



The



Islander

April 2022

FREE
EVENT

Spring FESTIVAL

SATURDAY APRIL 9TH
FROM 11AM-2PM

ACTIVITIES

- Pony rides - Inflatables - Face Painting
- Petting zoo - Rock Wall - DJ - and more

Egg Hunt Times:

Ages 0-3	11:15AM
Ages 4-7	11:45AM
Ages 8-11	12:15PM
ALL AGES	12:45PM

For more info contact the CDD
office 813-986-1031

SPONSORED BY:



PUT YOUR TAX REFUND TO WORK FOR YOU!

With a more Energy Efficient A/C System, or Tankless Water Heater, and more to save throughout the year.



Invest your tax refund into your home repair needs, it's a great time to replace aging equipment, upgrade to an energy-efficient home.

CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

WWW.CORNERSTONEPROS.COM

CAC1816647 & 1428982 - EC0001103

24/7 - Emergency



FREE ESTIMATES AND SECOND OPINIONS
NOT VALID WITH OTHER OFFERS



THE PROOF IS IN THE STARS



Dana - President Cornerstone Pros



Call Today! Fixed Today!

AIR CONDITIONING

- ✓ Full Service A/C, Plumbing & Electrical
- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service & Repair All Brands
- ✓ A/C Maintenance Plan
- ✓ 18-Month NO Interest Financing *WAC
- ✓ New A/C System as low as \$65/m *WAC

PLUMBING

- ✓ Plumbing Inspections
- ✓ Stoppages, Leaks, Drain Cleaning
- ✓ Water Heater Repairs & Replacement
- ✓ Water Treatment & Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Re-Pipe
- ✓ 18 Month NO Interest Financing

ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrade
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Whole Home Generators
- ✓ Electrical Maintenance Plan
- ✓ 18-Month NO Interest Financing *WAC

GENERATORS

- ✓ Generac Guardian Series Generator
- ✓ Whole Home & Portable Generators
- ✓ Service & Maintenance/Cornerstone
- ✓ Natural Gas or Liquid Propane
- ✓ Protects Home for Days to Weeks
- ✓ No Poisoning Risk
- ✓ Turns off when power returns
- ✓ 18 Month NO Interest Financing *WAC

FREE SERVICE CALL
With Repair
A/C, Plumbing & Electrical
Must accept diagnostic & repair at time of visit
Exp 4/30/22

A/C Tune-Ups \$39.95
For First-Time Customers
Valid for new customers only. Not valid on pre-purchased plans
Exp 4/30/22

MAINTENANCE PLANS
Includes A/C, Plumbing & Electrical
BEGINNING AT
\$9.95
Valid for new customers only. Not valid on pre-purchased plans
Exp 4/30/22

813-435-9958



CORY LAKE ISLES

CDD Office Hours

Monday, Wednesday 9am-9pm
Tuesday, Thursday, Friday, Saturday 9am-5pm
Sunday Closed

Fitness Center Hours

Seven days a week 24 Hours

Official Cory Lakes CDD Website: www.corylakescdd.net

Envera Customer Service (877) 936-8372

Morris Bridge Gatehouse (813) 986-0030

CDD Office (813) 986-1031

POA Office (813) 341-0943

Cross Creek Gatehouse (813) 907-8400

Police Emergency 911

Fire/Medical Emergency 911

Police Non Emergency (813) 231-6130

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

POINTS OF CONTACT

CDD Board Members

Jorge Castillo
jcastillo@corylakescdd.net

Sudhir (Sid) Shah
sshah@corylakescdd.net

Ron Acoff
racoff@corylakescdd.net

Rene Fontcha
rfontcha@corylakescdd.net

Sheila Haque
shaque@corylakescdd.net

CDD Management Company
Wrathell, Hunt & Associates, LLC.
Chuck Adams, District Manager
239.464.7114
adamsc@whhassociates.com

CDD Facilities Manager
John Hall C: 813.924.4673
clcddfm@corylakescdd.net

CDD Office Administrator/Events Coordinator

Amanda Schewe
O: 813.986.1031 F: 813.986.1056
clbeachclub@corylakescdd.net
clievents@corylakescdd.net

CDD Committee Chairs

**Landscape/Aquascape/
Facilities Committee**
Stephanie Squires
stephie11173@verizon.net

Security Committee
AJ Forbes
clcddsaf@gmail.com

POA Management Company
Condominium Associates
John Rowles
jrowles@condominiumassociates.com

POA Board Members
Hareesh Ramphal, President
hramphalpoa@gmail.com

Dr. Anoop Reddy, Vice President
anoopreddy@cl@gmail.com

Sheryl Springer, Treasurer
Sheryl.springer@corylakeislespoa.com

Bob Amin, Secretary

Rishi Vasudeva, Member

POA Committee Chairs

Design Review Committee
Jeffrey Jenkins

Covenant Enforcement Committee
John Browne

Advertise here in your newsletter.

Reach out to your neighbors.

Call for info: 813-842-3818

Email: info@KEMMediaGroup.com

KEM MEDIA GROUP, LLC
PUBLISHING

WWW.KEMMEDIAGROUP.COM

©2022 KEM Media Group. All rights reserved. **The Islander** is currently published monthly, distributed by the U.S. Postal Service free to all residents of the Cory Lake Isles. Unless otherwise noted, the views expressed in this publication do not necessarily represent those of the Publisher. Cory Lake Isles logo used with permission. Lists are for reference only and do not imply official sanction or recommendation by Cory Lake Isles. Editorial submissions are welcome. Publisher reserves the right to reject or edit all submissions for length and clarity. The Publisher is not responsible for errors or omissions.

Touch Nail Spa
 www.TouchNailandSpa.com
 27233 SR-56 / Wesley Chapel ● 813.973.4111
 8630 Hunter's Village Rd / Tampa ● 813.536.1003

PERFECT SURFACE GLAZING

Kitchen Facelift Save by Refinishing

PERFECTSURFACEGLAZING@GMAIL.COM
Gilbert Martinez 813.347.6595

TUESDAY'S 9AM EST *Join us!*

BUSINESS BEYOND THE BOARDROOM
 RADIO SHOW & PODCAST

KYLIE FRANCIS | JEN WIGGINS | MIKE STECKMAN | JOY MCADAMS

Jennifer Wiggins

Your NEIGHBOR | Your REALTOR®



Jennifer Wiggins, REALTOR®
 813.539.1678 | jwiggins@smithandassociates.com



- Cory Lake Isles resident for 10+ years
- Local Radio Co-Host, **Let's Talk Tampa™**
- The Smith & Associates Real Estate's Luxury Brand is Widely Recognized
- Host of "This is Tampa" Podcast
- Contributor to Wesley Chapel Weekly

What My Clients Are Saying....

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





Upcoming Meeting: CDD Board Meeting April 21, 2022

TRASH AND RECYCLING SCHEDULE

Garbage Days - Wednesdays & Saturdays

Recycling Days - Wednesdays

Yard Waste Days - Wednesdays

Missed Pickups

1. If your trash, recycling, or yard waste is not picked up on your designated day, contact Solid Waste Customer Service for assistance.
2. You can also report a missed trash pickup or other trash-related issue using the Solid Waste Customer Service Portal.



Holiday Pick-up Schedule

Check out the holiday trash and recycle collection schedule for details about which holidays we suspend pick-up for and when it resumes. Hillsborough County Solid Waste
Phone: (813) 272-5680

Official Cory Lake Isles CDD Face-

book is HERE! Search 'Cory Lakes CDD' and follow for another easy way to stay up-to-date with community news. Remember you can also find CDD information on the CDD website at www.corylakescdd.net.

ALLIGATORS:

There are alligators everywhere in our community! Please monitor your children and small pets around the ponds and lake!



CDD OR POA?

What is the Difference Between the CDD and the POA? The key difference between the CDD and the POA is the CDD manages the common areas (streets, landscape, lake, security and amenities) of the community. The POA enforces homeowner property covenants such as property maintenance and approval of property renovations. You can reach the CDD office by visiting them

in the Beach Club or calling 813-986-1031. You can reach the POA by calling 813-341-0943 or emailing John Rowles, jrowles@condominiumassociates.com.

DID YOU KNOW?

- Did you know that the Community Development District of Cory Lake Isles is responsible for maintaining the storm water system in Cory Lakes?
- The rain water and all debris that goes into the storm drains either goes directly into our lake and ponds or out into the conservation surrounding CLI.
- The trash and debris tossed out car windows and dropped by residents can clog this storm water system and pollute our surrounding environment.
- The effect of this pollution is not only an unsightly community but also slower water runoff creating flooded streets, yards and other areas.
- The flooded streets then cause issues with the street pavers and curbing.

Let's all try and improve the looks of Cory Lakes and help cut future expenses by putting our trash in the provided receptacles and picking up anything you think may end up in the storm drains. Together we can save the environment, live in a beautiful community and cut future expenses. Thanks, John Hall Cory Lakes CDD

IMPORTANT NUMBERS

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

FREQUENTLY CALLED NUMBERS

Police Non-Emergency: 813-231-6130

Code Enforcement: 813-274-5545

Animal Control: 813-744-5660 (domestic cat / dog ONLY)

Solid Waste: 813-272-5680

Crisis Center: 2-1-1

ADDRESSING PROBLEMS

Below are the top three consistent issues; how to avoid and how to correct:

- **Problem: Long line at the Visitor Lane**
Solution: 1) Ensure your primary phone number is up to date; 2) add your guest to your visitor log prior to arrival, reduces 50% of the interaction time by eliminating the need for gate authorization with a phone call; and 3) visitor has proper state issued identification readily available.
- **Problem: Not presenting proper state issued identification**
Solution: Have identification ready! It's nearly impossible for SO's to remember over 940+ resident profiles! Identification is vital for address verification, correct name spelling and deny entry individuals.

• Problem: Contractors/Vendors not allowed entry at certain times

Solution: Per the Post Orders set forth in CDD policy-REMEMBER these authorized work hours and schedule accordingly: Mon-Fri, 7am-7pm; Sat & Sun, 9am-7pm. Holidays, 9am-7pm. ALL work vehicles must leave by 8pm everyday. (For emergencies, i.e. plumber, a/c, internet/phone; contact the gate house and let them know of the emergency so they can properly notate in their report log)

WATER SAFETY BASICS

Supervision is rule #1. Kids must be watched whenever they're around water. This is true whether the water is in a bathtub, a wading pool,



an ornamental fish pond, a swimming pool, a spa, an ocean, or a lake.

Young children are especially at risk. They can drown in less than 2 inches (6 centimeters) of water. That means drowning can happen in a sink, toilet bowl, fountains, buckets, inflatable pools, or small bodies of standing water around your home, such as ditches filled with rainwater. Always watch children closely when they are in or near any water, no matter what their swimming skills. Even kids who know how to swim can be at risk for drowning. For instance, a child could slip and fall on the pool deck, lose consciousness, and fall into the pool and possibly drown.

Young kids and weak swimmers should have an adult swimmer within arm's reach to provide "touch supervision."

Swimming lessons. Swimming lessons are an important part of water safety. Kids can start taking them at age 1. Younger kids often begin with water survival skills training (like learning how to roll onto their back and float). Along with swimming lessons, this training can reduce the risk of drowning in kids ages 1-4. Kids and parents often can take these classes together. Check local recreation centers for classes taught by a qualified instructor. If you do not know how to swim, consider taking lessons.

You also can search online for classes with the YMCA or Red Cross

Learn more about how to keep your kids safe in and on the water — whether they're in the bathtub, on a boat, in your backyard pool, or out and about. <https://kidshealth.org/en/parents/water-safety.html>

Florida's Homeowner's Insurance Crisis

By Jen Wiggins

If you own a home in Florida, you may be aware that homeowner's insurance is getting trickier and more costly this year. Some policies are even being canceled, coming as a surprise to many. It sounds crazy but unfortunately, it's true!

For example, Progressive Insurance recently gave 56,000 Florida homeowners notice that their homeowner's insurance will not be renewed if their roof is over 15 years old. Homeowner's insurance is causing headaches for new home buyers and existing customers alike - and it's nearing a crisis. In some areas, entire zip codes are being canceled by insurance companies. If you are wondering what might bring the real estate market to a halt, this could be it.

A major driver in this crisis is excess litigation in the Sunshine state. A whopping 76% of the lawsuits filed in the United States against insurance providers were filed in Florida.

The insurance industry lost \$1.6 billion in 2020. That translates to higher rates for Floridians. Companies are dropping policies altogether, limiting the types and ages of homes they'll cover, increasing rates, and just flat out going out of business.

Much of this stems from an excess of roof replacement claims over the past few years. If you

live in Florida, this comes as no surprise. As a result, there are currently only about 10 insurance companies in the state where there used to



be over 50.

Premiums, if coverage is continued, are skyrocketing between 30 - 40% - with some in the northern part of the state reporting theirs are doubling. This all trickles down to the housing market, especially in the case of affordability.

Another alarming issue is that the more private insurers are squeezed out, the more home-owners are left with only one choice: Citizens Property Insurance. Citizens is a non-profit,

tax-exempt, government entity. That being said, if a massive hurricane wipes out a large number of their insured properties and they don't have enough surplus to cover the loss, all Floridians will be assessed to cover the difference. Currently, Citizens is estimated to be writing 5,000 policies a week and they expect to surpass the 1 million policy mark in 2022. It is in our best interest as Floridians to see more private insurers return to our market and grow.

It's a mess, but there is hope. Legislation is being proposed that will give insurance companies flexibility on what they offer, amongst other things, with Senate Bill 1728 and House Bill 1307. This could potentially help create stabilization, making insurance affordable again and helping to bring back our badly needed private insurers.

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



SLEEP

Have a good night!

The quality of your life can be dependent on the quality, and amount, of sleep you get. Let us help you get the rest you need!

Our goal is to provide you with the highest standard of healthcare by utilizing state of the art diagnostic equipment, facilities, and services to help diagnose and treat neurological and sleep disorders. We accept and are in network with most all insurances companies and pre-certify and pre-authorize treatment plans before diagnostic procedures are performed. Our professional registered and licensed EEG and sleep technicians are extremely caring and courteous.

Call us today!
813-591-6316
2252 Twelve Oaks Way
Suite 101
Wesley Chapel, FL 33544
Email: 360neurosleep@gmail.com

David Bollinger, R.EEGT, RPSGT, RST

YOU WANT YOUR WATER to be safe, clean & soft!

- ▶ Softer skin and hair
- ▶ No more staining on clothes or fixtures
- ▶ Removes harmful contaminants from drinking water
- ▶ Improved taste
- ▶ No more foul smells
- ▶ Makes cleaning easier—less soap and fewer cleaners required
- ▶ Brighter clothes
- ▶ Reduces spots on dishes and fixtures
- ▶ Extends life of appliances and hot water tanks
- ▶ Saves money every month on energy, detergents, shampoo and more
- ▶ One unit softens your water while removing Chlorine and Chloramines at the same time!

Don't wait any longer!

Improve the quality of your life, through the quality of your water!

CALL TODAY!
MDCT Properties
Joseph Cammarano
813-753-9695
mdctproperties@gmail.com



Cory Lake Isles Neighborhood Watch Adopt a Road Team

Thank you to everyone who pitched in to clean up Morris Bridge Road on Saturday February 26th.

We had some long-time volunteers (Angela and AJ) and some new faces to welcome! (Our very own Amanda Schewe!)

And I want to send a special THANK YOU to our sponsor, Judi Beck of Compass Realty who has been our corporate sponsor since we started the team. If you want a fantastic white glove experience buying or selling a home, she is highly recommended (judi.beck@compass.com) Judi brought coffee, donuts and protein bars to the team, and at 7:00AM on a Saturday morning, that was a welcome pick-me-up!

If you are not on our distribution list and want to be notified of the next cleanup event, please let me know. My email is sheryl@corylakenw.com We hauled away 18 bags of trash, 3 tires, a wooden pallet and a flat screen TV. Big shout out as always to John Hall, who drives behind the group to make sure that we are very visible to traffic.

Our team consisted of:

- John
- Amanda
- Heidi (welcome back!)
- Joe
- Angela
- AJ (welcome back)
- Sheryl



FELLOW CORY LAKE ISLES RESIDENTS:

Spring is here! Time to start cleaning and fixing around our homes. Thank you for all you do to keep your homes and our community looking great, and for following the common commitment to each other that is reflected in our Covenants. Key tenets include:

- Keeping the exterior in good maintenance & repair (recurring focus areas: pres-sure wash needed sides to remove dirt/mold/mildew from siding; repair/paint rot-ting wood garage, door, and window frames; paint if faded, etc.
- Maintain neat and attractive lots: lawns, bushes/shrubbery, remove grass growing in cracks/curbs, and trim back trees/shrubs encroach on our sidewalks.
- Do not store or park boats, trailers, RV's, commercial vans, etc in your drive-way.
- Trash containers cannot be in clear public view from the street, other than on the day of trash pick-up. Store them: in the garage, behind your fence, or if on the side of the garage the view must be completely blocked from the front view. Some homes have gotten especially lax on this, so please place extra focus on resolving this.

Thank you for all that you do to keep Cory Lake Isles looking beautiful!
Your POA Board

LAKE REMINDER

Just a quick reminder that the District operates under a strict catch and release policy for all fish caught on our lake. In addition, keep in mind there is a "no wake" policy for all areas of the lake EXCEPT for the skiing/boating portion. Please use the map below for reference.



A pool safety sign with a blue grid background and a water ripple pattern. The word 'POOL' is written in large, stylized white letters with a red outline. A red and white beach ball is in the top left, and a pair of red sunglasses is in the top right. The text 'SAFETY RULES' is in large white letters below 'POOL'. Below that are several rules in bold black text: 'NO SMOKING or ALCOHOL', 'NO DIVING', 'UNDER 14YO MUST BE SUPERVISED', 'ONE PERSON ON THE SLIDE AT A TIME', 'DON'T BLOCK THE SLIDE', and 'NO GLASS CONTAINERS ALLOWED'. At the bottom, it says 'Full list of pool rules at corylakescdd.net'. There are also red and white striped flip-flops in the bottom left and a life preserver in the bottom right.

POOL

SAFETY RULES

NO SMOKING or ALCOHOL

NO DIVING

UNDER 14YO MUST BE SUPERVISED

ONE PERSON ON THE SLIDE AT A TIME

DON'T BLOCK THE SLIDE

NO GLASS CONTAINERS ALLOWED

**Full list of pool rules at
corylakescdd.net**

RUSH

COLLECTION

Jerilyn Rush

Jerilyn@therushcollection.com
813.927.6795

Bekah Rush

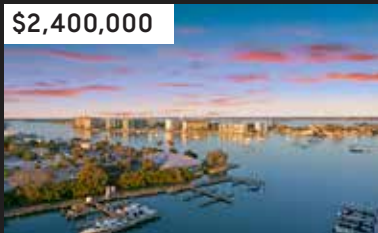
Bekah@therushcollection.com
813.917.4544



COMPASS

Your home. Our mission.

\$2,400,000



ACTIVE LISTING

521 Mandalay | Clearwater Beach

\$459,000



PENDING

100 Oakmount Ln Unit 808 | Belleair

\$3,715,000



PENDING

466 Marmora Ave | St. Pete

\$985,000



SOLD

740 13th Ave N | St. Pete

\$1,300,000



SOLD

4530 13th Way NE | St. Pete

\$1,175,000



SOLD

10567 Cory Lake Dr | Tampa

\$1,300,000



SOLD

17804 Saint Lucia Isle | Tampa

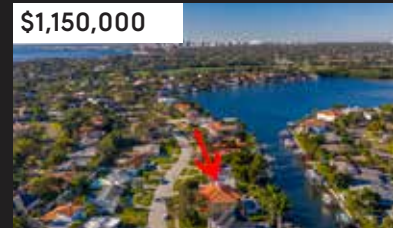
\$3,200,000



SOLD | Represented Buyer + Seller

17916 Cachet Isle Dr | Tampa

\$1,150,000



SOLD | Represented Buyer + Seller

1254 Cordova Blvd NE | St. Pete