

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

March 21, 2019

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

March 13, 2019

Board of Supervisors
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on March 21, 2019 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. Presentation: Doug Belden, Hillsborough County Tax Collector
6. Presentation/Discussion: Yellowstone Landscaping
7. Discussion/Consideration: Rate Increase Request from Allied Universal Security Services
8. Discussion: Gym Expansion
9. Update: Communication with Republic Services Regarding Recent Leaks
10. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
11. Approval of Minutes
 - A. Board of Supervisors: February 21, 2019
 - i. Summary of Motions

ATTENDEES:

Please identify yourself
each time you speak to
facilitate accurate
transcription of meeting
minutes.

- ii. Staff Directives
 - iii. Regular Meeting
 - B. LAF Committee
 - i. February 14, 2019
 - ii. March 7, 2019
 - C. Sunshine Board Online Workshop: March 5, 2019 to March 19, 2019 *(to be provided under separate cover)*
 - D. Other
- 12. Acceptance of Unaudited Financial Statements as of January 31, 2019
- 13. 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: April 18, 2019 at 6:00 P.M.
- 14. Other Business
- 15. Public Comments *(non-agenda items)*
- 16. Supervisors' Requests
- 17. 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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**Cory Lakes CDD Annual Investment –
March 1st, 2019 to September 31st, 2019**

POSITION	HPW	CURRENT BLENDED BILL RATE	PROPOSED BLENDED BILL RATE	PROPOSED ANNUAL INVESTMENT
Security Professional & Supervisor	364	\$14.61	\$14.90	\$282,027.20
Sales Tax (Exempt)				\$ 0.00
Total	364			\$282,027.20

**Cory Lakes CDD Annual Investment –
October 1st, 2019 to September 31st, 2020**

POSITION	HPW	CURRENT BLENDED BILL RATE	PROPOSED BLENDED BILL RATE	PROPOSED ANNUAL INVESTMENT
Security Professional & Supervisor	364	\$14.90	\$15.35	\$290,544.80
Sales Tax (Exempt)				\$ 0.00
Total	364			\$290,544.80

Items that will be direct billed as incurred:

- Allied Universal recognizes seven (7) holidays): New Year’s Day, President’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Christmas Day (if applicable).
- Overtime rate is 1.5 times the bill rate with less than 48 hours’ notice of additional coverage. Client must approve via email any overtime charges.
- CyCop Direct Bill Monthly at \$75.00 per month
- Fuel will be billed as incurred if necessary

Client Name: Cory Lakes CDD

Date:

UNIVERSAL PROTECTION SERVICE, LLC d/b/a
Allied Universal Security Services:

Date:

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, February 21, 2019 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 (via telephone)	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Vivek Babar	District Counsel
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator’s Assistant
John Hall	Facilities Manager
A. J. Forbes	Resident, Security Committee Member
Harry Ramphal	Resident/POA President
Steven Hancz	Resident
Mission Paraphal	Resident
Carlos Guzman	Resident

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the counteroffer to Republic Waste Services, through Bush-Ross, in the amount of \$460,000, with a floor negotiation amount of \$362,833 and a \$500,000 performance bond to the floor, was approved.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the January 17, 2019 Board of Supervisors Summary of Motions, as amended, Staff Directives and Regular Meeting Minutes, as amended, the February 4, 2019 Security Committee Meeting Minutes, the January 10, 2019 LAF Committee Meeting Minutes and February 5, 2019 to February 19, 2019 Sunshine Board Online Workshop, as presented, were approved.

On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, to sunset or discontinue the Finance Committee, was approved.

On MOTION by Mr. Woodards and seconded by Mr. Shah, with Mr. Woodards, Mr. Shah, Ms. Haque in favor and Mr. Burman dissenting, awarding the Landscape Lighting contract to Illuminations Holiday Lighting, in a not-to-exceed amount of \$102,500, was approved. (Motion passed 3-1)

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
February 21, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Shah, Mr. Hall to consider engaging another cable provider to install the TVs in the gym.

Office Manager

- Per Mr. Shah, Ms. Darby to email residents informing them that the delivery truck entrance is the Morris Bridge entrance only and highlight the contractor's hours.

District Engineer

District Counsel

- Per Mr. Shah, Mr. Babar to contact the Counsel for Hillsborough County to see if they are handling other settlement agreements or negotiations.
- Per Mr. Adams, Mr. Babar to present the CDD's counter-offer to Republics' attorney, citing research on a correction on where the District's case would be tested.

District Manager

- To place Mr. Doug Beldan, the tax collector's presentation as the First Order of Business on the March Agenda.
- Per Mr. Shah, Mr. Adams to include the Gym Expansion as a discussion item on the March Agenda.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on Thursday, February 21, 2019 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 (via telephone)	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Vivek Babar	District Counsel
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
A. J. Forbes	Resident, Security Committee Member
Harry Ramphal	Resident/POA President
Tim Gay	Illuminations Holiday Lighting
Steven Hancz	Resident
Mission Poraphal	Resident
Carlos Guzman	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Shah, Burman, Haque and Woodards were present, in person. Supervisor Castillo was attending via telephone. In response to Mr. Castillo's statement that he would exit the meeting early, Mr. Shah stated that the most important topics would be covered prior to his exit.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

40 Mr. Shah stated that the three residents who are attending tonight's meeting are
41 welcomed to stay to the end of the meeting.

42

43 **THIRD ORDER OF BUSINESS**

Other Supervisors' Opening Comments

44

45 Mr. Castillo asked when the Tax Collector was scheduled to attend. Mr. Shah stated Mr.
46 Doug Beldan would attend the March meeting. Mr. Castillo asked for the Board's input on Mr.
47 Ramphal's request for the POA to use the Clubhouse for a closed-door meeting on March 4th,
48 from 7:30 to 8:30 p.m., to discuss the 18 litigations against the POA Board and Board Members.
49 Mr. Adams felt it appropriate and important to the community for the POA to hold a closed
50 door session at the Beach Club and stated that enough notice was given to secure the
51 Clubhouse for the day and time scheduled. Ms. Darby stated that there were no meeting
52 conflicts. Mr. Castillo asked for an update on Republic Services (RS). Mr. Adams stated that he,
53 Mr. Hall and Mr. Babar received a counteroffer yesterday from Bush-Ross, Counsel for RS;
54 copies were subsequently distributed to the Board and it would be emailed to Mr. Castillo. The
55 offer will be reviewed and discussed after the public comments.

56 Regarding the landscape lighting project, Mr. Hall stated that there are two proposals
57 and one of the vendors will make a presentation tonight. As to the overnight parking in the tow
58 away zone in Capri Isle, Mr. Hall stated that Mr. Glass is consulting with the POA Attorney
59 regarding this issue. Mr. Castillo asked the Board to put pressure on the POA to remove
60 vehicles with flat tires. Discussion ensued regarding unsightly vehicles, expired tags and the
61 Tampa Police Department (TPD).

62 Mr. Burman stated that the Tax Collector's attendance at the March meeting was
63 confirmed. He complimented Ms. Darby on a certificate she produced for Commissioner Hagen
64 and asked for a certificate for the Tax Collector. He thanked the Supervisors who forwarded
65 discussion items for the Tax Collector to Mr. Adams who then forwarded it to him. Due to a
66 possible schedule conflict with the next meeting, Mr. Burman stated that he would let Mr.
67 Adams know if he would be able to attend the meeting, as the date draws closer.

68 Mr. Woodards stated that he was glad to be back.

69

70 **FOURTH ORDER OF BUSINESS****Public Comments (*agenda items*) [3
71 minutes per speaker]**

72

73 Mr. Harry Ramphal, a resident and POA President, thanked the Board for their
74 permission for the POA to use the Clubhouse on March 4th. He complimented the CDD Board
75 and Staff on the new fountains in Capri and the landscaping. On behalf of the CDD, Mr. Shah
76 congratulated Mr. Ramphal on his election as the POA Board President; he hoped that the two
77 entities would coordinate to advance the community further.

78 Mr. Mission Poraphal, a resident, voiced his opinion that taxes are high in Cory Lakes.
79 Mr. Shah stated that the CDD vigilantly monitors expenditures and there has not been an
80 increase in CDD fees in quite a while because District Staff does a wonderful job managing the
81 accounting. He suggested that Mr. Poraphal prepare questions to ask the Tax Collector directly,
82 as he will attend the next meeting.

83

84 **FIFTH ORDER OF BUSINESS****Update: Communication with Republic
85 Services Regarding Recent Leaks**

86

87 Mr. Adams stated that late yesterday afternoon, a counter settlement offer was
88 received from RS, through their Counsel, Bush Ross. They countered the CDD's original offer
89 with \$100,000, noting that they engaged their own contractor to provide a proposal for the
90 same service that the CDD had identified in its proposal that was a part of counteroffer of
91 \$362,000, while the CDD's original counteroffer was \$573,000. Mr. Babar stated that he
92 contacted Mr. Hart, the Bush Ross Attorney who wrote the settlement offer letter; the general
93 law that he cited stems from the fact that, if there is property damage, the person who created
94 the damage owes the lesser of the cost restoration/repair of the damaged property or the
95 diminution of value from the time before the damage happened to the time after the damage.
96 That is what Mr. Hart asserted, from a legal standpoint, which was upheld by courts. The
97 exception being when there is a concern about public safety or policy, when it is unfair to give
98 the lesser of those two values because the public's interest is greater than a private property's
99 interest, has only been ruled on in a limited number of cases relating to damages to public
100 infrastructure, such as a dam, reservoir or something that compromises overall health, like
101 damage or pollution to waterways, which can cause significant environmental damage. Mr.

102 Hart's letter focused on the home residential values whereas, the CDD's focus was on the
103 damage to the road right-of-way (ROW). Mr. Babar was unable to find case law with respect to
104 private roadways or roadways owned by local governments and stated that there is no
105 valuation on the property appraiser's website, whether owned by a local government, and
106 there is no value on that infrastructure because it cannot be sold to someone else. Although
107 the law with respect to property damage is correct, there is some potential for argument or
108 negotiation. In making a decision, the Board should consider the fairness of the offer and
109 whether the reasons behind the offer make sense. To provide context on why the contractor is
110 offering \$100,000, when their expert appraised the work in excess of \$300,000, Mr. Babar
111 offered the following the following observations:

- 112 ➤ RS likely believes they do not owe the District anything because Cory Lake Isles (CLI)
113 property values probably increased; RS could argue that there is no loss in value to the District.
- 114 ➤ This position is unfair because property values in CLI, specifically, and the rest of the
115 County, were generally increasing at the time cited, so the valuation argument is somewhat
116 disingenuous. It is important to understand the valuation from the road ROW perspective,
117 which the CDD should avoid, as that is more of a grey area.
- 118 ➤ The fact that the CDD had not necessarily maintained the ROW in the sense of what it
119 now proposes; not only to address the oil spills but to make the roadway look new.
- 120 ➤ As to how the CDD would like to proceed, it is important to take these factors into
121 consideration, absorb the law and the set of facts.
- 122 ➤ If the CDD chooses to engage an appraiser or a litigator with experience with local
123 judges and experts, this is a niche area of the law, so the CDD would benefit from hiring
124 someone who knows the court system, judges and experts to advise on confrontation or
125 litigation.
- 126 ➤ Given the context, the offer is approximately 20% of the repair costs in the proposal that
127 the CDD received.

128 In response to Mr. Burman's question regarding whether the CDD can claim damages
129 from oil spill residues draining into the lakes when it rains, Mr. Babar stated that the case law
130 pertains to wells and drinking water, specifically, but Mr. Burman's concerns could be explored,
131 as runoff from oil, gas, tire treads and other debris can infiltrate the stormwater system.

132 The Board's consensus was that the settlement offer was unreasonable. The Board and
133 Staff discussed road repairs, pressure washing, sanding, adding pigment, the City of Tampa or
134 Hillsborough County's involvement, home values, litigation costs, legal strategies, obtaining
135 additional estimates and bids, insurance, formulating a floor and performance bond amounts.
136 The Board agreed to counter the RS offer in an amount of \$460,000, with \$362,833 as a floor
137 amount and a \$500,000 performance bond to the floor. Mr. Adams recommended that District
138 Counsel transmit the counteroffer, citing his research on a correction on where this would be
139 tested. Mr. Shah asked Mr. Babar to contact the County's Attorney to see if there are other
140 settlement agreements or negotiations with other communities.

141

142 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, making**
143 **a counteroffer to Republic Services, through Bush-Ross, in the amount of**
144 **\$460,000, with a floor negotiation amount of \$362,833 and a \$500,000**
145 **performance bond to the floor, was approved.**

146

147

148 Mr. Babar stated that he would monitor the upcoming legislative cycle, which
149 commences in March and runs for two months. Mr. Adams will be apprised of any bills that
150 impact CDDs.

151

Mr. Babar left the meeting.

152

Mr. Castillo left the meeting at 7:00 p.m.

153

- **Staff Reports – Facilities Manager: *John Hall***

154

This item, previously Item 10C, was presented out of order.

155

Referencing an area map, Mr. Tim Gay, of Illuminations Holiday Lighting, reviewed the
156 Landscaped Lighting Proposal and discussed the following items:

157

➤ The areas that would be covered include the Cross Creek entrance to the guardhouse,
158 the Morris Bridge Road entrance to the guardhouse and the Morris Bridge guardhouse to Cory
159 Lakes Boulevard and the center median.

160

➤ Adding an electrical grade conduit will help protect from landscapers.

161

➤ The total estimated cost is \$102,500, including light fixtures, transformers, conduit,
162 wiring, connectors and risers; risers will be needed in some areas, particularly on the Cross
163 Creek entrance.

- 164 ➤ The number of palms and other tree types to be highlighted and the number of lights.
165 ➤ The two primary fixtures will be BL200 and BL300. There will be 277 lights.
166 ➤ The total cost includes the one-year warranty on installation, 10-years on the lamps and
167 a lifetime warranty on fixtures and transformers.

168 Ms. Haque inquired about the cost of bulbs. Mr. Gay would formulate a price list. The
169 Board and Staff discussed the palm trees, warranty, filters, lenses and adding additional lights.

170

171 **SIXTH ORDER OF BUSINESS**

**Discussion: January Joint Meeting with
POA**

172

173

174 Mr. Adams stated that this was the Board's opportunity to share thoughts on the joint
175 meeting. Mr. Shah recapped that the POA and CDD Boards had a very productive joint meeting
176 and discussed speeding and cameras and agreed on many issues. The meeting was with the
177 previous POA Board, of which, only two members remain. In response to Ms. Haque's question
178 regarding scheduling the next joint meeting, Mr. Ramphal stated that he would check with Mr.
179 Glass, the Property Manager. Mr. Adams requested an email from Mr. Glass. Mr. Shah
180 suggested scheduling the meeting in April or May.

181

182 **SEVENTH ORDER OF BUSINESS**

Committee Reports

183

184 **A. Security**

185 Mr. Forbes stated that speeding violations were issued with incorrect information and
186 he was dumbfounded at the past POA President's inability to back up the data. Mr. Hall stated,
187 until recently, the POA did not have the software or video to process any of the information
188 from the radar; he was unaware how violations were being circulated but the CDD's system is
189 backed up and working. Mr. Shah stated that the camera is not currently operating and asked if
190 the issue was that the POA did not have the software to read reports. Mr. Hall explained that,
191 unlike the CDD, which obtains its information through Envera, the POA must download data
192 and process the information themselves but, now that they have the software, Mr. Glass is able
193 to get the tag numbers, which will be forwarded to Staff who will transmit them to Envera. Mr.
194 Forbes reported that no traffic citations were issued by the TPD in the previous month and
195 speeding has declined because of the POA volunteer operating the radar gun and the State

196 Trooper presence a few times per month. Discussion ensued regarding the legality of a
197 volunteer clocking and ticketing residents, the radar device, recent accidents and enforcing
198 covenants. Mr. Shah stated that the POA should communicate to residents that a volunteer is
199 monitoring the roads with a camera so that they are not confused. Mr. Forbes reviewed the
200 items on the FY 2019 Silver Tracker Report. The Board and Staff discussed contractors, vendors
201 and delivery trucks accessing the community outside of the 7:00 a.m., to 7:00 p.m., time frame,
202 posting signs and speed reminders, inviting residents from nearby communities to the next
203 meeting, the Tax Collector, the County Commissioner and extending a turn lane into Cory Lakes.
204 Mr. Shah asked Ms. Darby to email residents informing them that the delivery truck entrance is
205 the Morris Bridge entrance only and highlighting the contractor hours.

206 Mr. Forbes stated that the next community cleanup of Morris Bridge is scheduled for
207 March 2nd at 7:30 a.m.

208 **B. Finance**

209 Mr. Adams stated that only two individuals expressed interest on the Sunshine Board
210 about joining the Finance Committee, and asked if the Board preferred to discuss this now or
211 later in the meeting. The item would be discussed later in the meeting.

212 **C. Landscape Aquascape Facilities**

213 Ms. Haque provided the following report:

- 214 ➤ The Committee met this week.
- 215 ➤ The Committee is interested in expanding or remodeling the gym, eliminating the ladies
216 room and changing the men's room into individual coed bathrooms, which would include
217 individual cubbies and full floor to ceiling private bathrooms. They could then fit more
218 equipment or just have space to do free weights and workouts.

219 Mr. Hall stated that the contractor would not furnish blueprints but provided a cost
220 analysis. In response to a question, Ms. Haque explained that the goal is to eliminate the ladies
221 restroom and open it up for more gym space, as there would likely not be a new gym.
222 Discussion ensued regarding gym expansion, cost for blueprints, the 200 extra square feet that
223 would be gained and the \$60,000 proposal. Per Mr. Shah, Mr. Adams should include the gym
224 expansion on the next agenda for further discussion.

225 Mr. Shah questioned why there are no LAF meeting minutes. Ms. Haque stated that,
226 although she submitted her notes, no meeting minutes were produced. She asked to move the
227 meeting one week earlier than the current schedule.

228 **D. Spirit Committee**

229 Ms. Haque stated that, other than the upcoming fishing tournament, there was nothing
230 to report.

231

232 **EIGHTH ORDER OF BUSINESS**

Approval of Minutes

233

234 **A. Board of Supervisors: January 17, 2019**

235 **i. Summary of Motions**

236 Change: "Shabah Patel" to "Shubham Patil"

237 Change: "Boys Scout" to "Boy Scouts"

238 Change: "Phil" to "Hill"

239 **ii. Staff Directives**

240 No changes were made.

241 **iii. Regular Meeting**

242 Mr. Adams presented the January 17, 2019 Board of Supervisors Regular Meeting
243 Minutes. The following changes were made.

244 Line 34: Change "Shabah Patel" to "Shubham Patil" and "Boys Scout" to "Boy Scouts"

245 Line 35 and throughout: Change "Phil" to "Hill"

246 Line 85: Change "Capri Isle" to "Meadows"

247 Lines 111 through 114: Change:

248 "Mr. Shah felt that it was important to discuss the longevity of the POA.

249 Currently, 18 lawsuits have been filed against the POA and the POA's insurance

250 company is defending the CDD and the POA. Depending on the outcome of the

251 lawsuits, by June or July, the CDD will probably have to assume the POA's

252 responsibilities."

253 To:

254 "Mr. Shah stated, there are a total of 18 frivolous lawsuits filed against

255 the POA and its Board Members by Etsy Albert, Cynthia McIntyre, Carlos Guzman

256 and Cory Lake resident, Sam Badardi, as an attorney. With the POA insurance
257 company defending all of the lawsuits, three things would happen:

258 1. The POA insurance premium will increase to an exceptionally high rate
259 that is unaffordable.

260 2. The insurance company will most likely drop the CDD and no other carrier
261 will want to insure the District.

262 3. The POA will be under CDD enforcement.”

263 Line 181: Change “after the meeting” to “on time”

264 Line 183: Insert “current” before “POA Board”

265 **B. Security Committee: February 4, 2019**

266 **C. LAF Committee: January 10, 2019**

267 **D. Sunshine Board Online Workshop: February 5, 2019 to February 19, 2019 (to be**
268 ***provided under separate cover*)**

269 **E. Other**

270

271 **On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the**
272 **January 17, 2019 Board of Supervisors Summary of Motions, as amended, Staff**
273 **Directives, as presented, and Regular Meeting Minutes, as amended, the**
274 **February 4, 2019 Security Committee Meeting Minutes, the January 10, 2019**
275 **LAF Committee Meeting Minutes and February 5, 2019 to February 19, 2019**
276 **Sunshine Board Online Workshop, as presented, were approved.**

277

278

279 The Board and Staff discussed the history, functionality and necessity of the Finance
280 Committee. The Board’s consensus was to dissolve or extinguish the Committee.

281

282 **On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, to**
283 **sunset or discontinue the Finance Committee, was approved.**

284

285

286 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
287 **Statements as of December 31, 2018**

288

289 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018.

290 Assessment revenue collections were at 88%. The financials were accepted.

291 **TENTH ORDER OF BUSINESS****Staff Reports**

292

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

294 There being no report, the next item followed.

295 **B. Office Administrator: *Wendy Darby***296 Ms. Darby presented the February 21, 2019 Office Administrator & Events, Graphics &
297 Community Relations Monthly Report. She highlighted the following items:

298 ➤ She will coordinate with the POA President about the new resident mixer agenda.

299 The Board and Staff discussed the upcoming events, food catering companies, ticket
300 sales, the budget and the Spirit Committee.301 **C. Facilities Manager: *John Hall***302 Mr. Hall presented the February 2019 Facilities Manager Activity Report and highlighted
303 the following items:

304 ➤ The gym equipment was delivered and installed.

305 ➤ Rubberized flooring was ordered yesterday from the only vendor in the State.

306 ➤ Routine maintenance was performed.

307 ➤ There were few issues with the Envera computers, which were resolved.

308 ➤ The Cache Bridge project was underway.

309 ➤ In mid-March TECO will install extra lighting at the Morris Bridge and Cross Creek
310 entrances and the two pocket parks.311 The Board and Staff discussed the gym equipment, fountains, LED lights, roof proposals
312 and funding sources.313 **D. District Manager: *Wrathell, Hunt and Associates, LLC***314 Mr. Adams stated the CDD's audit is underway; he recently responded to a request for
315 additional information from the auditor, which is a common occurrence.316 • **NEXT MEETING DATE: March 21, 2019 at 6:00 P.M.**

317 The next meeting will be held on March 21, 2019 at 6:00 p.m.

318

319 **ELEVENTH ORDER OF BUSINESS****Other Business**

320

321 Mr. Shah asked about the TV installation in the gym. Mr. Hall stated that the project
322 was pending, due to installation issues. Spectrum informed him that, because the District is a
323 Bright House legacy customer, the codes will not work. Spectrum could change the codes but
324 the District's rate would triple. Mr. Shah suggested looking into another cable provider.

325 Regarding the landscape lighting, the Board and Staff compared the Decorative
326 Landscape (DL) and Illuminations Holiday Lighting (IHL) proposals. The Board's consensus was
327 to award the contract to IHL, based on affordability, a lifetime warranty and the ongoing
328 relationship, as IHL was previously awarded the holiday lighting contract.

329

330 **On MOTION by Mr. Woodards and seconded by Mr. Shah, with Mr. Woodards,
331 Mr. Shah and Ms. Haque in favor and Mr. Burman dissenting, the Illuminations
332 Holiday Lighting Proposal for landscape lighting, in a not-to-exceed amount of
333 \$102,500, was approved. (Motion passed 3-1)**

334

335

336 **TWELFTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

337

338 Mr. Carlos Guzman, a resident, questioned the purpose of bringing up his lawsuit
339 against the POA Board at the previous meeting and in tonight's meeting and stated that it is
340 disingenuous that the CDD Board Chair called out his name to try to shame him for suing the
341 POA Board when he, Mr. Jorge Castillo and Mr. Harry Ramphal sued the prior acting CDD Board
342 Member, Mr. Gene Thomason, in the past. The reason that he filed a lawsuit against the POA
343 Board is because they sent him a letter, threatening to sue.

344

345 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

346

347 Mr. Shah wanted to add another camera between Cross Creek and Lanai. Mr. Hall
348 stated it will cost \$36,000, including the cost of radar. Discussion ensued regarding one-way
349 and two-way cameras, radar, power strips, the new POA leadership, funding sources, fine
350 issuance and the TPD.

351

352 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

353

354 There being no further business to discuss, the meeting adjourned at 9:30 p.m.

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358
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362

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

11Bi



**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on Thursday, February 14th, 2019, at 4:30 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: John Hall, and Stephanie Squires (chair), Richard Carpenter, and Sheila Haque (Board Supervisor)

First Order of Business: Call to Order: Attendance

The meeting was convened at 4:39 p.m.

Second Order of Business:

Landscape

- No new items

Aquascape:

- Replace lighting in fountains so that all match- some are LED (add to budget next fiscal year)

Facilities:

- Concrete pad and picnic tables for beach area and other recreational areas for next fiscal year
- LAF would like to continue to look into expanding the gym. John already has blueprints from when an expansion had previously been discussed. LAF would like to obtain accurate, updated proposals since no figures had been obtained in the past.

Third Order of Business: Adjournment 5:10 pm

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2019.

Jorge Castillo, Chairman
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on March, 7th, 2019, at 4:45 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: John Hall, and Stephanie Squires (chair), Richard Carpenter, Scott Hall, and Sheila Haque (Board Supervisor)

First Order of Business: Call to Order: Attendance

The meeting was convened at 4:39 p.m.

Second Order of Business:

Landscape

- New plants being planted next week
- Cut backs of plants are starting this coming week- additional crew being brought in to assist
- Discussed how to make plants look younger again- suggested cuts plant back more to encourage new growth
- Hire a consultant to evaluate plants in CL- such as Hillsborough County Cooperative Extension
- Sod ordered for pool and playground area

Aquascape:

- No new items

Facilities:

- No new items

Budget Items for 2020:

- Install lighting for pool and Beach Club
- More to be discussed next meeting

Third Order of Business: Adjournment 5:15 pm

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2019.

Jorge Castillo, Chairman
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2019**

	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	Capital Projects Series 2019	
ASSETS								
Operating account								
Iberia - operating acct	\$ 49,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,528
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	139,373	-	-	-	-	-	-	139,373
SunTrust - debit card	4,661	-	-	-	-	-	-	4,661
MMK account	1,470,734	-	-	-	-	136,747	-	1,607,481
Investments								
Revenue	-	135,929	554,396	62,671	-	-	-	752,996
Reserve	-	52,409	247,358	10,000	-	-	-	309,767
Prepayment	-	-	15,308	-	-	-	-	15,308
Construction	-	-	-	-	3,467	-	-	3,467
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	95	457	42	-	-	-	594
Capital projects: 2015	327,746	-	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	-	23,156
Total assets	<u>\$ 2,020,045</u>	<u>\$ 188,433</u>	<u>\$ 817,519</u>	<u>\$ 72,713</u>	<u>\$ 3,467</u>	<u>\$ -</u>	<u>\$ 136,747</u>	<u>\$ 3,238,924</u>
LIABILITIES								
Accounts payable	\$ 17,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,244
Due to other funds								
General	-	-	-	-	-	327,746	-	327,746
Debt service fund - series 2013	95	-	-	-	-	-	-	95
Debt service fund - series 2013A-1	457	-	-	-	-	-	-	457
Debt service fund - 2017 note	42	-	-	-	-	-	-	42
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	<u>18,161</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>-</u>	<u>345,907</u>
FUND BALANCES								
Nonspendable								
Deposits	23,156	-	-	-	-	-	-	23,156
Restricted for:								
Debt service	-	188,433	817,519	72,713	-	-	-	1,078,665
Capital projects	-	-	-	-	3,467	(327,746)	136,747	(187,532)
Assigned								
3 months working capital	478,477	-	-	-	-	-	-	478,477
Unassigned	1,500,251	-	-	-	-	-	-	1,500,251
Total fund balances	<u>2,001,884</u>	<u>188,433</u>	<u>817,519</u>	<u>72,713</u>	<u>3,467</u>	<u>(327,746)</u>	<u>136,747</u>	<u>2,893,017</u>
Total liabilities and fund balances	<u>\$ 2,020,045</u>	<u>\$ 188,433</u>	<u>\$ 817,519</u>	<u>\$ 72,713</u>	<u>\$ 3,467</u>	<u>\$ -</u>	<u>\$ 136,747</u>	<u>\$ 3,238,924</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2019**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 63,886	\$ 1,636,869	\$ 1,776,165	92%	\$ 592,055
Interest and miscellaneous	879	7,876	30,000	26%	10,000
Total revenues	<u>64,765</u>	<u>1,644,745</u>	<u>1,806,165</u>	91%	<u>602,055</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	3,600	12,000	30%	4,000
Payroll services	90	233	600	39%	200
Payroll taxes - FICA	77	275	900	31%	300
Payroll taxes - unemployment	-	-	325	0%	108
District management	4,583	18,333	55,000	33%	18,333
Assessment roll preparation	417	1,667	5,000	33%	1,667
Bond amortization schedule fee	-	-	1,500	0%	500
Disclosure report	250	1,000	3,000	33%	1,000
Trustee	4,148	7,112	6,600	108%	2,200
Notes payable - Soave Group - DS	-	-	21,733	0%	7,244
Audit	-	-	6,400	0%	2,133
Arbitrage rebate calculation	-	-	2,500	0%	833
Legal - general counsel	30	466	5,000	9%	1,667
Engineering	-	-	10,000	0%	3,333
Insurance: general liability & public officials	-	29,318	29,000	101%	9,667
Insurance: worker's compensation	-	5,955	6,291	95%	2,097
Legal advertising and Sunshine Board	750	1,582	4,500	35%	1,500
Bank fees	130	473	1,500	32%	500
Credit card discount	9	56	200	28%	-
Dues & licenses	-	175	175	100%	58
Postage	168	777	1,500	52%	500
Office supplies	-	59	-	N/A	-
Tax collector	1,271	32,730	74,007	44%	24,669
Contingencies	-	-	500	0%	167
Total administrative	<u>12,923</u>	<u>103,811</u>	<u>248,231</u>	42%	<u>82,744</u>
Field operations					
Utilities					
Communication	3,198	9,794	17,500	56%	5,833
Website	-	-	600	0%	200
ADA website compliance	277	277	-	N/A	-
Streetlights	14,620	45,454	90,000	51%	30,000
Electricity	5,191	15,959	45,000	35%	15,000
Propane	-	-	400	0%	133
Water, sewer & irrigation	2,213	6,485	15,000	43%	5,000
Solid waste removal	550	2,128	6,200	34%	2,067
Sewer lift stations	150	980	2,500	39%	833
Total utilities	<u>26,199</u>	<u>81,077</u>	<u>177,200</u>	46%	<u>59,067</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	31,980	91,527	256,500	36%	85,500
Contractual virtual guard	9,889	29,087	77,500	38%	25,833
Off-duty policing	1,310	3,945	10,000	39%	3,333
Total security operations	<u>43,179</u>	<u>124,559</u>	<u>344,000</u>	36%	<u>114,667</u>
Field office administration					
Field manager	4,070	18,798	54,000	35%	18,000
Assistant field manager	-	2,154	13,000	17%	4,333
Office administrator	4,153	19,471	46,000	42%	15,333
Assistant office administrator	2,377	10,662	30,000	36%	10,000
Payroll taxes	875	4,185	13,500	31%	4,500
Seasonal decorations	-	43,700	43,700	100%	14,567
Beach club office equipment	300	948	3,400	28%	1,133
Beach club office supplies	330	870	3,000	29%	1,000
Beach club gym supplies	1,003	7,401	14,000	53%	4,667
Guard office equipment	-	263	2,000	13%	667
Guard office supplies	326	574	2,000	29%	667
Community events supplies	1,297	7,815	16,100	49%	5,367
Pool & beach club attendants	832	3,627	36,000	10%	12,000
Total field office administration	<u>15,563</u>	<u>120,468</u>	<u>276,700</u>	44%	<u>92,233</u>
Landscape maintenance					
Landscaping	1,297	54,620	424,000	13%	141,333
Street tree maintenance	-	-	40,000	0%	13,333
Beach sand	-	-	5,500	0%	1,833
Annuals & seasonal plant installation	1,074	2,255	5,000	45%	1,667
Plant replacement	-	2,522	40,000	6%	13,333
Sod replacement	-	-	7,500	0%	2,500
Well maintenance - irrigation	-	-	5,000	0%	1,667
Irrigation - maintenance	520	3,961	10,000	40%	3,333
Tree removal	-	2,928	25,000	12%	8,333
Lake & pond maintenance	4,125	17,050	52,000	33%	17,333
Total landscape maintenance	<u>7,016</u>	<u>83,336</u>	<u>614,000</u>	14%	<u>204,667</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	3,523	5,541	20,000	28%	6,667
Car and cart repairs and maintenance	947	2,891	6,000	48%	2,000
Rentals and leases	1,061	6,152	12,000	51%	4,000
Cleaning	1,344	5,134	16,000	32%	5,333
Pest control	-	600	2,300	26%	767
Security gate maintenance & repair	260	617	5,000	12%	1,667
Security gate maintenance & repair - cachet	-	-	2,000	0%	667
Monuments & signs	-	462	5,000	9%	1,667
Fountains	-	-	7,000	0%	2,333
Storm water drainage	-	-	20,000	0%	6,667
Recreation equipment maintenance & repair	550	10,114	15,000	67%	5,000
Building equipment maintenance & repair	371	6,515	15,000	43%	5,000
Pressure washing	-	2,535	5,000	51%	1,667
Paver, streets and sidewalk repairs, cleaning	1,950	37,143	75,000	50%	25,000
Clear & repair monument lanterns	-	-	1,500	0%	500
Commercial window cleaning	-	-	2,500	0%	833
Total facilities maintenance	<u>10,006</u>	<u>77,704</u>	<u>209,300</u>	37%	<u>69,767</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	5,980	22,900	26%	7,633
Pool repairs	-	-	12,000	0%	4,000
Pool heater utilities	1,084	1,328	9,000	15%	3,000
Pool permit	-	-	575	0%	192
Total facilities maintenance (pool)	<u>2,579</u>	<u>7,308</u>	<u>44,475</u>	16%	<u>14,825</u>
Total field operations	<u>104,542</u>	<u>494,452</u>	<u>1,665,675</u>	30%	<u>555,225</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>117,465</u>	<u>606,517</u>	<u>1,913,906</u>	32%	<u>637,969</u>
Excess/(deficiency) of revenues over/(under) expenditures	(52,700)	1,038,228	(107,741)		
Fund balance - beginning (unaudited)	<u>2,054,584</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	1,523,407	1,523,407	435,313		
Fund balance - ending	<u>\$ 2,001,884</u>	<u>\$ 2,001,884</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 JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 3,839	\$ 98,370	\$ 106,898	92%
Interest	147	713	-	N/A
Total revenues	<u>3,986</u>	<u>99,083</u>	<u>106,898</u>	93%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	39,034	77,444	50%
Total debt service	<u>-</u>	<u>64,034</u>	<u>102,444</u>	63%
Other fees & charges				
Tax collector	76	1,967	4,454	44%
Total other fees & charges	<u>76</u>	<u>1,967</u>	<u>4,454</u>	44%
Total expenditures	<u>76</u>	<u>66,001</u>	<u>106,898</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	3,910	33,082	-	
Fund balances - beginning	<u>184,523</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 188,433</u>	<u>\$ 188,433</u>	<u>\$ 151,665</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 JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 18,552	\$ 475,336	\$ 519,236	92%
Prepaid assessments - off roll	-	1,638	-	N/A
Interest	561	2,121	-	N/A
Total revenues	<u>19,113</u>	<u>479,095</u>	<u>519,236</u>	92%
EXPENDITURES				
Debt service				
Principal	-	-	435,000	0%
Interest	-	31,300	62,601	50%
Total debt service	<u>-</u>	<u>31,300</u>	<u>497,601</u>	6%
Other fees & charges				
Tax collector	369	9,505	21,635	44%
Total other fees & charges	<u>369</u>	<u>9,505</u>	<u>21,635</u>	44%
Total expenditures	<u>369</u>	<u>40,805</u>	<u>519,236</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	18,744	438,290	-	
Fund balances - beginning	<u>798,775</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 817,519</u>	<u>\$ 817,519</u>	<u>\$ 356,771</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 JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,691	\$ 43,321	\$ 47,082	92%
Total revenues	<u>1,691</u>	<u>43,321</u>	<u>47,082</u>	92%
EXPENDITURES				
Debt service				
Note principal	-	39,131	39,131	100%
Note interest	-	4,088	7,225	57%
Total debt service	<u>-</u>	<u>43,219</u>	<u>46,356</u>	93%
Other fees & charges				
Tax collector	34	866	1,962	44%
Total other fees & charges	<u>34</u>	<u>866</u>	<u>1,962</u>	44%
Total expenditures	<u>34</u>	<u>44,085</u>	<u>48,318</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	1,657	(764)	(1,236)	
Fund balances - beginning	71,056	73,477	69,469	
Fund balances - ending	<u>\$ 72,713</u>	<u>\$ 72,713</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 JANUARY 31, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 6	\$ 20
Total revenues	6	20
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6	20
Fund balance - beginning	3,461	3,447
Fund balance - ending	\$ 3,467	\$ 3,467

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED JANUARY 31, 2019**

	Current Month	Year to Date
REVENUES		
Assessments	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Tax collector	-	-
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
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2019
FOR THE PERIOD ENDED JANUARY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ 5,446	\$ 139,537	\$ 151,304	92%
Total revenues	<u>5,446</u>	<u>139,537</u>	<u>151,304</u>	92%
EXPENDITURES				
Capital outlay	-	-	145,000	0%
Tax collector	108	2,790	6,304	44%
Total expenditures	<u>108</u>	<u>2,790</u>	<u>151,304</u>	2%
Excess/(deficiency) of revenues over/(under) expenditures	5,338	136,747	-	
Fund balance - beginning	131,409	-	-	
Fund balance - ending	<u>\$ 136,747</u>	<u>\$ 136,747</u>	<u>\$ -</u>	

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

Beach club gym supplies

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$3,180,000.00	-	\$354,197.00	\$3,534,197.00

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13B

Office Administrator & Events, Graphics & Community Relations Monthly Report
Meeting date: March 21, 2019

Beach Club

Office - routine day to day office operations with heavy emphasis on new residents. We have processed 6 new residents (as of 3/12/19) and 3 more pending before March 31st!

New Resident Mixer – the date has been set for April 17th from 7 pm-8:30 pm. POA has committed to participating. Invites will include new residents from December through March. Interesting note: most *new homeowners* have stated they viewed the Welcome Packet via the CDD website when we start to review the Welcome folder! Either their Realtor had sent them the link to the CDD website or they have found it while researching the community.

Contractor Hours Campaign – As part of the “contractor hours campaign”, we included a flyer at the electronic signboard, LED entrance signs, weekly e-blasts and included an article for the April 2019 edition of The Islander. It was noted it’s included *each month* in The Islander, but obviously overlooked. We will place the info in a different section of the newsletter to highlight it for future editions.

Seasonal - placed employment advertisements with USF, UT and Indeed.com for pool attendants during the summer.

Welcome Packet – several adjustments have been made to the Welcome Packet, most notably the phone number change to POA. The new POA number is 813-527-9032.

Future Project Focus

Schedule interviews and hire at least 4 part time pool attendants.

Review and make necessary changes to the Pool Manual prior to hiring staff.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Fishing Tournament, Rummage Sale, Breakfast with Critters, Spring Festival
- Created draft flyers for upcoming events: Casino Night

Events

- **Fishing Tournament**
Spirit committee directed this event on Feb. 23rd.
- **Breakfast with Critters**
This event was sold out. Ticketholders enjoyed a Chick-fil-a breakfast along with bagels and croissants with cream cheese. All those who attended did enjoy the event. There were several animals on showcase and the presentation was very interactive.
- **Rummage Sale**

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: March 21, 2019

March 30th is the Spring Rummage Sale. An ad has been placed with the Neighborhood News to advertise to New Tampa and Wesley Chapel of the event. The Autism Awareness Shop will be on site to collect donations during the event. Registration for this event has begun. There are 16 out of 60 spaces left to reserve.

- **Spring Festival**

All entertainment has been booked. 3 sponsors have been secured, Judi Beck with Florida Executive Realty will hand out an iPad Mini for raffle during the event along with various gift cards. 2,000 eggs have been purchased for the egg hunts. There will be bounce houses, the Toxic Meltdown, face painter, egg hunts, Kona Ice and a DJ for entertainment.

- **A Night in the Islands**

Bar services and food catering companies have both been reserved for the day of this event. A menu has been created and accepted by the catering company. A hula dance team has been selected for entertainment. Currently working with the director of the group to secure the date and time. Armbands have been priced out for the event day.

- **End of School Pool Party**

The DJ has been booked for this event. We are still looking for a sponsor. A list of prizes is being drafted.

Community Relations

- **New Resident Mixer**

The next projected NRM is set for April 17th from 7-8:30PM. Communications with the POA will coordinate times for each entity to present to the participants. The Power point presentation has been edited to include contactor hours and other information.

- **Welcome Wagon**

There were 5 new residents for February. Small table top cactus was purchased for each new resident. All new residents will receive an invitation via mail and email to the next mixer.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13C

Cory Lakes Community Development District

Facilities Manager

March. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Added 6 new cleats to dock.
4. Cleaned dock bumpers.
5. Working on touching up paint.
6. Getting proposals to replace the roof. It is getting time for it.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs

PLAYGROUND

1. Kept clean and organized.
2. Installed new Expression swing at playground.
3. Touched up some of the equipment paint.
4. Working with Playmore to replace so rusted equipment. (Hopefully under warranty) Getting proposals for what is not covered. Proposal for non-warrantied items was \$7000 with installation. Needs done for safety reasons.
5. Ordered horse to replace bee rider.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Rebuilt toilet tank on men's handicap stall.
4. Working with Spectrum to solve service issues with cardio TV's. Also working with Frontier business on a solution.
5. Cleaned vents for a/c
6. Secured contract to have floor replaced in gym.

LANDSCAPING

1. Working on replacing and installing plants on entrance islands around the community. Replacing missing plants as they come up.
2. Working with Yellowstone management on issues with mow crews and other site maintenance.
3. Details crew starting cut backs.

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.
2. Working with Allied on new addendum to contract.
3. Replaced battery and headlights on patrol car.

OTHER ACTIONS

1. Working with FIA Fitness on flooring project for gym.
2. Working with Tim Gay to finalize design proposal for the lighting at both entrances.
3. Working with Electric Today on warranty repairs for amenities lighting.
4. Envera replaced radar cameras and are working well.
5. Repaired cachet gate motor.
6. Replaced 2 junction boxes at Morris Bridge resident gate.
7. Cleaning storage area.
8. Hired new helper and now training on daily responsibilities.
9. Working with District engineers on inspections of the community SWFWMD control structures.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Cleaned Envera ID reader and reset computer to re-establish connections.
4. Envera fixed resident face cam.

Morris Bridge Security Gatehouse

1. Replaced ac filter and flushed and vacuumed drain lines.
2. Replaced bracket for resident gate arm.

3. Replaced bulb in can light.
4. Repaired exit gate arm twice.
5. Envera adjusted tag cameras
6. Repaired resident gate arm..

Action Plan for March

1. Continue working with TECO on ongoing projects.
2. Get GPR testing of Cachet Bridge.
3. Continue working with District Engineer on ongoing projects.
4. Work on LAF projects.
5. Continue working with Republic Services on oil spills.
6. Start working on tree replacements.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13D

**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 13, 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**