

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **REGULAR MEETING AGENDA**

**December 13, 2018**

**Cory Lakes Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889**

December 6, 2018

Board of Supervisors  
Cory Lakes Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on Thursday, December 13, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Administration of Oath of Office to Newly Elected Supervisors, Sheila Haque, [SEAT 4] and Sudhir "Sid" Shah, [SEAT 5] (*the following to be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - i. Form 1: Statement of Financial Interests
    - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - iii. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
6. Consideration of Resolution 2019-01, Electing the Officers of the Cory Lakes Community Development District, Hillsborough County, Florida; and Providing for an Effective Date
7. Update: Allied Security Activities/Operation

8. Consideration of Resolution 2019-02, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date
9. Discussion: Agenda Topics for January Joint Meeting with POA
10. Committee Reports
  - A. Security
  - B. Finance
  - C. Landscape Aquascape Facilities
  - D. Spirit Committee
11. Approval of Minutes
  - A. Board of Supervisors: November 15, 2018
    - i. Summary of Motions
    - ii. Staff Directives
    - iii. Regular Meeting
  - B. Spirit Committee
    - i. October, 2018 (Revised)
    - ii. November, 2018
  - C. Sunshine Board Online Workshop: December 4, 2018 to December 11, 2018 *(to be provided under separate cover)*
  - D. Other
12. Update: Communication with Republic Services Regarding Recent Leaks
13. Acceptance of Unaudited Financial Statements as of October 31, 2018
14. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*
  - B. Office Administrator: *Wendy Darby*
  - C. Facilities Manager: *John Hall*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: January 17, 2019 at 6:00 P.M.

15. Other Business
16. Public Comments (*non-agenda items*)
17. Supervisors' Requests
18. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2019-01**

**A RESOLUTION ELECTING THE OFFICERS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT, HILLSBOROUGH COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Board of Supervisors of the Cory Lakes Community Development District was notified of the General Election results held on November 6, 2018 for Seats 4 and 5; and

WHEREAS, the Board of Supervisors of the Cory Lakes Community Development District desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	<u>Chuck Adams</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Craig Wrathell</u>
Assistant Treasurer	<u>Jeff Pinder</u>

2. This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED this 12<sup>th</sup> day of December, 2018.**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
AMENDING THE GENERAL FUND PORTION OF THE BUDGET  
FOR FISCAL YEAR 2018; AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, the Board of Supervisors (hereinafter referred to as the “Board”) of the Cory Lakes Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2018; and

**WHEREAS**, the Board desires to amend the General Fund portion of the budget previously approved for the Fiscal Year 2018.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT  
DISTRICT:**

Section 1. The Fiscal Year 2018 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2018 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of December, 2018

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



**EXHIBIT "A"**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2018  
EFFECTIVE NOVEMBER 30, 2018**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2018  
EFFECTIVE NOVEMBER 30, 2018**

	FY 2018 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 1,677,304	\$ 1,673,588	\$ (3,716)	\$ 3,716	\$ 1,677,304
Interest and miscellaneous	38,971	30,000	(8,971)	8,971	38,971
Total revenues	<u>1,716,275</u>	<u>1,703,588</u>	<u>(12,687)</u>	<u>12,687</u>	<u>1,716,275</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	12,000	12,000	-	-	12,000
Payroll services	740	600	(140)	140	740
Payroll taxes - FICA	394	900	506	(506)	394
Payroll taxes - unemployment	-	325	325	(325)	-
District management	55,000	55,000	-	-	55,000
Assessment roll preparation	5,000	5,000	-	-	5,000
Bond amortization schedule fee	-	1,500	1,500	(1,500)	-
Disclosure report	3,000	3,000	-	-	3,000
Trustee	6,465	10,182	3,717	(3,717)	6,465
Notes payable - Soave Group - DS	21,733	21,733	-	-	21,733
Audit	6,400	6,400	-	-	6,400
Arbitrage rebate calculation	-	2,500	2,500	(2,500)	-
Legal - general counsel	9,180	5,000	(4,180)	4,180	9,180
Engineering	12,742	10,000	(2,742)	2,742	12,742
Insurance: general liability & public officials	28,555	26,700	(1,855)	1,855	28,555
Insurance: worker's compensation	7,488	6,291	(1,197)	1,197	7,488
Legal advertising and Sunshine Board	5,579	4,500	(1,079)	1,079	5,579
Bank fees	1,688	1,500	(188)	188	1,688
Credit card discount	400	-	(400)	400	400
Dues & licenses	175	175	-	-	175
Postage	2,188	1,500	(688)	688	2,188
Office supplies	760	-	(760)	760	760
Tax collector	33,541	69,733	36,192	(36,192)	33,541
Contingencies	-	500	500	(500)	-
Total administrative	<u>213,028</u>	<u>245,039</u>	<u>32,011</u>	<u>(32,011)</u>	<u>213,028</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	24,932	17,500	(7,432)	7,432	24,932
Website	1,202	600	(602)	602	1,202
ADA website compliance	199	-	(199)	199	199
Streetlights	169,289	90,000	(79,289)	79,289	169,289
Electricity	54,756	50,000	(4,756)	4,756	54,756
Propane	283	400	117	(117)	283
Water, sewer & irrigation	21,425	15,000	(6,425)	6,425	21,425
Solid waste removal	6,929	6,200	(729)	729	6,929
Sewer lift stations	6,475	2,500	(3,975)	3,975	6,475
Total utilities	<u>285,490</u>	<u>182,200</u>	<u>(103,290)</u>	<u>103,290</u>	<u>285,490</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2018  
EFFECTIVE NOVEMBER 30, 2018**

	FY 2018 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Security operations					
Security staffing contract services	282,813	256,500	(26,313)	26,313	282,813
Contractual virtual guard	80,219	77,000	(3,219)	3,219	80,219
Off-duty policing	14,653	10,000	(4,653)	4,653	14,653
Total security operations	<u>377,685</u>	<u>343,500</u>	<u>(34,185)</u>	<u>34,185</u>	<u>377,685</u>
Field office administration					
Field manager	51,819	52,000	181	(181)	51,819
Assistant field manager	11,706	13,000	1,294	(1,294)	11,706
Office administrator	56,018	44,500	(11,518)	11,518	56,018
Assistant office administrator	20,769	14,300	(6,469)	6,469	20,769
Payroll taxes	13,112	10,200	(2,912)	2,912	13,112
Seasonal decorations	33,000	33,000	-	-	33,000
Beach club office equipment	9,542	3,400	(6,142)	6,142	9,542
Beach club office supplies	3,456	1,700	(1,756)	1,756	3,456
Beach club gym supplies	14,888	14,000	(888)	888	14,888
Guard office equipment	84	2,000	1,916	(1,916)	84
Guard office supplies	655	2,000	1,345	(1,345)	655
Community events coordinator	3,750	15,000	11,250	(11,250)	3,750
Community events supplies	19,639	15,000	(4,639)	4,639	19,639
Pool & beach club attendants	24,236	36,000	11,764	(11,764)	24,236
Contingency	-	-	-	150,000	150,000
Total field office administration	<u>262,674</u>	<u>256,100</u>	<u>(6,574)</u>	<u>156,574</u>	<u>412,674</u>
Landscape maintenance					
Landscaping	389,123	360,000	(29,123)	29,123	389,123
Street tree maintenance	24,214	-	(24,214)	24,214	24,214
Beach sand	-	5,500	5,500	(5,500)	-
Annuals & seasonal plant installation	1,700	8,000	6,300	(6,300)	1,700
Plant replacement	38,570	40,000	1,430	(1,430)	38,570
Sod replacement	625	7,500	6,875	(6,875)	625
Well maintenance - irrigation	5,200	5,000	(200)	200	5,200
Irrigation - maintenance	9,626	10,000	374	(374)	9,626
Tree removal	45,361	25,000	(20,361)	20,361	45,361
Lake & pond maintenance	64,210	52,000	(12,210)	12,210	64,210
Total landscape maintenance	<u>578,629</u>	<u>513,000</u>	<u>(65,629)</u>	<u>65,629</u>	<u>578,629</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2018  
EFFECTIVE NOVEMBER 30, 2018**

	FY 2018 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
<b>Facilities maintenance</b>					
Outside facilities maintenance	16,967	35,000	18,033	(18,033)	16,967
Car and cart repairs and maintenance	7,468	4,500	(2,968)	2,968	7,468
Cleaning	16,242	16,000	(242)	242	16,242
Pest control	2,035	2,000	(35)	35	2,035
Security gate maintenance & repair	1,989	5,000	3,011	(3,011)	1,989
Security gate maintenance & repair - other	414	2,000	1,586	(1,586)	414
Monuments & signs	4,466	5,000	534	(534)	4,466
Fountains	378	7,000	6,622	(6,622)	378
Storm water drainage	43,571	20,000	(23,571)	23,571	43,571
Recreation equipment maintenance & repair	15,635	15,000	(635)	635	15,635
Building equipment maintenance & repair	17,800	20,000	2,200	(2,200)	17,800
Pressure washing	7,300	5,000	(2,300)	2,300	7,300
Paver, streets and sidewalk repairs, cleaning	137,527	125,000	(12,527)	12,527	137,527
Clear & repair monument lanterns	695	1,500	805	(805)	695
Commercial window cleaning	-	2,500	2,500	(2,500)	-
<b>Total facilities maintenance</b>	<u>272,487</u>	<u>265,500</u>	<u>(6,987)</u>	<u>6,987</u>	<u>272,487</u>
<b>Facilities maintenance (pool)</b>					
Pool maintenance	21,288	22,900	1,612	(1,612)	21,288
Pool repairs	8,695	12,000	3,305	(3,305)	8,695
Pool heater utilities	5,414	15,000	9,586	(9,586)	5,414
Pool permit	275	575	300	(300)	275
<b>Total facilities maintenance (pool)</b>	<u>35,672</u>	<u>50,475</u>	<u>14,803</u>	<u>(14,803)</u>	<u>35,672</u>
<b>Total field operations</b>	<u>1,812,637</u>	<u>1,610,775</u>	<u>(201,862)</u>	<u>351,862</u>	<u>1,962,637</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program	57,862	-	(57,862)	57,862	57,862
<b>Total infrastructure reinvestment</b>	<u>57,862</u>	<u>-</u>	<u>(57,862)</u>	<u>57,862</u>	<u>57,862</u>
<b>Total expenditures</b>	<u>2,083,527</u>	<u>1,855,814</u>	<u>(227,713)</u>	<u>377,713</u>	<u>2,233,527</u>
Excess/(deficiency) of revenues over/(under) expenditures	(367,252)	(152,226)	215,026	(365,026)	(517,252)
Fund balance - beginning (unaudited)	1,310,012	1,193,148	(116,864)	116,864	1,310,012
Fund balance - ending (projected)					
Assigned					
3 months working capital	463,954	463,954	-	-	463,954
Unassigned	478,806	576,968	98,162	(98,162)	478,806
Fund balance - ending	<u>\$ 942,760</u>	<u>\$ 1,040,922</u>	<u>\$ 98,162</u>	<u>\$ (248,162)</u>	<u>\$ 792,760</u>

\*The District's fiscal year begins October 1 and ends 12 months later on September 30.

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**SUMMARY OF MOTIONS MINUTES OF MEETING  
CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Cory Lakes Community Development District’s Board of Supervisors was held on Thursday, November 15, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Assistant to the Office Administrator
John Hall	Facilities Manager
Kevin Terrell	Allied Security Services
Richard Carpenter	Resident, LAF Committee
A. J. Forbes	Resident, Security Committee Member
Cheryl Springer	Resident, Neighborhood Watch Coordinator
Roya Monfared	Resident and POA Board Member
Harry Ramphal	Resident
Carlos Guzman	Resident
Steven Hancz	Resident
Vinnie Kudva	Resident

**On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the October 18, 2018 Board of Supervisors Summary of Motions, Staff Directives, and Regular Meeting Minutes, as amended, and the November 5, 2018 Security Committee Meeting and the October 30, 2018 to November 13, 2018 Sunshine Board Online Workshop, as presented, were approved.**

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**CORY LAKES CDD**  
**November 15, 2018**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Per Mr. Burman, Mr. Hall to contact the POA President to obtain feedback and/or status updates on the violation notices that were mailed to residents caught speeding.
- Per Mr. Shah, Mr. Hall to request that the Christmas lights be activated on November 21.
- Mr. Hall to inspect the pond at Bahama Isle to ensure that it was treated.
- Per Mr. Shah, Mr. Hall to have the seats of the two swings in the community changed.

**Office Manager**

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams would prepare and post a request for letters of interest to join the Finance Committee in the Newsletter
- Per Mr. Shah, Mr. Adams to prepare a financial analysis of the office staff payroll for Fiscal Years ending in 2016 and 2017 to compare with the current budgeted amount of \$153,000 for review at the next meeting.
- Per Mr. Castillo, Mr. Adams to contact Yellowstone's General Manager and alert him that if the CDD must outsource any landscaping projects, the funding will be extracted from their contract.
- Mr. Adams to prepare a landscaping calendar by the next meeting.
- Mr. Adams to contact Mr. Woodards to see if he is available for a December 13 meeting.
- Mr. Adams would alert the new POA Manager of the CDD Board's desire to hold a joint meeting with the POA on January 17, 2019 at 6:00 p.m., and prepare the agenda for the meeting.

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**DRAFT**

**MINUTES OF MEETING  
CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on Thursday, November 15, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
Kevin Terrell	Allied Security Services
Richard Carpenter	Resident, LAF Committee
A. J. Forbes	Resident, Security Committee Member
Cheryl Springer	Resident, Neighborhood Watch Coordinator
Roya Monfared	Resident and POA Board Member
Harry Ramphal	Resident
Carlos Guzman	Resident
Steven Hancz	Resident
Vinnie Kudva	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor Woodards was not present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

There being no Chairman's opening comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

*Disclaimer: Readers should be aware that these **summary minutes** are intended to provide highlights of topic discussions and items being considered.*

43 Mr. Burman stated that, upon review of the handout regarding the POA’s letter to the  
44 CDD, he did not recall the Board, at any time, refusing to meet with the POA. Mr. Adams stated  
45 that the Board previously discussed the first meeting with the POA and, collectively, indicated  
46 that, though it was a nice initial introductory meeting, there was no agenda and the Board did  
47 not feel anything was achieved. One of the first priorities was for the POA to proceed with  
48 issuing speeding fines, which had been considered for a long time. The parties mutually agreed  
49 that the POA would proceed with it and Counsels for the District and POA agreed to that as  
50 well. That was the direction that the Board advised Staff of when discussing whether to  
51 schedule quarterly meetings between the two entities. The Board collectively intimated that,  
52 unless there were meaningful topics of discussion, there was no reason for a subsequent  
53 meeting with the POA. Mr. Burman stated it seemed as if Management informed the POA that  
54 the CDD refuses to meet with them at any time. Mr. Adams stated that was not correct and a  
55 miscommunication occurred between him and the POA representative he contacted; the  
56 minutes and the audio file outlining the point where the Board had that discussion could be  
57 provided. Discussion ensued regarding speeding and the POA fining speeders.

58 Mr. Burman recalled that one of the rover’s duties is to alert residents that they  
59 inadvertently left their garage doors open, which they are not doing. Mr. Hall stated that  
60 Facilities is going through a transition and assured that the current rovers are being trained and  
61 will fully understand that they are to inform residents of open garage doors.

62 Mr. Burman stated that he has reconsidered his yes vote, at the previous meeting, on  
63 the motion regarding installing fountains in Capri Isle and requested a re-vote. Mr. Adams  
64 stated that he already commenced obtaining proposals, based on the motion and approval at  
65 the last meeting. Mr. Burman recalled commenting that the Chair only asked for positive  
66 responses when the motion was considered and, based on that, his opinion was that the Board  
67 has an obligation to take another vote. Mr. Castillo stated that this is the first time he has  
68 received such a request and suggested deferring it to later in the meeting.

69

70 **FOURTH ORDER OF BUSINESS**

**Public Comments (*agenda items*) [3  
71 minutes per speaker]**

72

73 Mr. A. J. Forbes, a resident and Security Committee Member, stated that, two years ago,  
74 a Neighborhood Watch (NW) group was launched, as part of the Security team. He introduced  
75 Ms. Cheryl Springer to report on the Committee's work over the past two years and the results.

76 Ms. Cheryl Springer, a resident and Security Committee Member, stated that she has  
77 been the NW Coordinator for Cory Lake Isles (CLI) for the past two years. She discussed a  
78 recent award ceremony for CDD NW Coordinators from the entire Tampa Bay area. CLI was  
79 awarded the outstanding NW Community for District 2, which should be publicized in the  
80 newsletter and the welcome packet and local real estate agents should be informed, as it adds  
81 to the allure of the community. She urged anyone with interest in joining NW to contact her;  
82 her contact information can be found in the newsletter, Facebook, Twitter and Nextdoor. Mr.  
83 Burman congratulated Ms. Springer and stated that this is probably the third award the  
84 community has received for its NW Program. Mr. Castillo thanked the Security team for their  
85 hard work and acknowledged that it is all on a volunteer basis.

86 Ms. Roya Monfared, resident and POA Board Member, asked for the exact date that the  
87 CDD received the POA letter. Mr. Adams replied that the letter was emailed to him today. She  
88 shared that the POA has not been able to enforce speeding in the community, despite the  
89 Covenants stating that it is the POA's responsibility, and asked for the Board's cooperation and  
90 for it to continue to work with the POA. Mr. Castillo stated that the Board has always been in  
91 favor of meeting and keeping open lines of communication; he felt that both entities should  
92 have another joint meeting and discuss open items, such as speeding and the boat storage  
93 yard. Mr. Castillo stated that, at the end of tonight's meeting, the Board will set a schedule for  
94 another joint CDD/POA meeting, which will likely be in January.

95 Mr. Steven Hancz, a resident, stated that three large bushes at the intersection of Cory  
96 Lake Drive and St. Croix Isle require attention; one is dead and the other two have not been  
97 trimmed in a long time. Mr. Hall stated a nearby homeowner is responsible for the bushes. Mr.  
98 Castillo thanked Mr. Hancz for his interest in joining the Board and congratulated Ms. Haque for  
99 re-election to the CDD Board for another four years. Mr. Adams stated that Ms. Haque will be  
100 sworn in to her new term at the December meeting.

101 Mr. Vinnie Kudva, a resident, stated that the November 4 Diwali Event was a great  
102 success, despite a misunderstanding with Facilities staff regarding Beach Club use by residents,  
103 performers and caterers and with guests being asked to vacate the area immediately after the

104 program ended. Mr. Castillo stated that the function was the biggest outdoor event that was  
105 not an officially-registered event. There are several lessons to be learned, as it was not a paid-  
106 for event, and the Board can only take notes on what worked or did not work and offer  
107 suggestions for future events. Mr. Hall stated, although it was a good event, there were  
108 definite issues with crowd control and unsupervised children in the gym. At the end of the  
109 event, Staff had to stay to ensure that all borrowed items were returned and, since the event  
110 was from 2:00 p.m., to 6:00 p.m., loiterers had to be dispersed, as they would likely have  
111 wanted to come into the Clubhouse. The Board and Staff discussed the Diwali event, Beach  
112 Club use, Event Recap handout and other CDD events. Mr. Shah voiced his opinion that the  
113 Facilities staff was biased in their treatment of the Diwali event participants by limiting  
114 restroom use at the Clubhouse and ushering guests from the parking lot after the event.

115

116 **FIFTH ORDER OF BUSINESS**

**Update: Allied Security Activities-  
117 Operation**

118

119 Mr. Kevin Terrell, a Manager with Allied Security Services, gave a presentation and took  
120 questions from the Board. He highlighted the following:

- 121 ➤ Currently there are no open positions at Allied; all positions were filled.
- 122 ➤ Allied is working on one training issue involving owners versus renters related to  
123 visitors; all visitors are being checked.
- 124 ➤ Guards were calling renters instead of the actual owners, which caused confusion, so  
125 Staff will be trained in terms of the call list.
- 126 ➤ District Staff should keep him posted on the issue.

127 Mr. Castillo recalled an issue with on-boarding was raised at previous meetings. The  
128 Board was informed that one exceptional guard, named Linda, serves as a Team  
129 Leader/Manager. Mr. Castillo's asked how best to assist Linda with the on-boarding, because it  
130 is very difficult for her to train while she is working. Mr. Terrell stated that a Foot Supervisor  
131 will be tasked with assisting Linda with the training and conducting site inspections and follow  
132 ups. As to whether Linda is currently training security staff, Mr. Terrell stated she is doing some  
133 sort of point work but, when it comes to doing site-specific training and making sure that what  
134 is being done is doubling up people, the supervisors are working with Linda on that type of  
135 training. Mr. Hall expressed concern about the staffing issues, Linda being overworked and

136 visitor issues. Mr. Terrell stated that Allied is hiring flex officers, who will train multiple agents,  
137 and Linda will no longer need to work overtime. If there is a vacancy, moving forward, Allied  
138 will have someone trained so that they can cover the guard gate short-term until it has a long-  
139 term fix for the short-term vacancy. Mr. Hall requested Mr. Terrell’s input as he updates the  
140 post orders. Ms. Haque stated that Linda is amazing and is well-liked by everybody.

141

142 **SIXTH ORDER OF BUSINESS**

**Committee Reports**

143

144 **A. Security**

145 Mr. Forbes stated that speeding is an ongoing issue and 80% to 90% of speeders are  
146 residents and not guests. Staff knows who the speeders are and where they live; the CDD and  
147 the POA are trying to implement a process in place to curb it. In response to Mr. Castillo’s  
148 question, Mr. Forbes stated that the next official Security Committee meeting will be in  
149 January; the Committee meets on the first Monday of each month at 7:00 p.m., in the  
150 Clubhouse. There are official meetings and unofficial meetings; the December Meeting will be  
151 an unofficial meeting where the Tampa Police Department (TPD) will discuss crime statistics  
152 and the TAG program. Staff will assist the TPD by checking vehicles in the community to ensure  
153 that they are secure etc. In response to Ms. Haque’s question, Mr. Forbes stated that a TAG  
154 meeting was scheduled six months ago but the TPD cancelled it. As to what, if anything the  
155 POA is doing about the speeding, Mr. Hall stated, if a resident is caught speeding, at 40 miles  
156 per hour, a violation notice will be sent, the TPD will be notified and/or the POA will take  
157 punitive action. Mr. Hall confirmed that warning notices were sent to speeders and visitors, per  
158 the previous meeting; however, until that meeting, speeding information submitted to the POA  
159 had not been acted on. In response to Mr. Burman’s question, Mr. Hall would contact that POA  
160 President for feedback and/or updates on the violation notices. Discussion ensued regarding  
161 speeding, the POA, a management company and State Troopers.

162 **B. Finance**

163 Ms. Haque asked if there is still a Finance Committee. Mr. Adams stated that Dr. Spiro  
164 was otherwise engaged and there was no activity. As to whether other residents might be  
165 interested in joining, Mr. Adams stated, if the Board wants to continue the Finance Committee,  
166 he could include a request for letters of interest in the next newsletter. Discussion ensued  
167 regarding social media postings, e-blasts and public records requests. Mr. Castillo stated that

168 Management's position is that subcommittee or NW members are free to post upcoming  
169 meetings on Nextdoor or other social media sites but CDD Staff and Board Members should  
170 only post information on avenues that it controls, such as e-blasts and the newsletter. Mr.  
171 Shah shared his experiences with Nextdoor, including negative and harmful comments made  
172 regarding him and his son. Discussion continued. The consensus was to post items on sties  
173 that facilitate one-way communication, to avoid retaliatory comments.

174 **C. Landscape Aquascape Facilities**

175 Ms. Haque stated that there was no meeting during the month.

176 **D. Spirit Committee**

177 Ms. Haque stated that the Committee met but there was nothing substantial to report.  
178

179 **SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

180

181 **A. Board of Supervisors: October 18, 2018**

182 **i. Summary of Motions**

183 The following changes were made:

184 Insert "Ken Hagan County Commissioner" onto attendees list

185 Change "Carabella" to "Carabello"

186 Change "Dinan Shupa" to "Devyang Shukla"

187 Change "Prabal \_\_\_" to "Praba Soundaranajan"

188 Insert "Mahendra Tolia"

189 Change "Nadish" to "Manish"

190 **ii. Staff Directives**

191 No changes were made.

192 **iii. Regular Meeting**

193 Mr. Adams presented the October 18, 2018 Board of Supervisors Meeting Minutes and  
194 asked for any additions, deletions or corrections. The following changes were made:

195 Line 23: Change "Councilman" to "County Commissioner"

196 Line 30 and throughout: Change "Denang Shupa" and change "Devyang Shukla"

197 Line 33 and throughout: Change "Mohendra" to "Mahendra"

198 Line 34 and throughout: Change "Harish" to "Hareh"

199 Line 36 and throughout: Change "Nadish" to "Manish"



200 Line 317: Insert "one" after "signs", change "signs" to "sign" and insert "that reads: As  
201 entering the canals, idle speed" after "lake bank"

202 Line 290: At the end, insert the sentence "Mr. Burman indicated a desire to abide by the  
203 Separation of Church and State."

204 Line 345: Change "banking" to "Thank you"

205 Line346: Insert "a frame" after "purchasing" and change "when" to "as"

206 Line 349 and throughout: Change "Hagen" to "Hagan"

207 Line 352: Change "Sean" to "Shawn"

208 **B. Security Committee: November 5, 2018**

209 **C. Sunshine Board Online Workshop: October 30, 2018 to November 13, 2018 (to be  
210 provided under separate cover)**

211 **D. Other**

212

213 **On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the**  
214 **October 18, 2018 Board of Supervisors Summary of Motions, Staff Directives,**  
215 **and Regular Meeting Minutes, as amended, and the November 5, 2018 Security**  
216 **Committee Meeting and the October 30, 2018 to November 13, 2018 Sunshine**  
217 **Board Online Workshop, as presented, were approved.**

218

219

220 **EIGHTH ORDER OF BUSINESS**

**Update: Communication with Republic  
Services Regarding Recent Leaks**

221

222

223 Mr. Adams stated, as expected following Commissioner Hagan’s attendance at the  
224 previous meeting, he has had positive communications with Mr. Damian Trammell, a  
225 Hillsborough County Representative in charge of the Department of Public Works, who  
226 indicated a strong desire to help the CDD reach a settlement with Republic Services (RS).  
227 Management forwarded Mr. Trammell the proposal that was sent to the RS insurance adjuster,  
228 several months ago, and other relevant data, to start the dialogue to obtain a more suitable  
229 settlement than the \$27,000 previously offered through the RS attorney, Bush-Ross. Although  
230 RS has a performance bond, Mr. Trammell indicated that this particular case will not qualify for  
231 its access but RS has access through funding due to the contractor. The Board and Staff  
232 discussed new hydraulic fluid leaks in the community. In response to Mr. Castillo’s question  
233 regarding a timeline, Mr. Adams stated that he would likely confer with Mr. Trammel early next  
234 week.

235 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of September 30, 2018**

236

237

238 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2018.

239 He pointed out that "Total expenditures", on Page 4, were at 112%, and stated that a budget

240 amendment will be presented at the December meeting. This will adjust the previously-

241 approved appropriations levels and avoid a technical finding in the annual audit for exceeding

242 approved appropriations. In response to Mr. Burman's question regarding the proposed Fiscal

243 Year 2019 budget, Mr. Adams stated there were a few adjustments, based on unforeseen

244 events, and the biggest unforeseen event affecting the financials was the streetlighting. The

245 Board and Staff discussed expenditures and adjustments that were made. Mr. Shah requested

246 the figures for the office staff payroll for the fiscal years ending September 30, 2016 and

247 September 30, 2017 to compare with the current budgeted amount of \$153,000, for review at

248 the next meeting. Mr. Adams would prepare the analysis. Ms. Haque stated that she conferred

249 with Mr. Szymonowicz and was informed that Management is working on simplifying the way

250 the bonds are written so that, next year, they are less confusing and easier to understand.

251

252 **TENTH ORDER OF BUSINESS****Staff Reports**

253

254 **A. District Engineer: *Johnson Engineering, Inc.***

255 There being no report, the next item followed.

256 **B. Office Administrator: *Wendy Darby***

257 Ms. Darby presented the November 15, 2018 Office Administrator &amp; Events, Graphics &amp;

258 Community Relations Monthly Report. In response to Mr. Castillo's question, Ms. Darby

259 confirmed that CLI averages seven new residents per month.

260 **C. Facilities Manager: *John Hall***

261 Mr. Hall presented the November 2018 Facilities Manager Activity Report and

262 highlighted the following items:

263 ➤ A new truck and two new carts were purchased.

264 ➤ The sidewalks were pressure-washed and cleaned and the mulching is completed.

265 ➤ Ways to cut spending and increase pool usage were being evaluated.

266 ➤ He is working closely with Yellowstone to oversee and monitor site maintenance.

267 ➤ A canary palm was installed at the Morris Bridge entrance.

268 In response to Mr. Castillo's inquiries, Mr. Hall stated that the cost for installation is  
269 \$825; the total cost of the tree is \$1,600, with a six-month warranty. Although the Yellowstone  
270 crewmen do what they are asked to do, they are inattentive to the community's landscaping  
271 needs and are not as responsive as the previous contractor. Mr. Adams stated that contractors  
272 must be managed closely; periodic tours must be conducted and notes must be prepared and  
273 shared with the Board and Staff. Discussion ensued regarding terminating Yellowstone's  
274 contract, landscape specifications, outsourcing, mulching and fertilizing schedules. Mr. Castillo  
275 asked Mr. Adams to contact Yellowstone's General Manager and alert them that if they are  
276 lacking resources and the CDD must outsource certain landscaping projects, the funding for  
277 that will be extracted from Yellowstone's contract. Mr. Adams would prepare a landscaping  
278 calendar and confer with Yellowstone's General Manager. In response to Mr. Castillo's  
279 question, Mr. Hall explained that Electric Today replaced some of the tennis court lights that  
280 were extinguished due to power outages, as they were under warranty and TECO regularly  
281 replaces light bulbs/fixtures. Regarding the monuments, Mr. Hall obtained a few proposals that  
282 must be executed before painting can commence. Mr. Shah asked when the holiday lighting  
283 will be activated. Mr. Hall replied the day after Thanksgiving. Mr. Shah requested an earlier  
284 activation date. Mr. Hall would ask the contractor to activate the holiday lighting on November  
285 21 instead of November 23. In response to a question regarding the pond on Bahama Isle, Mr.  
286 Hall stated the contractor treated the pond but he would inspect the area to make sure. Mr.  
287 Castillo asked if the same company will paint the stairs in the pool area. Mr. Hall replied  
288 affirmatively. Ms. Haque inquired about restocking the lake. Mr. Adams stated that SOLitude  
289 circulates promotional emails and the CDD's ponds did not need to be restocked.

290 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

291 **i. NEXT MEETING DATE: December 20, 2018 at 6:00 P.M.**

292 Mr. Adams stated that he will not be available for the December 20 meeting and asked  
293 that it be rescheduled to December 13. Discussion ensued regarding establishing a quorum for  
294 the December meeting. Pending Mr. Woodards' and Mr. Shah's availability on December 13,  
295 the December meeting may be cancelled.

296

297 **ELEVENTH ORDER OF BUSINESS**

**Other Business**

298

299 Mr. Burman stated that he conferred with Mr. Gene Thomason at the end of the  
300 previous POA Board Meeting. His understanding was that Mr. Thomason wants to run and  
301 manage the boat storage area himself and that he will bill residents himself, for the process,  
302 and, per the POA letter, Mr. Thomason has given notice to the POA that he will not renew their  
303 lease and has hired someone to manage the area. As alluded to in the letter, Mr. Thomason  
304 does not want to sell the boat storage lot but wants to use it as an income property. Mr. Adams  
305 stated he drew that conclusion after the previous meeting, which is why he ceased pursuing an  
306 answer from Mr. Thomason as to whether he planned to sell the property. Discussion ensued  
307 regarding the POA letter to the CDD, the boat storage area being close to foreclosure, etc.

308 With regard to Mr. Burman's request for a re-vote on the motion related to the  
309 fountains, voted on at the previous meeting, Mr. Castillo asked for an update on the bid process  
310 for the fountains. Mr. Adams stated that, out of the three requests for proposals (RFPs) he  
311 circulated, he received one response in the amount of \$36,000, which is \$11,000 more than  
312 what the Board previously approved. As to the motion, Mr. Adams suggested that the Board  
313 put forth a motion to rescind the prior motion and, once it is rescinded, the issue can be re-  
314 addressed. Mr. Burman stated that the only way to undo the motion is to renew it. Mr. Adams  
315 stated that, procedurally, Mr. Burman could motion to rescind the previous motion but, if it is  
316 not seconded, it dies and the previous motion would stand. Discussion ensued regarding the  
317 previous motion and rescinding it, yea or nay votes, Robert's Rules of Order (RRO) and Capri Isle  
318 residents. Mr. Shah asked if Mr. Burman has the option of changing his vote to nay. Mr. Adams  
319 stated, not without re-consideration of the motion because the record reflected that there  
320 were yeas and there was no nay vote; therefore, in the absence of an affirmative nay on the  
321 record, it is considered to be all in favor. Mr. Burman stated that, based on everyone's  
322 reluctance to revisit the motion, he would not pursue a re-vote and voiced his opinion that  
323 Capri Isle residents previously received a playground and are now requesting fountains when  
324 those residents bought into the community knowing what it was and what it looked like;  
325 residents living outside of Capri Isle do not make such demands. Mr. Castillo stated that, after  
326 many, many discussions, the Board agreed upon allocating a portion of the \$50,000 budgeted  
327 for Capri Isle improvements to install fountains and utilizing the remainder of the funds for  
328 landscaping; he voiced his opinion that the entire community will benefit from the fountains,  
329 which will be visible from the Morris Bridge and that this would be a win-win for everybody.

330 **TWELFTH ORDER OF BUSINESS**

**Public Comments (*non-agenda items*)**

331

332 Mr. Harry Ramphal, a resident, stated that Capri Isle residents have been paying into the  
333 CDD for years and did not ask for anything; therefore, it should not be an issue that they are  
334 now requesting fountains. They are part of the community so, if they ask for an amenity, they  
335 should receive it.

336 Mr. Richard Carpenter, a resident, noted that there were several power outages in the  
337 area and asked if something is amiss with the electric service.

338 Mr. Carlos Guzman, a resident, commented that the light poles on Cross Creek look  
339 really nice, although they are not yet activated. He forwarded an email to Mr. Adams regarding  
340 preserving a video in reference to a hate crime that is being investigated by the FBI and asked if  
341 the footage was preserved. Mr. Adams stated that it will be preserved and the TPD has a copy.

342 Mr. Hancz stated, due to his interest in wanting to join the Board, his family was singled  
343 out and he was harassed online and via telephone and he felt that the Board should be aware  
344 of that. Mr. Castillo thanked Mr. Hancz for expressing an interest in joining the Board and  
345 stated that future opportunities will open up, as seats will eventually be vacated.

346

347 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

348

349 Mr. Burman recalled that the Board previously agreed to invite the Tax Collector to a  
350 meeting and asked if December or January would be best. Mr. Castillo stated that January  
351 would be best. Mr. Burman would confirm the date with the Commissioner's office.

352 Mr. Castillo asked if the manhole repairs were completed. Mr. Hall replied almost.

353 Mr. Shah asked Mr. Hall to have the seats changed on the two swings in the community.

354 Mr. Castillo suggested the Board schedule a date for a joint POA/CDD meeting. The  
355 Board tentatively scheduled it for January 17, 2019 at 6:00 p.m. Mr. Adams was asked to  
356 prepare the agenda. Discussion ensued regarding topics to include on the agenda and whether  
357 it will be a meeting or workshop.

358

359 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

360

361 There being no further business to discuss, the meeting adjourned at 9:26 p.m.

362  
363  
364  
365  
366  
367  
368  
369

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11Bi**

**MINUTES OF SPIRIT COMMITTEE MEETING  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Spirit Committee meeting was held on October 19, 2018, at 12:00 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Sabrina Bauld (Chair), Wendy Darby (Staff) , Amanda Schewe (Staff), Noor Chehab (Co-Chair), Vinnie Kudva (resident), Dilip and Liata Bhansali (residents), Archna Sheila Haque (CDD Liaison).

**First Order of Business: Call to Order: Attendance**

The meeting was convened at 12:03 pm.

**Second Order of Business: Old Business**

Trunk or Treat: no registrants as of now and will wait to see if anyone registers. If no one registers by 10/29 the event will be canceled. Option for next year is to host on Saturday during the day

Veteran's Day Car Show: 6 cars have registered. Sabrina has gone door to door to known participants to drop off flyers. Voting through 12:15-judging will occur at 12:30 for cars. Judging for bikes will be at 11. We can add a craft table and have volunteers help with that too.

Reginald Beck: Would like to host a holiday cooking class. He is working on possible dates

Women's Expo 2019: Set a date and add an agenda at next month's meeting

Sabrina will collect more info about ice cream trucks. Sabrina has had a hard time finding a company that is willing to come in since they are under the impression that it is a private community and they are not permitted. John will reach out to the vendors and explain further. Noor also has a contact she will reach out to.

**Third Order of Business: New Business**

Fall cookie decoration is already taking place with Cookies with Santa

Shopping Extravaganza for next year- add to new business for next month

**Fourth Order of Business: Adjournment 1:32 pm.**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary



**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11Bii**

**MINUTES OF SPIRIT COMMITTEE MEETING  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Spirit Committee meeting was held on November 14, 2018, at 10:00 a.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Sabrina Bauld (Chair), Noor Chehab (Co-chair), Wendy Darby (Staff) , Amanda Schewe (Staff), Sheila Haque (CDD Liaison).

**First Order of Business: Call to Order: Attendance**

The meeting was convened at 10:09 am.

**Second Order of Business:**

Veterans Day: Faisal won. Consolidate events again for next year- car show and Fall . Host a Spring car show and open up to neighboring communities. Broad terminology on application to include all varieties of cars for Cars and Coffee. Order trophies for winners. Combine fishing and car show. Do not touch car signs should be made to deter guests from touching cars.

**Third Order of Business:**

Holiday shopping extravaganza tentative for Nov 9, 15 or 16, 2019  
Start advertising in August and review file in office.

**Fourth Order of Business:** Fishing- last sat of February. Which app to use. How to judge winners. Just boats from Cory Lake Residents.

**Fifth Order of Business:** Cory Lake professional networking event (Noor). Advertise current, active business owners of CL. January Wed 23<sup>rd</sup> at 7:30-8:30pm. Residents only- proof of ownership. Noor is making a flyer for CDD approval.

**Sixth Order of Business:** For Women, By Women Health Expo discussing women's health needs (Tentative for February). This event will be hosted by Spirit Committee and committee will seek out female physicians and health experts to discuss issues such as breast cancer screening, skin health, nutrition, etc. Continued to discuss more options and will pick up in November after Veterans Day. April 26, 2019 7-9pm and cleanup till 9:30pm

**Seventh Order of Business:** Trunk or Treat inside Oct 30<sup>th</sup> 10:30-11:30. Pre-k and younger only

**Eighth Order of Business:** Status of ice cream truck- keep going on Sundays

**Ninth Order of Business:** Brainstorm ideas for a children's Peace Celebration for next year. Rent shelter at Lettuce Lake for 76

**Tenth Order of Business: Adjournment 11: 45 a.m.**

Postermywall.com

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2018.

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2018**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2018**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2015	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 79,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,656
Iberia - debit card	4,906	-	-	-	-	-	4,906
SunTrust - operating acct	3,646	-	-	-	-	-	3,646
SunTrust - debit card	2,856	-	-	-	-	-	2,856
MMK account	361,729	-	-	-	-	-	361,729
Investments							
Revenue	-	102,435	116,389	63,144	-	-	281,968
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	12,535	-	-	-	12,535
Construction	-	-	-	-	3,451	-	3,451
Due from other	14,430	-	-	-	-	-	14,430
Due from other funds							
General	-	706	3,431	333	-	-	4,470
Capital projects: 2015	327,746	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	23,156
Total assets	<u>\$ 818,125</u>	<u>\$ 155,550</u>	<u>\$ 379,713</u>	<u>\$ 73,477</u>	<u>\$ 3,451</u>	<u>\$ -</u>	<u>\$ 1,430,316</u>
<b>LIABILITIES</b>							
Accounts payable	\$ 28,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,727
Due to other funds							
General	-	-	-	-	-	327,746	327,746
Debt service fund - series 2013	706	-	-	-	-	-	706
Debt service fund - series 2013A-1	3,431	-	-	-	-	-	3,431
Debt service fund - 2017 note	333	-	-	-	-	-	333
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>33,520</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>361,266</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,183	-	-	-	-	-	23,183
Restricted for:							
Debt service	-	155,550	379,713	73,477	-	-	608,740
Capital projects	-	-	-	-	3,451	(327,746)	(324,295)
Assigned							
3 months working capital	478,477	-	-	-	-	-	478,477
Unassigned	282,945	-	-	-	-	-	282,945
Total fund balances	<u>784,605</u>	<u>155,550</u>	<u>379,713</u>	<u>73,477</u>	<u>3,451</u>	<u>(327,746)</u>	<u>1,069,050</u>
Total liabilities and fund balances	<u>\$ 818,125</u>	<u>\$ 155,550</u>	<u>\$ 379,713</u>	<u>\$ 73,477</u>	<u>\$ 3,451</u>	<u>\$ -</u>	<u>\$ 1,430,316</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ -	\$ -	\$ 1,776,165	0%	\$ 148,014
Interest and miscellaneous	3,588	3,588	30,000	12%	2,500
Total revenues	<u>3,588</u>	<u>3,588</u>	<u>1,806,165</u>	0%	<u>150,514</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	1,000	1,000	12,000	8%	1,000
Payroll services	-	-	600	0%	50
Payroll taxes - FICA	76	76	900	8%	75
Payroll taxes - unemployment	-	-	325	0%	27
District management	4,583	4,583	55,000	8%	4,583
Assessment roll preparation	417	417	5,000	8%	417
Bond amortization schedule fee	-	-	1,500	0%	125
Disclosure report	250	250	3,000	8%	250
Trustee	-	-	6,600	0%	550
Notes payable - Soave Group - DS	-	-	21,733	0%	1,811
Audit	-	-	6,400	0%	533
Arbitrage rebate calculation	-	-	2,500	0%	208
Legal - general counsel	76	76	5,000	2%	417
Engineering	-	-	10,000	0%	833
Insurance: general liability & public officials	28,555	28,555	29,000	98%	2,417
Insurance: worker's compensation	5,955	5,955	6,291	95%	524
Legal advertising and Sunshine Board	567	567	4,500	13%	375
Bank fees	121	121	1,500	8%	125
Credit card discount	36	36	200	18%	-
Dues & licenses	175	175	175	100%	15
Postage	133	133	1,500	9%	125
Tax collector	-	-	74,007	0%	6,167
Contingencies	-	-	500	0%	42
Total administrative	<u>41,944</u>	<u>41,944</u>	<u>248,231</u>	17%	<u>20,686</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,873	2,873	17,500	16%	1,458
Website	-	-	600	0%	50
Streetlights	-	-	90,000	0%	7,500
Electricity	-	-	45,000	0%	3,750
Propane	-	-	400	0%	33
Water, sewer & irrigation	-	-	15,000	0%	1,250
Solid waste removal	507	507	6,200	8%	517
Sewer lift stations	530	530	2,500	21%	208
Total utilities	<u>3,910</u>	<u>3,910</u>	<u>177,200</u>	2%	<u>14,767</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	14,204	14,204	256,500	6%	21,375
Contractual virtual guard	5,218	5,218	77,500	7%	6,458
Off-duty policing	-	-	10,000	0%	833
Total security operations	<u>19,422</u>	<u>19,422</u>	<u>344,000</u>	6%	<u>28,667</u>
Field office administration					
Field manager	4,011	4,011	54,000	7%	4,500
Assistant field manager	1,008	1,008	13,000	8%	1,083
Office administrator	4,058	4,058	46,000	9%	3,833
Assistant office administrator	2,342	2,342	30,000	8%	2,500
Payroll taxes	939	939	13,500	7%	1,125
Seasonal decorations	21,850	21,850	43,700	50%	3,642
Beach club office equipment	2	2	3,400	0%	283
Beach club office supplies	170	170	3,000	6%	250
Beach club gym supplies	1,200	1,200	14,000	9%	1,167
Guard office equipment	-	-	2,000	0%	167
Guard office supplies	-	-	2,000	0%	167
Community events supplies	2,840	2,840	16,100	18%	1,342
Pool & beach club attendants	850	850	36,000	2%	3,000
Total field office administration	<u>39,270</u>	<u>39,270</u>	<u>276,700</u>	14%	<u>23,058</u>
Landscape maintenance					
Landscaping	26,523	26,523	424,000	6%	35,333
Street tree maintenance	-	-	40,000	0%	3,333
Beach sand	-	-	5,500	0%	458
Annuals & seasonal plant installation	1,182	1,182	5,000	24%	417
Plant replacement	-	-	40,000	0%	3,333
Sod replacement	-	-	7,500	0%	625
Well maintenance - irrigation	-	-	5,000	0%	417
Irrigation - maintenance	3,189	3,189	10,000	32%	833
Tree removal	-	-	25,000	0%	2,083
Lake & pond maintenance	3,625	3,625	52,000	7%	4,333
Total landscape maintenance	<u>34,519</u>	<u>34,519</u>	<u>614,000</u>	6%	<u>51,167</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	223	223	20,000	1%	1,667
Car and cart repairs and maintenance	1,674	1,674	6,000	28%	500
Rentals and leases	2,811	2,811	12,000	23%	1,000
Cleaning	1,198	1,198	16,000	7%	1,333
Pest control	300	300	2,300	13%	192
Security gate maintenance & repair	-	-	5,000	0%	417
Security gate maintenance & repair - cachet	-	-	2,000	0%	167
Monuments & signs	462	462	5,000	9%	417
Fountains	-	-	7,000	0%	583
Storm water drainage	-	-	20,000	0%	1,667
Recreation equipment maintenance & repair	740	740	15,000	5%	1,250
Building equipment maintenance & repair	5,224	5,224	15,000	35%	1,250
Pressure washing	500	500	5,000	10%	417
Paver, streets and sidewalk repairs, cleaning	20,693	20,693	75,000	28%	6,250
Clear & repair monument lanterns	-	-	1,500	0%	125
Commercial window cleaning	-	-	2,500	0%	208
Total facilities maintenance	<u>33,825</u>	<u>33,825</u>	<u>209,300</u>	16%	<u>17,442</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	1,495	22,900	7%	1,908
Pool repairs	-	-	12,000	0%	1,000
Pool heater utilities	-	-	9,000	0%	750
Pool permit	-	-	575	0%	48
Total facilities maintenance (pool)	<u>1,495</u>	<u>1,495</u>	<u>44,475</u>	3%	<u>3,706</u>
Total field operations	<u>132,441</u>	<u>132,441</u>	<u>1,665,675</u>	8%	<u>138,806</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program	<u>8,254</u>	<u>8,254</u>	-	N/A	-
Total infrastructure reinvestment	<u>8,254</u>	<u>8,254</u>	-	N/A	-
Total expenditures	<u>182,639</u>	<u>182,639</u>	<u>1,913,906</u>	10%	<u>159,492</u>
Excess/(deficiency) of revenues over/(under) expenditures	(179,051)	(179,051)	(107,741)		
Fund balance - beginning (unaudited)	<u>963,656</u>	<u>963,656</u>	<u>1,021,531</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477		
Unassigned	306,128	306,128	435,313		
Fund balance - ending	<u>\$ 784,605</u>	<u>\$ 784,605</u>	<u>\$ 913,790</u>		

\*The District's fiscal year begins October 1 and ends 12 months later on September 30.

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 106,898	0%
Interest	199	199	-	N/A
Total revenues	<u>199</u>	<u>199</u>	<u>106,898</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	25,000	0%
Interest	-	-	77,444	0%
Total debt service	<u>-</u>	<u>-</u>	<u>102,444</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	4,454	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>4,454</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>106,898</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	199	199	-	
Fund balances - beginning	<u>155,351</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u><u>\$ 155,550</u></u>	<u><u>\$ 155,550</u></u>	<u><u>\$ 151,665</u></u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 519,236	0%
Interest	484	484	-	N/A
Total revenues	<u>484</u>	<u>484</u>	<u>519,236</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	435,000	0%
Interest	-	-	62,601	0%
Total debt service	<u>-</u>	<u>-</u>	<u>497,601</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	21,635	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>21,635</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>519,236</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	484	484	-	
Fund balances - beginning	<u>379,229</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u><u>\$ 379,713</u></u>	<u><u>\$ 379,713</u></u>	<u><u>\$ 356,771</u></u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 NOTE  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 47,082	0%
Total revenues	<u>-</u>	<u>-</u>	<u>47,082</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	-	39,131	0%
Note interest	-	-	7,225	0%
Total debt service	<u>-</u>	<u>-</u>	<u>46,356</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	1,962	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>1,962</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>48,318</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(1,236)	
Fund balances - beginning	<u>73,477</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u>\$ 73,477</u>	<u>\$ 73,477</u>	<u>\$ 68,233</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2013  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest & miscellaneous	\$ 4	\$ 4
Total revenues	<u>4</u>	<u>4</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	4	4
Fund balance - beginning	3,447	3,447
Fund balance - ending	<u>\$ 3,451</u>	<u>\$ 3,451</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2015  
FOR THE PERIOD ENDED OCTOBER 31, 2018**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	(327,746)	(327,746)
Fund balance - ending	\$ (327,746)	\$ (327,746)

**CORY LAKES**  
Community Development District  
Series 2013 Bonds  
\$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63

**CORY LAKES**  
 Community Development District  
 Series 2013 Bonds  
 \$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
<b>Total</b>	<b>\$1,385,000.00</b>	<b>-</b>	<b>\$1,440,984.38</b>	<b>\$2,825,984.38</b>

Beach club gym supplies



**CORY LAKES**  
Community Development District  
Series 2013 Refunding Bonds  
\$4,245,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016			43,224.50	43,224.50
05/01/2017	420,000.00	2.710%	43,224.50	463,224.50
11/01/2017			37,533.50	37,533.50
05/01/2018	430,000.00	2.710%	37,398.00	467,398.00
11/01/2018			31,571.50	31,571.50
05/01/2019	440,000.00	2.710%	31,571.50	471,571.50
11/01/2019			25,609.50	25,609.50
05/01/2020	455,000.00	2.710%	25,609.50	480,609.50
11/01/2020			19,444.25	19,444.25
05/01/2021	465,000.00	2.710%	19,444.25	484,444.25
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
<b>Total</b>	<b>\$3,180,000.00</b>	<b>-</b>	<b>\$354,197.00</b>	<b>\$3,534,197.00</b>

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14B**

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: December 13, 2018**

**Office/Beach Club**

The office experienced higher than normal phone inquiries and office visits regarding POA issues, specifically the Boat Storage and DRC matters. We suspect the higher call volume was due to Cody's focus being in the field and not someone answering the phone. We've been working with Cody Glass, new LCAM, for all other POA inquiries and resident concerns and anticipate a decrease in calls/inquiries as there is now an assistant to field all phone calls to the POA. Gene Thomason's assistant, Shaban Terziu, stopped by and gave us his contact information for any inquiries about the Boat Storage.

In the month of November there were 3 new residents for Welcome Wagon compared to 7 in October! November through January, historically, have been low months for Welcome Wagon. We are sending out invites to residents that moved in since August for a total of 25 new residents to date. We expect to at least have 10-12 in attendance. See attached itinerary and CDD agenda topics (this can be modified at any time if there's a subject to include/not include based on board feedback, request or suggestions)

**Graphics**

- Routine updating of sign boards, website, social media and flyers around the community.
- Created draft flyers for upcoming events: New Resident Mixer, Breakfast with Critters, Holiday Hours (Beach Club & Office).

**Events**

- **Holiday Boat Parade & Celebration**  
This event was a huge success. There were 14 boats who participated in the parade. The boaters arrived at the Beach Club around 7:10pm. A Dash of Salt and Pepper was on site with Hot dogs for residents to enjoy. There were cookie platters along with hot chocolate, lemonade & coffee. The DJ who serviced this event brought top notch technology that would show music videos and dance moves. There was also a trackless train, decorated as a Holiday Train, in the parking lot that kids and adults alike to ride. Santa was here for 2 hours for pictures. Time for Wine was also here serving beer, wine and a holiday cocktail. As a rough estimate of 250 residents came out to enjoy our event.
- **Cookies with Santa/Puppet Show – SOLD OUT on December 1<sup>st</sup>!**  
The puppet show this year will be 'Elves & the shoemaker'. The same Santa that will be at the Holiday Boat Parade & Celebration will be in this event. 104 tickets have all been distributed to residents.
- **Food and Wine Pairing**  
The caterer and wine specialist has been booked for February 2, 2019. The theme will be "love" or Valentine's Day as it is close to that holiday. The menu is being created by the caterer.
- **Breakfast with Critters**

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: December 13, 2018**

The animal specialist has been booked for this event for March 9, 2019. The menu for the breakfast is being created. A draft of the flyer has been created.

**Community Relations**

- **New Resident Mixer**

The first New Resident Mixer has been scheduled for *1/16/2019*. The power point is being 'fine-tuned'. The POA has been contacted to see if they would like to send a representative to the mixer to communicate any POA matters to new residents. We have a sponsor who will provide monies for light refreshments during this event.

- **Welcome Wagon**

There were 3 new residents for the month of November. Poinsettias were purchased and decorated and left on the door step of our new residents. We will also include an invitation to our first New Resident Mixer with each gift given.

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14C**

# **Cory Lakes Community Development District**

## **Facilities Manager**

### **December 2018, Activity Report**

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#### **BEACH CLUB**

1. Replaced paper towel dispenser in kitchen.

#### **Pool**

1. Repaired lounge chair.
2. Cleaned AC filters and vacuumed drain lines.
3. Changed thermostat batteries
4. Changed air fresheners.

#### **PLAYGROUND**

1. Kept clean and organized.

#### **GYM**

1. Kept area clean and organized.
2. Replaced ladies' room lights with LED fixtures
3. Fitness Services did routine maintenance.
4. Working with Spectrum to solve service issues with cardio TV's.
5. ImageWorks painting is removing wallpaper and painting both bathrooms

#### **LANDSCAPING**

1. Installed Canary palm on Cory Lake Blvd East island.
2. Working on replacing and installing plants on entrance islands around the community.
3. Working with Yellowstone management on issues with mow crews and other site maintenance.
4. Detail crew working on keeping up on weeds and trimming.

#### **LAKE MANAGEMENT**

1. Solitude treated the lakes and ponds for algae and grasses.
2. Solitude moving and fixing damaged buoys. Someone keeps moving the buoys to fit their wants.
3. Treating lakes and ponds to prevent algae blooms.

#### **SECURITY**

1. Replaced batteries and pulled weekly reports.

## OTHER ACTIONS

1. Working with Life Fitness on equipment pricing for the gym.
2. Working with Gator Ford and finalized purchase of truck.
3. ImageWorks painting repainted monuments.
4. Christmas lights are starting to be installed.
5. Replaced GFCI outlets at Canary Isle entrance.
6. Repairing power issues as the lighting company finds them.
7. Working with several lighting vendors on revised proposals for the low voltage lighting at the entrances.
8. Working with Electric Today on warranty repairs for amenities lighting.
9. Put gate to storage area back up after storm blew it off the rails completely.
10. Tampa Bay Pressure Washing soft washed tennis and hockey courts.
11. Working with SWFWMD and Flatwoods on fence repairs and hog control.
12. Blocked photocell's on Cross Creek TECO poles so they work with the Christmas decorations.
13. Replaced GFCI and photocell at St. Croix entrance.
14. Installed power outlets at Capri Isle monument.
15. Met with Tampa Palms POA and got information on swings and amenities at Compton Park.

## Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Put door back on track.
3. Lubricated the gates

## Morris Bridge Security Gatehouse

1. Replaced ac filter and flushed and vacuumed drain lines.
2. Cleaned and lubricated door track
3. Lubricated gates.
4. Replaced LED strip in resident gate arm
5. Replaced GFCI outlet on exit side.

## Action Plan for Dec.

1. Continue working with TECO on ongoing projects.
2. Continue working with District Engineer on ongoing projects.
3. Work on LAF projects.
4. Continue working with Republic Services on oil spills.

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14D**



**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the Cory Lakes Community Development District (“District”) will hold regular meetings for Fiscal Year 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 on the following dates:

October 18, 2018  
November 15, 2018  
December 20, 2018  
January 17, 2019  
February 21, 2019  
March 21, 2019  
April 18, 2019  
May 16, 2019  
June 20, 2019  
July 18, 2019  
August 15, 2019  
September 19, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager  
Cory Lakes Community Development District**