in full has not been received by the City by the last calendar day of the month in which the bill is dated, or twenty (20) calendar days after the initial billing date, whichever is greater.**

**A late fee of \$25.00 will be charged on any delinquent account**

**beginning the forty-fifth (45<sup>th</sup>) calendar day following the initial billing date, and each subsequent 30 day interval from such date until the account is no longer delinquent.**

2. Temporary Permit: The acceptable forms of payment are a cashier's check, cash, credit card or money order. Officers can work additional hours with permission granted by the shift commander or extra duty staff. If this should occur, the customer must pay the additional charges the next business day at the Extra Duty Office. To prevent this, the customer can pay for extra hours and if unused will be reimbursed. Customers must pay for services before the job is posted. All events must be paid for no less than 15 business days in advance of the date of the event. If payment is received less than 15 business days in advance a \$2 per officer per hour surcharge will be assessed. Additionally if payment is received less than 10 business days in advance of the event a surcharge of \$5 per hour per officer will be added. Finally if payment is not received within 5 business days of the event a \$10 per officer per hour surcharge will be added. **NO OFFICER IS ALLOWED TO ACCEPT MONIES FROM A CUSTOMER.**

**D. UNSCHEDULED HOURS**

1. If an officer works additional hours (i.e. makes an arrest while working extra-duty) on an extra duty job, the customer is responsible for prompt payment of the additional costs.
2. If this occurs on a Permanent Permit job, the customer's regular billing will reflect the additional costs and the officer will be compensated.

**E. OFFICER'S PAY VOUCHER**

1. The customer or designee must sign the officer's pay voucher **UPON COMPLETION** of the job.
2. For large jobs, the customer or designee must sign the master voucher that covers all officers on that job.

**F. REFUNDS**

1. Permanent Permits - In cases where refunds are due, a credit or refund will be processed as requested by the customer and approved by the Extra Duty Supervisor.
2. Temporary Permits - The customer's refund will be processed within 30 days once requested by the customer.

**G. RATE SCHEDULE**

1. Routine jobs: "Normal" extra-duty jobs other than Special Events.
2. "Special Event" extra-duty job to include but not limited to events:
  - a. That require a City of Tampa Permit
  - b. Involve temporary road closures
  - c. Require right – of – way closures
  - d. Temporary wet zones
  - e. Runs and walks
  - f. Active traffic control – officer actively / physically engaged in directory vehicular / pedestrian traffic
  - g. Other special events
3. Alcohol Establishments – Refer to Appendix "B"
4. "Major Event" Refer to section P.
5. "Specialty Teams" are available – call for additional information
  - a. K-9 Team
  - b. Dive
  - c. Marine
  - d. Mounted
  - e. Motorcycle
6. Refer to appendix "A" for current hourly rates.
7. Application for Background Check: \$100.00
8. Specific Planning Administration required \$ 49.00 per hour
9. Holiday Rate: See Appendix A

NOTE: The City of Tampa will process the Officer's payment as well as pay for workers' compensation and general liability insurance, administrative resource costs, automobile fuel, maintenance and insurance. THE \$7.00 PER HOUR IS INCLUDED IN ABOVE RATES!

**H. STAFFING REQUIREMENTS**

1. One (1) Sergeant for every 5-10 Officers
2. One (1) Lieutenant for every 2-5 Sergeants
3. One (1) Captain for every two (2) or more Lieutenants
4. Two (2) Officers minimum per 500 with alcohol
5. Three (3) Officers minimum for Beer Tents

If the Extra-Duty Supervisor determines that the size of the event warrants, the customer will work with special events planning officer to determine the number of officers needed for the job.

In cases where the customer underestimated the attendance, the On-Site Supervisor may at his/her discretion notify the customer that additional officers are needed. Whether or not the customer was able to be notified, the additional officers may be called in and the customer will be billed accordingly.

## **I. CANCELLATION PROCEDURES**

### **1. Cancellations by the Customer**

Cancellations by the customer should be made at least 48 hours before the time the job begins during business hours, this must be received in writing.

If the Extra Duty Office receives less than 48 hours notice from the customer, (with exception of a natural disaster) the customer will be charged and the assigned officer(s) will be paid the minimum number of hours as indicated on the permit.

Call **(813) 276-3385** for cancellations during business hours, you will also need to provide this request in writing.

Unavoidable cancellations of an impending job during non-business hours will be directed to the Shift Commander at **D1 (813) 354-6600, D2 (813) 931-6500 or D3 (813) 242-3800.**

NOTE: It is the responsibility of the customer to notify the Extra Duty Office if the business or organization will be closed for a holiday or for any other purpose when extra duty officers are normally scheduled. If customer fails to notify the Extra Duty Office that officers are not needed that day, the normal minimum charges for the job will apply.

### **2. Cancellations by the Tampa Police Department**

Cancellations by the Shift Commander or the Extra Duty Office

Under extraordinary circumstances, if an assigned officer is unable to fulfill the job due to illness or injury and the Shift Commander or Extra Duty Office is unable to obtain a substitute, the permit assignment may be cancelled.

Note: If this is a Temporary Permit, the hours scheduled and not worked will be refunded. On a Permanent Permit, only the hours worked will be billed.

Cancellations by the Chief of Police



In the case of a departmental need or community emergency, the Chief or designee may cancel extra-duty permit jobs. The extra-duty officers would then be immediately available for service to the department.

Note: If this is a Temporary Permit, the hours scheduled and not worked will be refunded. On a Permanent Permit, only the hours worked will be billed.

**J. WORKERS' COMPENSATION/LIABILITY**

The City of Tampa is self-insured for general liability and statutory workers' compensation coverage. Police officers assigned to extra duty work are afforded workers' compensation coverage by the city.

**K. OFFICER NOT REPORTING FOR EXTRA DUTY JOB**

If an officer was scheduled to work and did not report, the customer should notify the extra duty office at **(813) 276-3385** immediately and also call the Shift Commander at **D1 (813) 354-6600, D2 (813) 931-6500 or D3 (813) 242-3800**.

**L. DISCONTINUE SERVICE**

If the Chief of Police or designee, the Extra Duty Supervisor, determines that it is in the best interest of the department to discontinue extra duty services, the customer will be notified immediately.

**M. HOLIDAY RATE SCHEDULE**

The rate schedule will be increased to holiday rates on the following holidays and certain special events:

New Year's Day	January 1
Martin Luther King Jr. Day	Date Observed
Spring Day (Good Friday)	Date Observed
Memorial Day	Date Observed
Juneteenth	June 19
July 4th	July 4
Labor Day	Date Observed
Veterans Day	November 11
Thanksgiving Day	Date Observed
Day after Thanksgiving	Date Observed
Christmas Eve	December 24
Christmas Day	December 25
New Year's Eve	December 31

**N. SCHEDULED HOURS CHANGED**

The Extra Duty Office will try to accommodate schedule change requests if made 48 hours prior to the time of the event, we must receive this request in writing.

**O. SPECIAL EVENTS**

It is the Police Department's responsibility to determine the adequate number of security personnel and traffic personnel needed to staff an event. When applicable, the City of Tampa Traffic Engineering Department will be responsible for developing a Maintenance of Traffic (MOT) plan which will identify mandatory traffic jobs. "Special Event" extra-duty jobs include, but not limited to, events involving one or more of the following:

1. That require a City of Tampa permit
2. Involve temporary road closures
3. Require right-of-way closures
4. Temporary wet zones
5. Runs and walks
6. Active traffic control – officer actively / physically engaged in directing vehicular pedestrian traffic
7. Other special events

City Co-Sponsored events – The cost of police personnel to maintain safety for the actual event, those Officers assigned to traffic and/or crowd control, will be absorbed by the City of Tampa.

Temporary Wet Zones – All officers required pursuant to a temporary wet zone permit will be at the expense of the event organizers. The Extra Duty Office will provide current rates and coordinate scheduling of the officers. The special event or major event rate of pay will be applicable.

The Extra Duty Office may, also arrange additional requests for police services, such as money escorts or over night security.

Non-City Co-sponsored events – The Extra Duty Office will schedule officers to work non-city co-sponsored events. The expense will be the responsibility of the event organizers.

If the event requires additional planning by the police department prior to the day of event, the administrative time will be billed at the current extra duty rate of pay.

The Extra-Duty office may also arrange additional requests for police

services, such as money escorts or over night security.

Alcohol Establishments – Refer to Appendix “B”

**P. MAJOR EVENTS**

A. All special events at the Raymond James Stadium, Amalie Arena or Tropicana Field

AND

B. Special events involving **three or more** of the following:

1. Alcohol served or allowed;
2. Three or more traffic control posts;
3. Curtis Hixon or Julian B. Lane Park utilized;
4. 13 (11 +2) or more officers required.

Appendix "A"  
 See next page for Specialty Team Rate Breakdown.  
 Current Rate

Duty	Base Hourly Rate	Sgt. Hourly Rate	Lt. Hourly Rate	Capt. Hourly Rate	Major Hourly Rate
Routine	\$43	\$47	\$57	\$61	\$63
Routine Holiday	\$49	\$55	\$59	\$63	\$67
Special Event	\$49	\$55	\$59	\$63	\$67
Special Event Holiday	\$54	\$60	\$64	\$68	\$72
Major Event	\$63	\$69	\$73	\$77	\$80
Major Event Holiday	\$68	\$74	\$78	\$82	\$85

Specialty Team/Service requests may include but are not limited to the following:

Air Service, Bomb, K-9, Marine, Motors, Mounted and TRT

All of the above are billed at a rate of \$63 an hour for a Special Event, if on a holiday the rate is \$68 and for a Major event the rate is \$73, if on a holiday the rate is \$78.

Appendix "B"  
Alcohol Establishments  
Conditions of Permit

- A) A business establishment, possessing State of Florida consumption on premises licensing, and being addressed throughout this direct, is described as follows:
- 1) If, at any time, the property for which the alcoholic beverage zoning classification is sought is operated as a bar / lounge or club, as said terms are defined in City of Tampa Code section 27-523 (**Bar and lounge: Commercial establishment whose principal business is the sale of drinks**, especially alcoholic drinks, and sometimes food which is served to the customer in a ready to consume state for consumption on premises)... Applicability and conditions. Whenever the subject property of a petition is... determined by city council that an alcoholic beverage zoning classification for 1-COP, 2-COP, 4-COP, 1-COPOO-R, 2-COP-R, 4-COP-r, 1-COP-X, 2-COP-X and 4-COP-X...
- B) Officer Safety / Staffing Requirements
- 1) While efforts will be made to comply with the job duties as defined by business representatives, the Tampa Police Department maintains exclusive rights in determining the number of officers required in order to maintain a safe environment for all and dictate placement / duties of officers working a particular job.
  - 2) Normally, a minimum of two (2) officers will be scheduled to work at an alcohol establishment for officer safety reasons. However, a bureau or division commander may waive this requirement if conditions warrant only one officer. Officers are required to maintain contact with other officers assigned to the detail.
  - 3) On occasion, specific staffing levels and officer placement are influenced by City of Tampa Ordinances / Code and unique circumstances identified by the City of Tampa Council regarding zoning approval for individual establishments / land parcels.
  - 4) Officers are prohibited from working jobs within the confines of the alcohol establishment. Officers shall remain on the outside of the building, patrolling the exterior areas of the business and parking lots.
- C. Officer Duties
- 1) Officers working extra duty jobs at alcohol establishments are responsible for generating reports associated with police activity at the location.
  - 2) Officers shall enter the establishment only in response to an incident requiring official police action. Once concluded, they will return outside.
  - 3) Under no circumstances will officers assume a role, or participate with business representatives, in any activity that is engaged in determining the age of patrons desiring entry into the establishment. Officers shall not "card" (check identification cards or driver's licenses) any customers / patrons of any business. Officers do have the responsibility to investigate situations, identified by the business representatives wherein individuals proffer counterfeit or false identification.
  - 4) Officers shall not work as a "bouncer" and prohibited from collecting or handling money for the business.
  - 5) Officers will not conduct any activity associate with the business while working on-duty for the department.
  - 6) Officers shall not work in plain clothes, are not permitted to wear any type of department "Police" or "RAID" jackets, and will never wear any clothing other than the Tampa Police department uniforms.

## NOTICE TO CUSTOMERS

The officers are at all times subject to the policies of the City of Tampa and the rules and regulations governing employees of the Tampa Police Department (TPD). A Customer has no authority over police personnel and is restricted to providing only a general assignment of duties to be performed by the officer. Those rules never supersede TPD policy or procedures and employers of the extra-duty officers should be so advised. Extra-Duty officers remain under the exclusive control of the department and accountable for strict adherence to department rules and regulations. Any conflicting rules of employers of extra-duty officers will be disregarded. The officer shall refuse to perform any duties deemed to be in conflict with the guidelines established by the Tampa Police Department. As determined by the Department, officers may be recalled from extra-duty to on-duty status.

This permit is for law enforcement work only and does not exempt Customers from obtaining other necessary permits for this event.

The City of Tampa Police Department is NOT obligated to provide extra-duty services. A permit will not be issued to any person, firm, or organization whose offices, members, business, or operations are questionable or for any event of a potentially compromising nature.

Tampa Police Department officers are NOT permitted to receive cash from Customers for any reason whatsoever.

The undersigned customer agrees, individually and on behalf of the named applicant, to promptly pay for extra duty services rendered. Further, the undersigned agrees, individually and on behalf of the named applicant to pay all costs, expenses and attorneys fees incurred in the collection of any sums due hereunder.

**Lee Bercaw**  
**Chief of Police**

I have read and understand the "Extra Duty Conditions of Permit" and "Notice to Customers"

Cory Lakes CDD – Larry Krause (District Manager)  
Customer - Individually and as Authorized Representative

April 7, 2024  
Date

59-3108189  
Federal ID #



# TAMPA POLICE DEPARTMENT EXTRA DUTY PERMIT APPLICATION



Please Print

Permanent  
 Temporary

Permit No. \_\_\_\_\_

Grid No. \_\_\_\_\_

District \_\_\_\_\_

Beverage License:  Yes  No

NAME OF APPLICANT (Business, Organization, Function, Customer)		DESIGNATED REPRESENTATIVE	PHONE (Day)	PHONE (Cell)
Cory Lakes Community Development District (CDD)		Philip Cusumano, Facilities Manager	813-545-9788	813-924-4673
ADDRESS OF EVENT	ZIP CODE	BILLING ADDRESS (Permanent Address)	CITY, STATE	ZIP CODE
10441 Cory Lake Drive, Tampa, FL 33647		1540 International Parkway, Suite 2000	Lake Mary, FL	32746
PERMITTED SERVICE DATE(S), DAYS AND HOURS TO BE WORKED		OFFICERS REPORT TO:		PREDICTED ATTENDANCE
TBD		Philip Cusumano, Facilities Manager		TBD
DESCRIPTION OF SERVICES NEEDED			E-Mail Address	
Attend CDD Monthly Meetings, Presence at community gates in mornings & afternoons for school drop off & pickup			clcddfm@corylakescdd.net	

## STAFFING REQUIREMENTS AND RATES

CAPTAIN(S) \_\_\_\_\_ AT \$ \_\_\_\_\_ PER HOUR  
 SERGEANT(S) \_\_\_\_\_ AT \$ \_\_\_\_\_ PER HOUR  
 LIEUTENANT(S) \_\_\_\_\_ AT \$ \_\_\_\_\_ PER HOUR  
 PATROL OFFICER(S) x AT \$ 43.00 PER HOUR

SPECIAL EVENTS AT PREVAILING HOLIDAY RATE OF PAY (REFER TO CONDITION OF PERMIT)

**NOTE:** ALL OFFICERS WORKING A PERMIT ASSIGNMENT WILL RECEIVE A MINIMUM NUMBER OF HOURS PAY. THE ABOVE RATES ARE SUBJECT TO CHANGE. FOLLOWING SUCH CHANGE, THE DEPARTMENT SHALL GIVE NOTICE TO THE CUSTOMER WITHIN 14 DAYS.

MINIMUM NUMBER OF HOURS 3 (hours)

## PERMIT CANCELLATION

**A. THE POLICE DEPARTMENT CAN CANCEL A PERMIT ANYTIME, WITH OR WITHOUT CAUSE**

THE CUSTOMER MAY CANCEL A PERMIT BY CONTACTING THE COORDINATOR AT 813-276-3385 48 HOURS PRIOR TO EVENT DURING BUSINESS HOURS, OR NON-BUSINESS HOURS BY CONTACTING THE SHIFT COMMANDER – **D-I 813-354-6600 or D-II 813-931-6500 or D-III 813-242-3800**. IF THIS CANCELLATION IS NOT MADE AT LEAST 48 HOURS PRIOR TO THE DATE AND TIME OF THE PERMIT ASSIGNMENT, THE CUSTOMER MUST COMPENSATE THE DEPARTMENT AT THE MINIMUM NUMBER OF HOURS PAY FOR EACH OFFICER SCHEDULED.

I Larry Krause, INDIVIDUALLY AND AS AUTHORIZED REPRESENTATIVE OF AFOREMENTIONED CUSTOMER, HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS PERMIT APPLICATION, AND THE "CONDITIONS OR PERMIT", AND FURTHER AGREE THAT I WILL ABIDE BY AND BE SUBJECT TO THESE CONDITIONS IN ALL RESPECTS, AND BE RESPONSIBLE FOR PAYMENT OF ALL SUMS DUE FOR EXTRA DUTY SERVICES PROVIDED.

\_\_\_\_\_  
SIGNATURE OF CUSTOMER OR AUTHORIZED REPRESENTATIVE

April 7, 2024  
\_\_\_\_\_  
DATE

## OFFICE USE ONLY

**GRANTED**

THE ABOVE APPLICATION FOR PERMIT IS HEREBY GRANTED, AND THE ABOVE APPLICATION, TOGETHER WITH THE AFOREMENTIONED "CONDITIONS OF PERMIT" ARE HEREBY ADOPTED, BY REFERENCE, AND ARE MADE A PART OF AND CONSTITUTE THE TERMS AND CONDITIONS OF THIS PERMIT.

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
DATE

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **14**

**AGENDA**



**JCS Security Service  
Armed Security Guard  
& Roving Proposal**





## JCS Security Service

Security Proposal

# JCS Investigations and Security Services

Address:

611 Sandy Creek Dr., Brandon, FL, 33511

Contact Info:

Office: (813) 616-1405

Cell: (718) 787-7064

JCSProtection@gmail.com

## Meet the Team Lead

For the Past 29 years John Scanlon, the owner of JCS Investigations has worked in the Private Investigative and Security Industry, upholding a dedication to protecting the Tampa Bay Area successfully with the help of his team.

Our expertise lies in Personal Security, Crime Prevention, Police Science as well as mobile surveillance and site surveillance.

John grew up in New York, but has made a home in Brandon, Florida and wants to help you protect your community and business from vandalism, burglaries and trespassers.

We look forward to serving you and are grateful for the opportunity to build a safer atmosphere for your business or community. Together through the communication, dedication and cooperation of your Team and ours, we are sure this will be a productive and rewarding relationship.

The following proposal is for you to review to become better acquainted with our teams' policies and training, along with an overview of our competitive pricing and the top-notch services we are happy to provide.



Sincerely,  
John Scanlon

# INDEX

JCS SECURITY TEAM ————— 4

LICENSING / TRAINING ————— 5

EMPLOYEE PRACTICES ————— 6

EQUIPMENT & ADDITIONAL SERVICES ——— 8

PRICING & INSURANCE ————— 9

# OUR TEAM



Lead security and Owner John Scanlon has always held firm to the belief that every member of a team contributes to its success and has applied this to your prospective security personnel as well.

Since our business also houses a team of private investigators, we vet each of our candidates to ensure the integrity of each of our officers.

We meet each of our employees in house before examining them in the field before hire.

JCS is at heart a small security organization with a wide reach. Having served many establishments, communities, hosted events, and Conventions in Central Florida. We have a close-knit team and are very exclusive in choosing our employees. Not only are we searching for hard working, highly motivated staff members, but also individuals with an interest in working well together, encouraging open communication and above all trust.

These Security Guards are diligent, reliable and ready to represent and defend your Business or Home. Trained and Licensed, Insured, Prepared and above all else, the guarantee of a job well done by team members eager to do their work to the best of their ability.

## LICENSING & TRAINING

Each of our security officers are required to have a valid Security License issued by the state of Florida in Accordance with the requirements set by the Department of Agriculture which includes licensing required for our Armed guards (Florida G License).

A minimum of 40 hours of professional training provided by a security officer school or training facility licensed by the Florida Department of Agriculture and Consumer Services. (Taken directly from the Department of Agriculture website)

The guards we hire go above and beyond the usual 2-year renewal process as required by Chapter 493, as our company requires an annual assessment of our team members mental and physical fortitude, and their compliance with our companies' standards.

JCS Security Services also conducts regular tactical training to ensure we have the experience and skills to protect you effectively and de-escalate conflict.

Not only that, but we also participate in communication workshops to strengthen our ability to defuse difficult or tense situations, encourage problem solving and build up a welcoming repour with community members; willing to hear out complaints or concerns to serve and protect their homes more efficiently; for our client's patrons, not just our contracted partners to feel at ease and satisfied with our service.

## Employee Practices

Security Officers should always be:

1. Dressed in uniform.
2. Healthy.
3. Carrying ID.
4. Ready to work.



### 1. Uniform

JCS uniforms vary (2) in favor of the regulations of our clients' facilities, as we are not only representing our company but yours as well. Regardless of our uniform they both need to be worn clean and well maintained (no stains, excessive wrinkles) and are to be worn with the corresponding uniform bottoms. Closed toed shoes, unencumbered and uncluttered with any personal items (Jewelry that may hinder their work or misrepresent the company or client).

### 2. Health Safety

Considering the recent Covid-19 Pandemic causing social and biological repercussions, we are strict about the health safety of both your customers or community and our employees, all employees undergo rapid testing for the virus if there are any discernable symptoms or concerns. We are prepared to handle any consequential schedule changes and have been very successful in handling any arising issue with our flexible team and 24-hour response system.

### 3. Identification

In accordance "With Chapter 493 and the Department of Agriculture as well as our own Company Policy; all Security Guards must have their JCS ID visible and their Florida State Issued Security or "D" License on their person at all times while on duty at any post or patrol. Not only does this protect our guards and Business but it also promotes an image of authority and aids our guards in their efforts to deter criminal activity.

#### 4. Attitude

Each Security Guard at JCS Security Services is pledged to uphold a standard of excellence that requires motivation to accomplish. These Individuals are prepared and, in a positive mindset, fit to fulfill their assigned posts. From being cordial and welcoming to residents and guests at a guard booth, while detaining trespassers, to conducting late night surveillance on foot or participating in roving patrol; JCS is ready to complete each task to the best of their ability each day.





## Equipment & Additional services

### ALPR:

When you partner with JCS Security services we offer progressive Security solutions, such as our ALPR instant license recognition system that we have successfully employed at several of our existing posts. This helps us identify and isolate repeat trespassers or identify perpetrators such as Thieves or Vandals. This service is included in any security package that you secure.

### Armed Guards:

We offer licensed and trained armed guards at our clients request for no additional charge. Each armed Guard has undergone rigorous firearm safety courses and open carry their firearm while on duty.



### Patrol:

JCS Security also offers a roving patrol for mobile security purposes as an additional option for our clients. The Patrol vehicle is a tool we utilize to further deter any civil malfeasance. It is outfitted with warning lights and sirens inside the regulations of a private security vehicle. This option is ideal for neighborhoods and shopping plazas.

# PRICING & INSURANCE

Location	Hourly Guard Rate	Weekly Total Hours	Weekly Rate	Projected Annual Rate
Morris Bridge	\$20	144 Hours	\$2880	\$149,760
Cross Creek	\$20	168 Hours	\$3,360	\$174,720
Patrol Hours	\$20	396 Hours	\$7,920	\$87,360

<u>Projected Annual Total</u>	\$411,840.00
-------------------------------	--------------

The Chart above reflects the requested hours for each site along with the services offered.

- Holiday/Overtime rates stay the same at \$20/Hour.
- Services include Security Armed personnel.

Roving Only	Hourly Rate	Weekly Rate	Projected Annual Rate
Saturday and Sunday 48 Hours	\$20	\$960	\$49,920
Monday - Friday 10 PM. - 6 AM.	\$20	\$800	\$41,600

The Chart above indicates the Roving Patrol schedule.

- Roving entire weekend (Saturday & Sunday)
- Roving Monday - Friday (10 PM. - 6AM tour)

# Services offered



## ***Mobile command Center***

The primary function of an MCC is to provide help in an active situation, whether it's a crime, or crime prevention, a natural disaster, or a rescue operation.



## ***ALPR Camera Systems***

ALPR is an acronym that stands for “**Automatic License Plate Recognition.**” This technology is commonly used to detect license plates on vehicles for various monitoring purposes, deterring and even disrupting crime as well.

## WHAT WE USE OUR DRONES FOR:

Perform searches for lost persons.

Carry out automated rounds to look for trespassers.

Use thermal optics to help identify and locate heat signatures of people during both day and night operations.

— We Own The Sky!



### ***Radar Speed Indicator***

The radar speed indicator sign displays in real time the speed at which the motorist is driving. It is therefore easy for the driver to be aware of any possible speeding. Unlike a static traffic sign, the speed measuring radar allows the motorist to be aware of his behavior. Drivers exceeding the speed limit will be more likely to slow down with a preventive radar than with a static sign. To support these claims, some studies have shown that a motorist reduces her speed by 20 to 30 % when encountering a radar speed indicator sign. The LPR "license plate, reader portion of the speed indicator allows us to identify the speeders via plate number."



Thank you for your consideration.

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **15**

**AGENDA**



**PROFESSIONAL SERVICES  
HOURLY RATE SCHEDULE  
September 6, 2023**

**Professional**

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

**Technician**

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

**Administrative**

3	\$105
2	\$94
1	\$77

**Field Crew**

4-Person	\$270
3-Person	\$231
2-Person	\$182

**Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$440

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection  
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **16**

**AGENDA**





# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **17**

**AGENDA**



# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **18**

**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-year~~one-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</u> <u>Sunday</u>
<u>Fourth of July</u> <u>July</u> <u>July</u> <u>Memorial Day</u>	<u>Christmas</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</u> <u>Eve</u> <u>Eve</u> <u>Eve</u> <u>Thanksgiving</u>	<u>Easter</u> <u>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.

~~1)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 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 acknowledgesacknowledgeacknowledges 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.
- ~~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.
- ~~i.~~ Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.
- ~~k.~~ Smokeless tobacco products are not permitted anywhere in the Fitness Center.
- ~~l.~~ Loud, profane or abusive language is prohibited.
- ~~m.~~ Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.
- ~~n.~~ All broken equipment should immediately be reported to the District Staff.
- ~~o.~~ The District Staff reserves the right to discontinue any program ~~s~~ or ~~activities~~ activities due to concerns ~~for~~ with safety and or other conflicts with the operation of the Beach Club.
- ~~p.~~ 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.~~ Weight plates are not to be attached to weight stacks on the machines.
- ~~r.~~ 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](#)n.
- D. Any party accused of an [infringement-infractio](#)n 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 b~~everages 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**

# **19**

**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)





# **Cory Lakes**

## **Community Development District**

# **EXHIBIT**

# **20**

**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**

# **21**

**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**

# **22**

**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	ACTION	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	ACTION	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	ACTION	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
55	04.20.23	ACTION	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
56	04.20.23	AGENDA	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
57	04.20.23	AGENDA	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
58	05.18.23	ACTION	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23
59	05.18.23	ACTION	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X			
60	05.18.23	ACTION	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X			
61	05.18.23	ACTION	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X			
62	05.18.23	ACTION	Mr. Adams: Establish 3 Truist accounts for remaining funds from 2022 in Fund Balance.	X			
63	05.18.23	ACTION	Mr. Adams: Present investment options in advance of next meeting.	X			
64	05.18.23	ACTION	Mr. Adams: Develop incoming revenue policies to be implemented.	X			
65	05.18.23	ACTION	Mr. Adams: Update Employee Handbook and Policies.	X			
66	05.18.23	ACTION	Mr. Adams: Obtain and negotiate bill for telephone survey.	X			
67	05.18.23	ACTION	Mr. Adams: Contact District Counsel regarding the demand letter.	X			
68	05.18.23	ACTION	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X			
69	05.18.23	ACTION	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X			
70	05.18.23	ACTION	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance-irrigation".	X			
71	06.15.23	ACTION	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X			
72	06.15.23	ACTION	Mr. Adams: Provide a copy of the holiday decorating contract.	X			
73	06.15.23	ACTION	Mr. Hall: Obtain proposals for resurfacing priorities.	X			
74	06.15.23	ACTION	Mr. Adams: Provide updated budget for discussion at the July meeting.	X			
75	06.15.23	ACTION	Mr. Adams: Re-send emailed reserve study to all Board members.	X			
76	06.15.23	ACTION	Mr. Hall: Confer with Envera to address access issues on Sundays.	X			
77	06.15.23	ACTION	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	ACTION	Mr. Chang: Email update regarding inspection of weirs.	X			
79	06.15.23	ACTION	Mr. Hall: Address a double invoicing issue.	X			
80	07.20.23	ACTION	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X			
81	07.20.23	ACTION	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	ACTION	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X			
83	07.20.23	ACTION	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	ACTION	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X			
85	07.20.23	AGENDA	Mr. Adams: Include the weir project as a discussion item on the next agenda	X			
86	07.20.23	AGENDA	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	ACTION	Mr. Hall: Send email to residents re: school drop off tips				
88	08.17.23	AGENDA	Mr. Krause: REMOVE items 10, 11 from agenda; Table item 12 to Sept. meeting; COUNSEL to attend				
89	08.17.23	ACTION	Mr. Krause: Post Budget Presentation to Website			8/30/23	
90	08.17.23	ACTION	Mr. Hall: Send email to residents re: budget presentation		x		
91	08.17.23	ACTION	Mr. Hall: Get NEON VESTS for Carpooling Staff				
92	08.17.23	ACTION	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use				
93	08.17.23	ACTION	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.				
94	08.17.23	ACTION	Supervisors: Provide list of issues to discuss with DM to Mr. Krause				
95	08.17.23	ACTION / AGNEDA	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs				
96	08.17.23	ACTION	Ms. Green: resend email to residents re: registering for guest notifications via text				
97	08.17.23	ACTION	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review				
98	08.17.23	ACTION / AGNEDA	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		x		
99	08.17.23	ACTION	Mr. Hall: send email to Supervisors re: prior events planning process				
100	08.17.23	ACTION	Ms. Thompson: send committee policies to Supervisors				
101	08.17.23	ACTION	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			x	
102	08.17.23	ACTION	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)				
103	08.17.23	ACTION	Mr. Krause: Complete audit of website and UPDATE	x			
104	09.21.23	AGENDA	Mr. Krause: Add EVENTS proposal to next meeting agenda for discussion				
105	09.21.23	ACTION	Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	x	x		
106	09.21.23	ACTION	Mr. Krause: Invite DISTRICT COUNSEL to attend next CDD Meeting			x	
107	09.21.23	AGENDA	Mr. Krause: Add MEADOWS DEED item to next agenda				
108	09.21.23	AGENDA	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				
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				
219	03.26.24	ACTION	Dominique - send message to community re: do not cut netting at volleyball court				
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			

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **23**

**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**

# **24**

**AGENDA**

# Office Administrator & Events Monthly Report

Meeting date: April 18, 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
- Vetting sponsorships for upcoming CDD sponsored events
- Assisting allied staff with gate and resident issues

## CDD Events

Spring Festival -03/30/2024

- The event was a success; it was a great turn out. Everyone was a good sport and most importantly, everyone had fun. We also stayed within budget with 1k to spare. Woohoo !!! Thanks to everyone that came out and everyone that helped and participated, we truly do appreciate you.

## Talking Points

- It is very important that Residents are not harassing or threatening security while they may not be the best they are not to be threatened or harassed anyone caught doing so may be subject to legal obligations as this is a very serious issue and we cannot have this.
- Secondly, every resident is responsible for knowing the rules and regulations of this community. You bought into this community but it is your responsibility to know the information before making threats or yelling if you are not sure. Yes, we get that you pay to live here as we all pay to live somewhere but there are rules and there will be rules any and everywhere you live, stay or go; so please be sure to follow the rules and if you do not know the rules please ask someone in charge. We have CDD staff available Monday through Saturday and District management staff as well please ask before assuming that will save a lot of the frustration and the conflicts and issues with Security.
- Lastly, the last issue to be addressed is gate entry. If the resident does not know the resident what are the next steps for guard to take as opposed to still allowing entry under that the address that was given if the resident does not know the visitor... What are some options to address this... We need a better method because this has been causing a major issue with the homeowners.

## Facebook Page

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

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **25**

**AGENDA**

# **Cory Lakes Community Development District**

## **Facilities Managers Report**

### **April 2024 Activity Report**

**From 03/29 – 04/11**

## **Beach Club**

- 1) Replaced a/c filters. Drain lines were clear
- 2) Reset ice machine.

## **Pool**

- 1) Empty trash cans - Daily.
- 2) Pick up trash and debris - Daily.
- 3) Wipe down tables and chairs – 3X a week.
- 4) Inspected HVAC system. No maintenance required.

## **Playground**

- 1) Empty trash cans 1X weekly.
- 2) Pick up trash and debris – Daily
- 3) Playground equipment installed.

## **Gym**

- 1) Touch up gym restrooms on the off days of cleaning crew.
- 2) Replace HVAC filters.

## **Landscaping**

### **LMP**

- 1) Installed annuals at Cross Creek and Morris Bridge entrances
- 2) Well pumps are up and running at Cross Creek and Morris Bridge Gates
- 3) LMP are now on a 6 day a week schedule.
- 4) Replacing damaged and missing plants as needed.
- 5) Lawn maintenance is being completed at a very professional and more over an exceptional level.



## **Lake**

- 1) Solitude has been here once a week since I have been here to treat the lake for grass and algae. The area along the beach by the playground. There are still patches of dense algae. Along the shore line of Cory Lakes Dr. There is some areas of grass and Lilly pads. The solitude technician was notified while he was here and said he would treat the areas.
- 2) Water levels are at an acceptable level.

## **Security**

- 1) On 04/10 Allied Universal representatives stopped in for a meet and greet and discuss some of the issues we are experiencing with their service. The issues discussed were the same issues brought up at last month's meeting. The only new issue that was brought up new is that some of the residents have become belligerent with the guards when using the visitors gate and being asked to provide ID.

## **Guard Gates**

- 1) Both Guard gates seem to be in satisfactory order.

## **Miscellaneous Items**

- 1) I'm waiting to hear back from Philip Chang on the Cachet Isle drainage issue and the SWFWMD control structures inspections.
- 2) Replaced GFIC receptacle at tennis court.
- 3) Removed sand and placed netting back on the subsurface on volleyball court. Since the netting was installed in sections and not one full piece covering the whole court this issue could be reoccurring. I recommend adding an additional 2" of sand to the volleyball court.
- 4) The lighting of the street sign at Cory Lakes Blvd and Cory Lakes Drive at the Cross Creek entrance has sustained damage due to a large power surge or lightning strike. Several components need to be replaced in order to have the automatic lighting work properly. I have been given a breakdown of the cost of the repair. The cost of the repair is will be \$1658.60.

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **26**

**AGENDA**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 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>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>

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **27**

**AGENDA**

From: **Josh Russell**  
To: **Larry Krause**

Subject: Cory Lake Isle POA/CDD Items for April 18th

Larry,  
Happy Friday.

If possible, the POA Board of Directors would like to add the following items to the **April 18th CDD Meeting**.

**Items for followup**

1	Mailboxes in Capri Isles	The cluster mailboxes are weathered, full of mold	March 26th
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Updated photos captured April 10th

Would it be possible to introduce a sign to warn users that an intersection (partially obstructed) is coming up?



We were able to review the office space in the guard office to set up the LCAM for on-site office hours. The space is adequate, with sufficient internet connectivity.



We are grateful for the opportunity to use the office space in the guard office, but we have 2 concerns.

1. The current office space is currently used by the security company
2. The configuration of the guard office is not conducive to the LCAM parking or further to support a homeowner parking safely to meet with the LCAM. Parking is not allowed anywhere but where the rover and guard vehicles are located.



Would it be possible to consider designating a space in the Beach Club for the LCAM?





We understand that any desk or equipment could not be secured, but could we consider adding a workspace behind the bar area for the LCAM to meet with homeowners?

**New Items**

4	Speeding Process	Review the goals of the POA and process to notify and then fine homeowners for speeding	April 18th
5	Overnight / Lawn Parking	Review the POA goal to prevent overnight street parking and cars parked on the grass	April 18th

We are updating the POA Rules and Regulations to support the CDD in the upcoming improvements to moving violation and Parking enforcement efforts

**Rule B – Moving and Parking Violations**

1) The speeding will be handled by volunteers of the community, including but not limited to: Property Manager, Board Members, members of the Security Committee (CDD), etc.

2) Individuals shall be trained to use the devices and shall be allowed to operate the instrument under the guidelines of the Property Owner's Association Board of Directors.

3) Individuals using the equipment shall be assigned to a specific zone and shall patrol that zone in that time frame under the direction of this document including the date and time.

1) The Property Owner's Association Board of Directors shall be notified by the CDD of speeding violations captured by the monitoring equipment provided and maintained by the CDD. The violation shall be accompanied by homeowner details. The moving violation and fine process shall follow the same workflow as other covenant violations.

2) The Property Owner's Association Board of Directors shall be notified by the CDD of vehicles parking out of compliance with the covenants. The violations will be captured but the Cory Lake Isle security company, provided by the CDD. The parking violation shall be accompanied by homeowner details. The parking violation and fine process shall follow the same workflow as other covenant violations.

6	Runoff pond	Treating for mosquitos	April 18th
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I did mention briefly in the March meeting that the pond beyond the cluster mailboxes could benefit from being treated for mosquitos.

The alge is also unsightly



Updated photos captured April 10th

Thanks in advance,  
The Cory Lake Isle POA