

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

**PUBLIC HEARING AND
REGULAR MEETING AGENDA**

August 15, 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

August 8, 2019

Board of Supervisors
Cory Lakes Community Development District

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

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Public Hearing and Regular Meeting on August 15, 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. Update: Communication with Republic Services Regarding Recent Leaks
6. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Discussion: Turn Lane Extension, Morris Bridge Road at Corey Lake Boulevard
9. Discussion: Draft Non-Resident Bar Code Policy
10. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities

- C. Spirit Committee
11. Approval of Minutes
 - A. Board of Supervisors: July 18, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. Security Committee: August 5, 2019
 - C. Sunshine Board Online Workshop: July 30, 2019 to August 13, 2019 (*to be provided under separate cover*)
 - D. Other
 12. Acceptance of Unaudited Financial Statements as of June 30, 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*
 - o NEXT MEETING DATE: September 19, 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

<p><u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u> CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810</p>

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6A

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

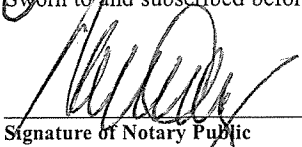
Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Cory Lakes CDD** was published in **Tampa Bay Times: 7/24/19, 7/31/19**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

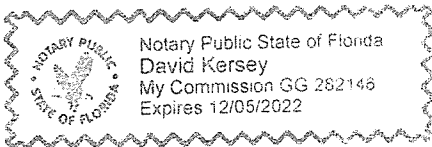
Sworn to and subscribed before me this 07/31/2019.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") of the Cory Lakes Community Development District ("District") will hold a Public Hearing on August 15, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 (800917) 7/24, 7/31/2019

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2019-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A"**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cory Lakes Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$2,747,196 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$1,892,211
DEBT SERVICE FUND, SERIES 2013	\$ 109,994
DEBT SERVICE FUND, SERIES 2013 REFUNDING	\$ 538,339
DEBT SERVICE FUND, SERIES 2017 NOTE	\$ 49,044
CAPTAL PROJECTS FUND, ENTRANCE EANHANCEMENT	<u>\$ 157,608</u>
TOTAL ALL FUNDS	\$2,747,196

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit "A"

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
UPDATED MAY 9, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 4
Definitions of general fund expenditures	5 - 9
Debt Service Fund Budget - Series 2013 Bonds	10
Amortization Schedule - Series 2013 Bonds	11
Debt Service Fund Budget - Series 2013 Refunding Bonds	12
Amortization Schedule - Series 2013 Refunding Bonds	13
Debt Service Fund Budget - Series 2017 Notes	14
Amortization Schedule - Series 2017 Notes	15
Capital Projects Fund - Entrance Enhancement	16
Assessment Summary	17

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: all residents	\$ 1,848,002				\$ 1,825,403
Assessment levy: Cachet	2,170				2,170
Allowable discounts (4%)	(74,007)				(73,103)
Assessment levy - net	1,776,165	\$ 1,682,754	\$ 93,411	\$ 1,776,165	1,754,470
Interest and miscellaneous	30,000	15,623	14,377	30,000	30,000
Total revenues	1,806,165	1,698,377	107,788	1,806,165	1,784,470
EXPENDITURES					
Professional & admin					
Supervisors	12,000	5,400	6,600	12,000	12,000
Payroll services	600	330	270	600	600
Payroll taxes - FICA	900	413	487	900	900
Payroll taxes - unemployment	325	-	325	325	325
District management	55,000	27,500	27,500	55,000	55,000
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000
Bond amortization schedule fee	1,500	-	1,500	1,500	1,500
Disclosure report	3,000	1,500	1,500	3,000	3,000
Trustee	6,600	7,112	-	7,112	7,200
Notes payable - Soave Group - DS	21,733	-	21,733	21,733	21,733
Audit	6,400	3,500	2,900	6,400	6,400
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500
Legal - general counsel	5,000	621	4,379	5,000	5,000
Engineering	10,000	1,874	8,126	10,000	10,000
Insurance: general liability & public officials	29,000	29,545	-	29,545	31,000
Insurance: worker's compensation	6,291	6,279	-	6,279	7,000
Legal advertising and Sunshine Board	4,500	1,582	2,918	4,500	4,500
Bank fees	1,500	693	807	1,500	1,500
Credit card discount	200	71	129	200	200
Dues & licenses	175	175	-	175	175
Postage	1,500	1,039	1,000	2,039	2,000
Office supplies	-	239	-	239	-
Tax collector	74,007	33,648	40,359	74,007	73,103
Contingencies	500	-	500	500	500
Total professional & admin	248,231	124,021	126,033	250,054	251,136

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
EXPENDITURES (continued)					
Field Operations					
Utilities					
Communication	17,500	15,127	5,000	20,127	20,000
Website	600	-	600	600	705
ADA website compliance	-	277	-	277	200
Streetlights	90,000	75,829	60,000	135,829	90,000
Electricity	45,000	26,505	35,000	61,505	68,000
Propane	400	-	400	400	400
Water, sewer & irrigation	15,000	12,920	4,000	16,920	15,000
Solid waste removal	6,200	4,285	3,000	7,285	6,200
Sewer lift stations	2,500	1,730	1,000	2,730	2,500
Security operations					
Security staffing contract services	256,500	123,519	145,000	268,519	291,000
Contractual Virtual Guard	77,500	42,519	39,000	81,519	80,000
Off-duty policing	10,000	6,565	6,500	13,065	13,000
Field office administration					
Field Manager	54,000	26,938	27,062	54,000	55,500
Assistant field manager	13,000	2,340	5,000	7,340	13,000
Office Administrator	46,000	28,066	28,000	56,066	57,500
Assistant office administrator	30,000	15,415	15,500	30,915	31,775
Payroll taxes	13,500	5,936	7,564	13,500	13,500
Seasonal decorations	43,700	43,700	-	43,700	43,700
Beach club office equipment	3,400	1,404	1,996	3,400	3,400
Beach club office supplies	3,000	2,073	2,000	4,073	4,000
Beach club gym supplies	14,000	6,706	7,294	14,000	20,600
Beach club gym equipment lease	-	6,382	-	6,382	-
Guard office equipment	2,000	263	500	763	1,000
Guard office supplies	2,000	642	750	1,392	1,500
Community events supplies	16,100	13,110	5,000	18,110	18,500
Pool & beach club attendants	36,000	4,835	20,000	24,835	26,000

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
EXPENDITURES (continued)					
Property maintenance					
Landscape Maintenance					
Landscaping	424,000	224,096	199,904	424,000	370,000
Street Tree Maintenance	40,000	-	-	-	-
Beach sand	5,500	-	2,500	2,500	3,000
Annuals & seasonal plant installation	5,000	3,437	1,563	5,000	5,500
Plant replacement	40,000	7,265	20,000	27,265	40,000
Sod replacement	7,500	-	3,000	3,000	7,500
Well maintenance - irrigation	5,000	-	2,000	2,000	5,000
Irrigation - maintenance	10,000	4,260	5,740	10,000	10,000
Tree removal and replacement	25,000	3,877	15,000	18,877	25,000
Lake & pond maintenance	52,000	24,300	27,700	52,000	52,000
Facilities maintenance					
Outside facilities maintenance	20,000	11,048	8,952	20,000	20,000
Car and cart repairs and maintenance	6,000	3,696	2,304	6,000	6,000
Rentals and leases	12,000	8,288	6,360	14,648	12,720
Cleaning	16,000	7,724	8,276	16,000	16,000
Pest control	2,300	900	900	1,800	1,800
Security gate maintenance & repair	5,000	5,082	2,000	7,082	5,000
Security gate maintenance & repair - Cachet	2,000	125	500	625	2,000
Monuments & signs	5,000	7,200	-	7,200	5,000
Fountains	7,000	5,120	1,880	7,000	7,000
Storm water drainage	20,000	-	10,000	10,000	20,000
Recreation equipment maintenance & repair	15,000	11,995	3,005	15,000	15,000
Building equipment maintenance & repair	15,000	13,461	5,000	18,461	15,000
Pressure washing	5,000	4,430	570	5,000	5,000
Paver, streets and sidewalk repairs, cleaning	75,000	74,804	15,000	89,804	75,000
Clean & repair monument lanterns	1,500	-	-	-	-
Commercial window cleaning and Janitorial	2,500	-	-	-	-
Facilities maintenance (pool)					
Pool maintenance	22,900	8,970	10,000	18,970	21,000
Pool repairs	12,000	3,300	3,000	6,300	10,000
Pool heater utilities	9,000	5,483	3,517	9,000	9,000
Pool permit	575	-	575	575	575
Capital improvement program	-	8,254	-	8,254	-
Total field expenses	1,665,675	914,201	779,412	1,693,613	1,641,075
Total expenditures	1,913,906	1,038,222	905,445	1,943,667	1,892,211

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
Excess/(deficiency) of revenues over/(under) expenditures	(107,741)	660,155	(797,657)	(137,502)	(107,741)
Fund balance - beginning (unaudited)	1,021,531	963,656	1,623,811	963,656	826,154
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477	478,477	473,053
Unassigned	435,313	1,145,334	347,677	347,677	245,360
Fund balance - ending	<u>\$ 913,790</u>	<u>\$ 1,623,811</u>	<u>\$ 826,154</u>	<u>\$ 826,154</u>	<u>\$ 718,413</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 12,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Payroll services	600
Payroll for District employees is provided by ADP Corporation	
Payroll taxes - FICA	900
FICA tax is currently 7.65%.	
Payroll taxes - unemployment	325
District management	55,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	
Assessment roll preparation	5,000
Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	
Bond amortization schedule fee	1,500
Disclosure report	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	7,200
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Notes payable - Soave Group - DS	21,733
This is annual repayment of a \$150K note to acquire certain recreational facilities and which will mature July 1, 2020.	
Audit	6,400
The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc to provide this service.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Legal - general counsel	5,000
Straley, Robin, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Engineering	10,000
Stantec, Inc. provides an array of engineering, consulting, and construction services to the Districts, assisting them in crafting solutions with sustainability for the long-term interests of the communities, while recognizing the needs of the government, environment and maintenance of the communities' facilities.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance: general liability & public officials	31,000
The Districts carry public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Insurance: worker's compensation	7,000
The Districts worker's compensation for the District employees.	
Legal advertising and Sunshine Board	4,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	1,500
Bank charges incurred during the year.	
Dues & licenses	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Postage	2,000
For mailing out agenda packages and debt service payments.	
Tax collector	73,103
The tax collector's fee is 2% of assessments collected.	
Contingencies	500
Field Operations	
Utilities	
Communication	20,000
Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.	
Website	705
Intended to cover the cost associated with annual registration and maintenance of the District's website.	
ADA website compliance	200
Streetlights	90,000
Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.	
Electricity	68,000
Intended to cover the cost for electricity at all the District's facilities.	
Propane	400
Intended to cover the cost of propane for the District's facilities.	
Water, sewer & irrigation	15,000
Intended to cover the cost of water and sewer services provided to the District's facilities.	
Solid waste removal	6,200
Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.	
Sewer lift stations	2,500
Intended to cover the cost of operating and maintaining the District's lift station.	
Security operations	
Security staffing contract services	291,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	80,000
Covers cost of 5 year financing of new virtual guard equipment at Morris Bridge entry, Pool and Beach Club and new software as well as providing certain virtual guard services.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Off Duty Policing	13,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	55,500
The District directly employs an on site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant field manager	13,000
Part time position to assist Field Manager in day to day duties.	
Office Administrator	57,500
The District directly employs an on site Office Administrator who, among other things, provides over site of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, over sees and coordinates various resident communication venues, receives, reviews and coordinates approval of invoices weekly with Management company and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant Office Administrator	31,775
Part time position to assist Office Manager in day to day duties.	
Payroll taxes	13,500
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	43,700
Intended to provide for the supply and install of seasonal decorations at the District Facilities.	
Beach club office equipment	3,400
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Beach club office supplies	4,000
Intended to provide for miscellaneous office supplies.	
Beach club gym supplies	20,600
Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	
Guard office equipment	1,000
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Guard office supplies	1,500
Intended to provide for miscellaneous office supplies.	
Community events supplies	18,500
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	26,000
Intended to provide for the costs of part time employees to provide various services around the pool.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscape Maintenance	
Landscaping	370,000
The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and right of ways.	
Beach sand	3,000
Intended to provide for the periodic replenishment of sand at the Beach Club beach.	
Annuals & seasonal plant installation	5,500
Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	
Plant replacement	40,000
Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	
Sod replacement	7,500
Intended to provide for the replacement of dead or deteriorated sod within the District's common areas and right of ways that is not the result of the maintenance contractor's negligence.	
Well maintenance - irrigation	5,000
Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	
Irrigation - maintenance	10,000
Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.	
Tree removal and replacement	25,000
Intended to provide for the costs of removing and/or replacing tree within the District's common areas and right of ways.	
Lake & pond maintenance	52,000
The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed.	
Facilities maintenance	
Outside facilities maintenance	20,000
Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	
Car and cart repairs and maintenance	6,000
Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	
Rentals and leases	12,720
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term.	
Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	
Pest control	1,800
Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Security gate maintenance & repair	5,000
Intended to provide for the costs of repairs and maintenance to the gatehouses.	
Security gate maintenance & repair - Cachet	2,000
Intended to provide for the costs of repairs and maintenance to the gate and associated equipment specific to the entrance to Catchet Isle. (paid solely by the residents of Catchet Isles)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's fountains.	
Storm water drainage	20,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	5,000
Intended to provide for the periodic pressure washing of the District's facilities.	
Paver, streets and sidewalk repairs, cleaning	75,000
Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	
Facilities maintenance (pool)	
Pool maintenance	21,000
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	10,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	
Pool heater utilities	9,000
Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	
Pool permit	575
Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	
Total expenditures	<u><u>\$ 1,892,211</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 111,352				\$ 109,994
Allowable discounts (4%)	(4,454)				(4,400)
Assessment levy - net	106,898	\$ 101,128	\$ 5,770	\$ 106,898	105,594
Interest	-	1,237	1,237	2,474	-
Total revenue	106,898	102,365	7,007	109,372	105,594
EXPENDITURES					
Debt service					
Principal	25,000	25,000	-	25,000	25,000
Interest	77,444	39,034	38,409	77,443	76,194
Total debt service	102,444	64,034	38,409	102,443	101,194
Other fees & charges					
Tax collector	4,454	2,023	2,431	4,454	4,400
Total other fees & charges	4,454	2,023	2,431	4,454	4,400
Total expenditures	106,898	66,057	40,840	106,897	105,594
Net change in fund balances	-	36,308	(33,833)	2,475	-
Beginning fund balance (unaudited)	151,665	155,351	191,659	155,351	157,826
Ending fund balance (projected)	<u>\$151,665</u>	<u>\$191,659</u>	<u>\$157,826</u>	<u>\$ 157,826</u>	<u>157,826</u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2020					(25,000)
Interest expense - November 1, 2020					(37,784)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 69,018</u>

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
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
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	\$1,315,000.00		\$1,205,028.13	\$2,520,028.13

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 540,871				\$ 538,339
Allowable discounts (4%)	(21,635)				(21,534)
Assessment levy - net	519,236	\$ 488,661	\$ 30,575	\$ 519,236	516,805
Prepaid assessments - off roll	-	5,554	-	5,554	-
Interest	-	4,348	4,348	8,696	-
Total revenue	<u>519,236</u>	<u>498,563</u>	<u>34,923</u>	<u>533,486</u>	<u>516,805</u>
EXPENDITURES					
Debt service					
Principal	435,000	-	435,000	435,000	445,000
Principal prepayment	-	-	20,000	20,000	-
Interest	62,601	31,300	31,301	62,601	50,271
Total debt service	<u>497,601</u>	<u>31,300</u>	<u>486,301</u>	<u>517,601</u>	<u>495,271</u>
Other fees & charges					
Tax collector	21,635	9,771	11,864	21,635	21,534
Total other fees & charges	<u>21,635</u>	<u>9,771</u>	<u>11,864</u>	<u>21,635</u>	<u>21,534</u>
Total expenditures	<u>519,236</u>	<u>41,071</u>	<u>498,165</u>	<u>539,236</u>	<u>516,805</u>
Net change in fund balances	-	457,492	(463,242)	(5,750)	-
Beginning fund balance (unaudited)	356,771	379,229	836,721	379,229	373,479
Ending fund balance (projected)	<u>\$356,771</u>	<u>\$836,721</u>	<u>\$373,479</u>	<u>\$ 373,479</u>	<u>373,479</u>
Use of fund balance:					
Debt service reserve account balance (required)					(250,854)
Interest expense - November 1, 2020					(19,106)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 103,519</u>

CORY LAKES

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019			25,135.25	25,135.25
05/01/2020	445,000.00	2.710%	25,135.25	470,135.25
11/01/2020			19,105.50	19,105.50
05/01/2021	455,000.00	2.710%	19,105.50	474,105.50
11/01/2021			12,940.25	12,940.25
05/01/2022	470,000.00	2.710%	12,940.25	482,940.25
11/01/2022			6,571.75	6,571.75
05/01/2023	485,000.00	2.710%	6,571.75	491,571.75
Total	\$1,855,000.00		\$127,505.50	\$1,982,505.50

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUE					
Assessment levy - gross	\$ 49,044				\$ 49,044
Allowable discounts (4%)	(1,962)				(1,962)
Assessment levy - net	47,082	\$ 44,536	\$ 2,546	\$ 47,082	47,082
Total revenue	47,082	44,536	2,546	47,082	47,082
EXPENDITURES					
Debt service					
Note principal	39,131	39,131	-	39,131	41,131
Note interest	7,225	4,088	3,137	7,225	5,275
Total debt service	46,356	43,219	3,137	46,356	46,406
Other fees & charges					
Tax collector	1,962	891	1,071	1,962	1,962
Total other fees & charges	1,962	891	1,071	1,962	1,962
Total expenditures	48,318	44,110	4,208	48,318	48,368
Excess/(deficiency) of revenues over/(under) expenditures	(1,236)	426	(1,662)	(1,236)	(1,286)
Beginning fund balance (unaudited)	69,469	73,477	73,903	73,477	72,241
Ending fund balance (projected)	<u>\$ 68,233</u>	<u>\$ 73,903</u>	<u>\$ 72,241</u>	<u>\$ 72,241</u>	<u>70,955</u>
Use of fund balance:					
Debt service reserve account balance (required)					(10,000)
Principal payment expense - November 1, 2020					(43,131)
Interest expense - November 1, 2020					(2,138)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 15,686</u>

CORY LAKES
 Community Development District
 Series 2017 Note
 \$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	41,130.95	4.860%	3,137.30	44,268.25
05/01/2020	-		2,137.82	2,137.82
11/01/2020	43,130.95	4.860%	2,137.82	45,268.77
05/01/2021	-		1,089.74	1,089.74
11/01/2021	44,845.25	4.860%	1,089.74	45,934.99
Total	\$129,107.15		\$9,592.43	\$138,699.58

* The rate on the Series 2017 Note changed as of 01/01/2018 to 4.86% from 4.00% due to tax law changes

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND BUDGET - ENTRANCE ENHANCEMENT
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: all residents	\$ 157,608				\$ 157,608
Allowable discounts (4%)	(6,304)				(6,304)
Assessment levy - net	151,304	\$ 143,449	\$ 7,855	\$ 151,304	151,304
Total revenues	151,304	143,449	7,855	151,304	151,304
EXPENDITURES					
Capital outlay	145,000	27,125	117,875	145,000	145,000
Tax collector	6,304	2,869	3,435	6,304	6,304
Total expenditures	151,304	29,994	121,310	151,304	151,304
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	-	113,455	(113,455)	-	-
Fund balance - beginning (unaudited)	-	3,447	116,902	3,447	3,447
Fund balance - ending (projected)	-	3,447	116,902	3,447	3,447
Unassigned	-	3,447	116,902	3,447	3,447
Fund balance - ending	\$ -	\$ 116,902	\$ 3,447	\$ 3,447	\$ 3,447

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FISCAL YEAR 2020**

FY 2019 Assessments

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$46.33
O&M	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,850.00	\$328.35	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.0 96AB	12	\$4,086.96	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,850.00	\$328.35	\$0.00
3	91	\$0.00	\$1,129.60	\$0.00	\$1,925.00	\$164.18	\$0.00
4	76	\$0.00	\$472.64	\$0.00	\$1,925.00	\$164.18	\$0.00
5	249	\$0.00	\$1,602.22	\$0.00	\$1,925.00	\$164.18	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
7	115	\$0.00	\$0.00	\$968.28	\$1,925.00	\$164.18	\$0.00
	1,024						

FY 2020 Proposed Assessments

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$46.33
O&M	41	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,802.92	\$328.35	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,802.92	\$328.35	\$0.00
3	90	\$0.00	\$1,141.21	\$0.00	\$1,901.46	\$164.18	\$0.00
4	75	\$0.00	\$477.50	\$0.00	\$1,901.46	\$164.18	\$0.00
5	247	\$0.00	\$1,618.69	\$0.00	\$1,901.46	\$164.18	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
7	115	\$0.00	\$0.00	\$956.47	\$1,901.46	\$164.18	\$0.00
	1,024						

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various capital projects and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the capital projects provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such capital projects is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments to fund the Districts Capital Projects Fund budget in the amount set forth in the Adopted Budget; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cory Lakes Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the capital projects as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment to fund the District's Capital Projects Fund budget is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments to fund the District's Capital Projects Fund budget, imposed and levied by this Resolution, shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the Capital Projects Fund special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit "A"

Exhibit "B"

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

8

From: [Chuck Adams](#)
To: [Daphne Gillyard](#); [Debbie Tudor](#)
Subject: FW: turn lane extension/diagram
Date: Wednesday, July 31, 2019 8:29:22 AM
Attachments: [image001.png](#)
[Morris Bridge Road at Corey Lake Boulevard.pdf](#)
[Morris Bridge Road at Corey Lake Boulevard.docx](#)

Good morning

Please add this email and attachments to the August 15th Cory Lakes agenda

thanks

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

From: Sudhir Shah <sidofcorylakecdd@gmail.com>
Sent: Tuesday, July 30, 2019 9:25 PM
To: Chuck Adams <adamsc@whhassociates.com>; John Hall <clcdfm@corylakescdd.net>
Subject: Fwd: turn lane extension/diagram

Chuck,

I would appreciate it if you could put it on next meeting agenda.

Thank you.

Sudhir (Sid) Shah

----- Forwarded message -----

From: <sudhirkshah@aol.com>
Date: Tue, Jul 30, 2019 at 9:19 PM
Subject: Fwd: turn lane extension/diagram
To: <sidofcorylakecdd@gmail.com>

-----Original Message-----

From: Denney, Eric <DenneyE@hillsboroughcounty.org>
To: sudhirkshah@aol.com <sudhirkshah@aol.com>
Sent: Tue, Jul 30, 2019 11:05 am
Subject: turn lane extension/diagram

Sudhir,

As promised, attached are electronic copies of the diagrams I provided to you this morning. I'll hold off until I hear again from you after you've had the chance to share with your community.

Best,

Eric Denney

Legislative Aide to

Commissioner Ken Hagan – District 2

P: (813) 272-5452

F: (813) 272-7047

E: denney@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



SCALE: 1" = 60'

ROADWAY CRITERIA

- MORRIS BRIDGE ROAD = 45MPH
- ROADWAY WIDTH = 44 FEET (INCLUDES 2 - 4 FT. BIKE LANES)
- UNSIGNALIZED - MORRIS BRIDGE ROAD / COREY LAKE BOULEVARD
- TURN BAY = 250' MIN. (LENGTH INCLUDED WITH TAPER) + 100' (STORAGE)

LEGEND
 ✂ - GRIND OUT MARKING

- OPTION 1**
- GRINDING OUT EXISTING PAVEMENT MARKINGS
 GRINDING WILL LEAVE THE PAVEMENT MARKINGS SCARRED AND WILL NOT CLEARLY REMOVE THE MARKINGS
 - PLACE NEW THERMOPLASTIC PAVEMENT MARKINGS
 - COST APPROX. \$5,000 - BY OPERATIONS
 - TIME TO COMPLETE - 3 DAYS
 - RESURFACING COMPLETED 2 YEARS AGO

Morris Bridge Road at Corey Lake Boulevard

REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

PREPARED BY:
TECHNICAL SERVICES DIVISION



ENGINEERING & OPERATIONS DEPARTMENT
 601 E. KENNEDY BLVD., TAMPA, FL 33602
 P.O. BOX 1110, TAMPA, FL 33601
 (813) 272-5912

DESCRIPTION	NAME	DATE	APPROVED BY
DESIGNED BY:	MIKE ICK, P.E.	07/19	MICHAEL B. ICK, P.E. Lic. No. 51930
DRAWN BY:	MIKE McCELLAND	07/19	
CHECKED BY:	MIKE ICK, P.E.	07/19	
SUPERVISED BY:	MICHAEL B. ICK, P.E.		

OPTION 1		PROJECT NO.	Sheet NO.
MORRIS BRIDGE ROAD		N/A	



CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9

CORY LAKES CDD

Non-Resident Immediate Family Member and Caregiver Bar Code Policy

The CDD operates and maintains an Access Control program which includes a bar code access system which has been established for resident use and to expedite access into the community. This Policy is intended to allow for the purchase and use of bar codes for Non-Resident Immediate Family Members and Caregivers.

- 1) Under this policy the definition of a Non-resident Immediate Family Member shall be a mother, father, brother, sister or child of a resident owner or renter of record within the community of Cory Lakes.
- 2) Under this policy the definition of a Non-resident Caregiver is any licensed/registered caregiver or employee of licensed/registered caregiver that is providing long-term in-home care to a resident owner or renter within the community of Cory Lakes.
- 3) The registration and renewal of a qualified Non-resident Immediate Family Member or Caregiver must be completed by the resident owner or renter of record within the community of Cory Lakes and in person at the Beach Club Administrative offices.
- 4) The barcodes shall have an initial term not to exceed one year and in the case of a resident renter, the barcode term shall not exceed the term of the resident rental agreement.
- 5) The fees for the barcodes shall be \$25 for the first year or fraction thereof; \$10 for each subsequent year or fraction thereof and \$20 for a replacement. Fees are payable by credit card only and a credit card processing fee will be added at the time of payment.
- 6) District may revoke or suspend any Non-resident Immediate Family Member or Caregiver barcode at anytime and with no requirement to return any fees or portion thereof, for user's failure to follow CDD policies/regulations or traffic laws (including posted speed limits) while within the Cory Lakes Community.

Effective Date _____

Statutory Authority Chapter 190.011 Florida Statutes

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10A

Grid 254 - July Corys Lake Tampa Police, State Trooper Call Event Report & CDD/POA Infractions

7/31/2019 18:45	10847 BARBADOS ISLE DR	NATURE UNKNOWN	254
7/31/2019 18:28	10503 BERMUDA ISLE DR	DOMESTIC DISPUTE	254
7/31/2019 17:32	10427 CANARY ISLE DR	RESID/COMMERIAL ALARM	254
7/28/2019 6:49	18002 MALAKAI ISLE DR	INFORMATION	254
7/27/2019 2:22	10553 CORY LAKE DR	BUILDING CHECK	254
7/27/2019 2:05	10553 CORY LAKE DR	RESID/COMMERIAL ALARM	254
7/26/2019 13:21	10539 CORY LAKE DR	INFORMATION	254
7/25/2019 4:42	CORY LAKE DR / MARTINIQUE ISLE DR	INFORMATION	254
7/24/2019 12:42	10749 CORY LAKE DR	MISDEMEANOR	254
7/23/2019 23:58	18054 JAVA ISLE DR	RESID/COMMERIAL ALARM	254
7/22/2019 12:57	12001 CORY LAKE BL	INFORMATION	254
7/20/2019 7:28	17911 BIMINI ISLE CT	RESID/COMMERIAL ALARM	254
7/19/2019 17:18	CORY LAKE BL / CAPRI ISLE LN	NATURE UNKNOWN	254
7/18/2019 16:59	10537 MARTINIQUE ISLE DR	FELONY	254
7/18/2019 4:37	CORY LAKE DR / MARTINIQUE ISLE DR	INFORMATION	254
7/18/2019 4:35	CORY LAKE DR / MARTINIQUE ISLE DR	INFORMATION	254
7/17/2019 10:49	10509 MARTINIQUE ISLE DR	INFORMATION	254
7/17/2019 8:10	10816 BARBADOS ISLE DR	DOMESTIC DISPUTE	254
7/17/2019 0:54	10441 CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
7/11/2019 18:41	18043 COZUMEL ISLE DR	NATURE UNKNOWN	254
7/10/2019 23:01	10749 CORY LAKE DR	DISTURBANCE	254
7/8/2019 13:56	GRID ONLY	AIDED CASE	254
7/8/2019 12:28	18014 LANAI ISLE DR	LOST/FOUND PROPERTY	254
7/8/2019 8:01	17804 CANARY POINT LN	RESID/COMMERIAL ALARM	254
7/7/2019 15:46	18019 MALAKAI ISLE DR	PARKING VIOLATION	254
7/6/2019 21:43	18016 COZUMEL ISLE DR	INFORMATION	254
7/6/2019 21:26	10852 BARBADOS ISLE DR	DISTURBANCE	254
7/6/2019 10:04	10931 CORY LAKE DR	FOLLOW UP INVESTIGATION	254
7/6/2019 8:28	10868 CORY LAKE DR	INFORMATION	254
7/5/2019 21:08	10446 CANARY ISLE DR	RESID/COMMERIAL ALARM	254

7/5/2019 12:09	10519 BERMUDA ISLE DR	RESID/COMMERIAL ALARM	254
7/5/2019 9:03	18034 JAVA ISLE DR	RESID/COMMERIAL ALARM	254
7/5/2019 8:09	12001 CORY LAKE BL	SUSPICIOUS PERSON	254
7/4/2019 20:47	CORY LAKE DR / COZUMEL ISLE DR	VEHICLE STOP/TRAFFIC	254

Legent Colors: Sames Addresses/Incidents

Events	Total
Building Check - Beach Club:	1
Similar Residential/Commercial Alarm:	8
Traffic Crash:	0
Vehicle Stop/Traffic:	2
Building Check- Residents/Non-Beachclub:	0
Suspicious Vehicles/Person/Prowler:	1
Nacotics Law (Drugs):	0
Domestic Dispute:	1
Assauly & Battery	0
Nature Unknown:	3
Offenses Against Family	0
Vandalism/Disturbance/Theft/Criminal Mischief:	2
Misc:	13
Parking Violations:	1
Role Call:	0
Fire:	0
Misdemenor/Felony:	2
TOTAL	34

July Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
26	11	4	41

July Cory Lakes POA/CDD Radar Report

Number of POA Speeding Events vs Residents	Number of CDD Speeding Events vs Residents
5 / No Data	11 / 9

Cory Lake Isles



Tips for School Bus Riders:

School officials, bus operators, parents, and students themselves are all responsible for ensuring that school bus



riders follow these safety tips:

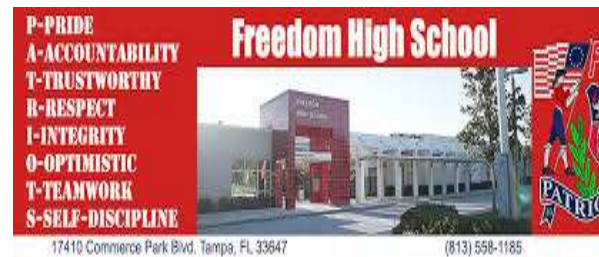
At the bus stop:

- Students and parents are responsible for safety and proper behavior going to and from the stop and while waiting for the

bus. Respect others and no shoving or horse playing.

- Students must stand off the roadway while waiting.
- Parents and guardians must not stop, stand or park their vehicles within **20 feet** of a crosswalk at an intersection.
- Parents and Guardians must not stop their vehicles within **30 feet** upon the approach to any flashing signal, stop sign.
- Students must arrive at the bus stop at least five minutes prior to the scheduled pickup time.

Students must wait for and get off the bus only at approved stop locations.



Did you know that the familiar yellow school bus is the safest way to and from school? Each year approximately 500 school-age children are killed in the United States during school transportation hours while using other modes of transportation. Only about

two percent of the total deaths occur in or around school buses.



Tips for Parent Drivers and Teen Drivers:

To reduce energy usage, pollution, and traffic congestion in neighborhoods, consider walking or bicycling with your children or having them take the school bus. If you need to drive, follow these safety tips:

- When picking up children in the afternoon don't arrive too early and hinder the movement of traffic in the neighborhood around the school.

- Wait in a single line and leave enough room so an emergency response vehicle would be able to get through.
- Don't block driveways, sidewalks, mailboxes, disabled parking spaces, or fire hydrants, and don't park on lawns. □ Don't block access to or the view from side streets.
- Don't back out onto any street from the school parking lot or from a side street.
- Try to arrange your drop off/pickup time after the peak rush hour and use designated loading and unloading areas.
- Always heed signs and the directions of school and law enforcement officials.
- Always obey posted speed limits and other traffic laws.
- Act as you would want people to act if it were your neighborhood.
- Be patient & understand that walkers, bicyclists, and school buses are trying to exit the school. □ Always ensure that you and your passengers buckle up.
- Never talk on a cell phone, text, or engage in other distractions while driving.



Did you know that young drivers, ages 15- to 20-years old, are especially vulnerable to death and injury on our roadways? Traffic crashes are the leading cause of death for teenagers in America. Mile for mile, teenagers are involved in three times as many fatal crashes as all other drivers. Most of the fatalities involving young drivers are the young drivers themselves and their passengers.



If you want more information on staying safe between home and school, check out these websites:

Florida Department of Highway Safety and Motor Vehicles.

(FDHSMV; licensing and teen drivers)

www.hsmv.state.fl.us

Florida State Statutes

<https://www.flsenate.gov/Laws/Statutes/2011/316.1945>

Safe Routes to School Florida

http://www.dot.state.fl.us/Safety/SRTS_files/SRTS.shtm

Safe Kids USA

<http://www.usa.safekids.org/>

Between Home & School:

- Always stay away from the 10 foot “danger zone” around the bus, except when you are directed by the driver to get on or off the bus.
- NEVER pick up an object that you drop under or near the bus. Ask the driver for help.
- Always be sure the driver can see you.
- Make sure clothing and backpacks have no loose drawstrings or long straps that could catch in the handrail or bus door.
- When you see the bus coming, stand at the stop and wait for the bus to come to a complete stop.
- Always wait for the driver to signal that it is safe to cross the road and/or load into the bus.
- When crossing a traffic lane, always look left, right, then left again; cross only if approaching traffic has stopped.
- Never walk behind the bus or along the side of the bus.
- Always follow the driver’s directions.



- Never distract the driver from driving unless there is immediate danger to you or others.
- Remain seated and keep the aisles clear.
- Eating, drinking, and chewing gum are prohibited.
- Never bring unsafe or unauthorized items into the bus.
- Always wear your seat belt if you have one.
- Always keep your arms, legs, and head inside the bus.
- Always show respect for your fellow students.

The Student Code of Conduct applies in the bus as well as in the classroom.





Disaster Preparedness and CERT – Community Emergency Response Team

Training Title: Knowing Your Community Response Procedures and Knowing How To Protect Your Family In A Disaster/Emergency Event.

Date: September 9th.

Time: 7:00 p.m.

Location: Beach Club

Presented By: Hillsborough County CERT Program and Office of Emergency Management

Interested in attending? Please RSVP: sheryl@corylakenw.com

Are you prepared for an emergency? What will you do if all of New Tampa, suffers the effects of a severe storm or hurricane? What happens to you and your family if we lose power? What would you do if you cannot leave, and if first responders cannot enter, due to the roads being impassable?

Please consider taking either a Disaster Preparedness or CERT training. The Community Emergency Response Team (CERT) is a program that trains citizens to be prepared for and respond to emergencies that may arise in their community. In the event of a major disaster such as a hurricane, emergency services personnel can initially become overwhelmed leaving citizens on their own. CERT training enables citizens to help themselves and their neighbors by applying basic response and organizational skills during an emergency. CERT members can also serve as first responders to an emergency until professional emergency services arrive.

For more information on CERT: <https://www.ready.gov/community-emergency-response-team>

For more information on the Greater Tampa CERT: <https://www.tampagov.net/emergency-management/programs/greater-tampa-cert>

For the Neighbors helping Neighbors program: <https://www.ready.gov/neighbors>

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11Ai

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on July 18, 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	Chair
Sudhir (Sid) Shah	Vice Chair
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
Tim Gay	Blue Wave lighting LLC
A. J. Forbes	Resident, Security Committee Member
Parag Shah	Resident
Harry Ramphal	Resident/POA President
Dr. Anoop Reddy	Resident

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, Resolution 2019-05, Adopting a Policy Regarding Parking and Towing on District Owned Property; Designating Authorized Representatives to Work With Towing Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing for Conflicts an Severability; and Providing an Effective Date, was adopted.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, authorizing a \$15,000 upgrade to 114 lights and allow vendor to keep original proposed/installed lights that are being upgraded, was approved.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, as amended, was adopted.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the June 20, 2019 Board of Supervisors Summary of Motions, Staff Directives and Regular Meeting Minutes, as amended, the July 1, 2019 Security Committee Meeting Minutes, as amended, and the July 2, 2019 to July 16, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

1 1 A i i

CORY LAKES CDD
July 18, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Mr. Hall to inform Mr. Gay of the Board's decision regarding the uplighting project.
- Mr. Hall to contact DTE Management to convey that the landscaping is behind schedule and remind Mr. Nowotney that a status report is due at the August meeting.
- Per Mr. Castillo, Staff to look into organizing a "Recycle/shredding Day" project in the community.

Office Manager

- Per Mr. Castillo, Ms. Darby to create "No Parking as of September 1" flyers for the Security Committee prior to August 12th.

District Engineer

District Counsel

District Manager

- Mr. Adams to draft a short bar code policy and present it at the next meeting.
- Mr. Adams to forward a draft copy of the demand letter to Republic Services to each Board Member individually and provide a hard timeframe to submit any comments prior to finalization.

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 July 18, 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 | Chair |
| Sudhir (Sid) Shah | Vice Chair |
| Sheila Haque | Assistant Secretary |
| David Burman | Assistant Secretary |
| Bob Woodards | Assistant Secretary |

Also present were:

- | | |
|-----------------|-------------------------------------|
| Chuck Adams | District Manager |
| John Hall | Facilities Manager |
| Wendy Darby | Office Administrator |
| Amanda Schewe | Office Administrator's Assistant |
| Tim Gay | Blue Wave lighting LLC |
| A. J. Forbes | Resident, Security Committee Member |
| Parag Shah | Resident |
| Harry Ramphal | Resident/POA President |
| Dr. Anoop Reddy | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

There being no other Supervisors' opening comments, the next item followed.

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

41 **FOURTH ORDER OF BUSINESS**

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

42

43

44 Mr. Parag Shah, a resident, asked Mr. Burman if he filed a civil suit on the community
45 regarding the POA election and questioned the motives for the lawsuit. Mr. Adams stated
46 comments and discussions must be limited to CDD business and that was not a CDD-related
47 matter. Mr. Burman stated he filed an arbitration claim, not a lawsuit; the fact that the POA is
48 not accepting the arbitration was what is costing the POA so much money.

49 Mr. Harry Ramphal, a resident and POA President, stated that there is a wait for
50 residents to use some of the gym equipment and residents cannot fully enjoy the amenities
51 that they pay for, which caused some to purchase gym memberships elsewhere even when it
52 would be more convenient to use the community gym. He felt that the gym should be
53 expanded. Regarding the POA, questions about POA processes should be emailed to Cody.

54 Dr. Anoop Reddy, a resident, requested that Board Members consider changing
55 committee meetings from days to evenings, so that he and other residents that work during the
56 day could participate. He previously volunteered to serve on the LAF Committee but had not
57 received a response. Mr. Shah stated this item would be discussed later in the meeting. Mr.
58 Shah asked if there was a restriction on committee members for LAF and Spirit Committees.
59 Mr. Adams stated there is no restriction on the number of members or on meeting times; the
60 CDD Board has the latitude to set the rules of the subcommittees, as it is the governing Board.

61

62 **FIFTH ORDER OF BUSINESS**

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

63

64

65 Mr. Shah discussed the ongoing issues with Republic Services (RS) and pending
66 settlement to repair road damage due to the recent leak. Mr. Adams stated Special Counsel is
67 preparing a demand letter that would probably be mailed early next week. He would forward
68 the draft letter to each Board Member, setting a hard deadline to submit their comments.

69 **▪ Continued Discussion: Landscape Uplighting Project**

70 **This item, previously the Ninth Order of Business, was presented out of order.**

71 Mr. Tim Gay, of Blue Wave Lighting LLC (BWL), recapped the presentation he made at
72 the previous meeting, highlighting the following:

73 ➤ Community feedback was that the previously-installed landscape lighting was not bright
74 enough. There are competing lamps and a glare up and down the main drive. It was
75 determined that an upgrade is necessary.

76 ➤ It would be very costly to significantly upgrade the lights from the original scope to new,
77 commercial LED lights but a discount from the vendor was obtained.

78 ➤ If the budget was no concern, he recommended installing 114 lights; two lights per tree.
79 If the budget was a concern, he recommended to installing new lights in a few trees at the front
80 or Cross Creek entrance, instead of the back entrance on the Morris Bridge side.

81 Mr. Shah stated both sides were at fault for not anticipating the final results; the Board
82 already approved an additional \$15,000. He asked Mr. Gay how much was needed. Mr. Gay
83 stated the \$27,000 was for 114 lights. The recommended lights are 15-watt output, for 30
84 watts per tree and part of the price includes the transformers, additional wiring and
85 connectors. Based on the \$27,000, the difference was \$12,000. With the Board’s decision to
86 keep and repurpose the unused lights, which is \$10,000 of product, he would be taking a
87 \$12,000 loss, which does not make sense as he has the equity in the lights to make up the
88 difference. Mr. Adams stated the Board would relinquish the extra lights to Mr. Gay, facilitate a
89 change order switching the old lights for the new lights, plus a \$15,000 addendum to the
90 contract. Mr. Shah asked about the unspent amount, in terms of uncompleted work. Mr. Gay
91 stated that 20 lights still need to be installed and all the trenching was completed. Mr. Shah
92 stated the Board previously approved and paid a certain amount, which was exceeded and
93 must now use another \$12,000 from the reserves. He stated a decision would be made later in
94 the meeting and Mr. Hall would inform Mr. Gay of the Board’s decision.

95

96 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05,
Adopting a Policy Regarding Parking and
Towing on District Owned Property;
Designating Authorized Representatives to
Work With Towing Operators; Authorizing
the Engagement of an Authorized Towing
Operator; Providing for Conflicts an
Severability; and Providing and Effective
Date**

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Mr. Adams presented Resolution 2019-05.g Exhibit A related to the parking restrictions
and Towing Authorization Agreement. At the previous meeting, an incident was raised as

108 something the Board wanted to address specifically under the policy, namely parking within a
 109 right-of-way (ROW), in which there is an easement over private property. District Counsel
 110 drafted the policy, which allows the CDD to tow when properly noticed in any CDD-owned
 111 areas. The same policy was drafted for other CDDs that Mr. Babbar represents and is
 112 acceptable to the towing companies. Mr. Adams stated one of the vendors on the list used by
 113 the County and the City would be chosen to enter into a towing agreement with.

114 **Mr. Castillo arrived at the meeting at 6:50 p.m.**

115 Discussion ensued regarding enforcement, the POA, parking on the grass, training
 116 security guards, creating a map to attach to the resolution, educating residents and how to roll
 117 out the parking policy etc.

118
 119 **On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor,**
 120 **Resolution 2019-05, Adopting a Policy Regarding Parking and Towing on**
 121 **District Owned Property; Designating Authorized Representatives to Work**
 122 **With Towing Operators; Authorizing the Engagement of an Authorized Towing**
 123 **Operator; Providing for Conflicts and Severability; and Providing an Effective**
 124 **Date, was adopted.**

125
 126
 127 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fee/Attendance for
 Small Activities Such as Zumba**

128
 129
 130 Mr. Adams stated that more feedback is required regarding the Zumba program and
 131 how it should be addressed. Mr. Shah stated the target is not Zumba, per se; every instructor
 132 should be treated equally. Staff approved the Zumba classes and he did not want them to say
 133 “yes” to Zumba and “no” to other outside contractors. Currently, the Zumba instructor is
 134 running her business out of the CDD’s facilities and is not offering her services free to residents.
 135 If, in the future, another instructor informs the Board that they signed up 25 residents and want
 136 to hold a weekly caucus, earning \$500 per session, the Board should consider if this is
 137 allowable. The Board and Staff discussed Zumba attendance, developing a five-step policy,
 138 charging an instructors’ fee, the tennis instructor and entering into an agreement to advertise
 139 in the Islander Magazine. Mr. Adams suggested, going forward, as programs are proposed,
 140 potential instructors should be advised to develop an outline for the Board’s consideration of
 141 the program and determine any special conditions. Mr. Shah felt that it was unfair that the
 142 Zumba instructor has free use of the facilities and free advertising in the Islander, without

143 Board approval, but new contractors must come before the Board. Mr. Adams read Paragraph
144 30 of the CDD Policy into the record:

145 "District Staff reserves the right to authorize all programs and activities including the
146 number of participants, equipment and supplies, usage, facility reservations, etc., at all amenity
147 facilities except usage fees established by the Board. District Staff also has the right to authorize
148 management-sponsored events and programs to better serve patrons and to reserve any
149 amenity facilities for said events (if the schedule permits) and to collect revenue for those
150 services provided, this includes but is not limited to various athletic events and programs,
151 children’s programs and social events etc."

152 Mr. Adams stated that policy absolves the Board from managing day-to-day decisions,
153 leaving the discretion to Staff to approve programs and bring it to the Board.

154

155 **EIGHTH ORDER OF BUSINESS** **Continued Discussion: Bar Code**
156 **Distribution/Fees for Regular Visitors**

157

158 Ms. Haque proposed issuing bar codes to regular visitors, such as immediate family
159 members and caregivers, for one year. Mr. Adams stated the term is one-year, renewable each
160 year, based on the fee. Discussion ensued regarding residents signing up at the annual
161 Christmas party, the fee structure, a user convenience fee, recurrent credit card payments,
162 transaction fees, fingerprints, etc. Mr. Castillo stated it would cost \$25 for the initial setup, \$10
163 for a renewal and \$20 for a replacement; invoices would be sent electronically through Square.
164 Ms. Darby stated invoices could be mailed 30 days in advance of the annual expiration dates.
165 Mr. Adams would draft a bar code policy and present it at the next meeting.

166

167 **NINTH ORDER OF BUSINESS** **Continued Discussion: Landscape**
168 **Uplighting Project**

169

170 Mr. Shah stated that Mr. Gay informed the Board that he would sustain a loss if he does
171 not receive \$12,000 more; the CDD must pay him \$12,000 or return the lights. Mr. Adams
172 stated it would be best to return the lights and execute a change order to the agreement, which
173 includes an upgrade to 114 lights and \$15,000. Mr. Shah stated that a decision was pending a
174 discussion by the full Board. Ms. Haque questioned the necessity for the upgrade if the change
175 is not visible to motorists. Discussion ensued regarding the visibility, illumination of the canopy

176 as opposed to the tree trunks, streetlights being drowned out by the uprights, Arbor Green’s
177 uprights, TECO lights, etc. Mr. Castillo stated that the difference would be visible, with the extra
178 lumens in the upgraded lighting.

179

180 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor,**
181 **authorizing the \$15,000 upgrade to 114 lights and allowing the vendor to keep**
182 **the original lights that are being upgraded, was approved.**

183

184

185 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-06,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2019/2020 and Providing for an Effective
Date**

186

187

188

189

190

191

192 Mr. Adams presented Resolution 2019-06. The following change was made:

193

DATE: Change “December 19, 2019” to “December 12, 2019”

194

195 **On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor,**
196 **Resolution 2019-06, Designating Dates, Times and Locations for Regular**
197 **Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020**
198 **and Providing for an Effective Date, as amended, was adopted.**

199

200

201 **ELEVENTH ORDER OF BUSINESS**

Committee Reports

202

203 **A. Security**

204 Mr. Forbes reported the following:

205

➤ The Committee discussed improving safety conditions at community school bus stops.

206

➤ Safety flyers would be distributed as a reminder that school opens August 12th.

207

➤ Residents would be asked to park elsewhere to allow school buses in and out.

208

Discussion ensued regarding the parking issue, signage, flyers, speeders, speed humps

209

and the TPD. Ms. Darby would create and print 50 flyers for the Committee by August 12.

210

210 **B. Landscape Aquascape Facilities**

211 There being no report, the next item followed.

212

212 **C. Spirit Committee**

213 There being no report, the next item followed.

214 TWELFTH ORDER OF BUSINESS

Approval of Minutes

215

216 **A. Board of Supervisors: June 20, 2019**217 **i. Summary of Motions**

218 Delete Bob Woodards – Assistant Secretary

219 Insert “Dr.” before “Anoop Reddy”

220 **ii. Staff Directives**221 **iii. Regular Meeting**

222 Line 26 and throughout: Insert “Dr.” before “Anoop Reddy”

223 Mr. Burman stated, at the end of the last meeting, the POA President and his attorney
 224 suggested that he resign at the next joint meeting of the POA and the CDD, and asked Mr.
 225 Adams to include District Counsel’s response in tonight’s minutes.

226 Mr. Adams stated, for the record, that District Counsel’s response was that Mr. Burman,
 227 as a private citizen, can certainly take action against another entity, in this case the POA, and
 228 would not lose any rights and privileges as a CDD Board Member and is not required to abstain
 229 from any joint meeting between the CDD and the POA, as was being suggested. In response to
 230 Mr. Woodards’ question, Mr. Adam confirmed that it was legal for Mr. Parag Shah to record the
 231 exchange between him and Mr. Burman during public comments and explained that recordings
 232 are legally required and phone recordings are permitted in public meetings.

233 **B. Security Committee: July 1, 2019**

234 Page 3, Sixth Order of Business: Insert “reportable” before “speeders” and delete “over
 235 40 MPH”

236 **C. Sunshine Board Online Workshop: July 2, 2019 to July 16, 2019 (to be provided under
 237 separate cover)**

238 **D. Other**

239

240 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the**
 241 **June 20, 2019 Board of Supervisors Summary of Motions, Staff Directives and**
 242 **Regular Meeting Minutes, as amended, the July 1, 2019 Security Committee**
 243 **Meeting Minutes, as amended, and the July 2, 2019 to July 16, 2019 Sunshine**
 244 **Board Online Workshop Minutes, as presented, were approved.**

245

246

247 **THIRTEENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
 Statements as of May 31, 2019

248

249 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2019. The
250 financials were accepted.

251

252 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

253

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

255 Mr. Adams stated that Mr. Chang secured another proposal for the architectural
256 services, which was twice the amount of the original proposal. A third proposal would be
257 presented at the next meeting.

258 Mr. Hall stated the County published its findings from a survey and, based on the
259 survey, the County will not extend the turn lane into Cory Lakes, as per the Board's request.
260 Receipt of sidewalk signage that would read "Approaching Cory Lakes" was pending, as well as
261 a few other proposals from various contractors.

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

263 Ms. Darby presented the Office Administrator & Events, Graphics & Community
264 Relations Monthly Report. She highlighted the following items:

- 265 ➤ 12 homeowners and five renters attended the new resident mixer yesterday evening.
- 266 ➤ Tickets for Casino Night event will go on sale starting August 1, 2019.

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

268 Mr. Hall presented the Facilities Manager Activity Report and highlighted the following:

- 269 ➤ Down to Earth Landscaping (DTE) was behind schedule on everything, especially tree
270 trimming and weed pulling; there are a number of mismanagement issues.

271 Mr. Adams suggested that Mr. Hall contact Mr. Nowotney to report his findings, that a
272 number of landscaping projects are behind schedule and convey the sense of urgency, as well
273 as remind him that a status report is due at the August meeting. Discussion ensued.

- 274 ➤ Mr. Hall was pursuing pricing for bollards for the parking area.

275 Discussion ensued regarding mulch, lava rocks, dead palm tree removal, the POA,
276 organizing a Recycle/Shredding Day project and bulk pickup.

277 In response to Mr. Shah's question regarding the road improvement project, Mr. Hall
278 stated, aside from one contractor, there were no new estimates.

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

- 280 • **UPCOMING MEETINGS**

281 ○ **August 15, 2019 at 6:00 P.M.**

282 ○ **September 19, 2019 at 6:00 P.M.**

283 The next meetings will be held on August 15 and September 19, 2019 at 6:00 p.m.

284

285 **FIFTEENTH ORDER OF BUSINESS**

Other Business

286

287 Mr. Burman stated that last week the City Council and USF met to discuss issues relating
288 to Tampa, such as the number of local businesses that are going out of business or relocating
289 elsewhere, deciding on a monument symbolic of Tampa and a New Tampa holiday parade.

290 Mr. Woodards requested an update on the gym. Mr. Adams stated the District Engineer
291 was pursuing a third proposal for architectural services and hoped to present it at the August
292 meeting. Per Mr. Castillo’s request, Mr. Adams gave an overview of the proposal from the first
293 architect. Discussion ensued regarding upgrade costs, scope of work, a potential start date and
294 the need for an assessment increase.

295 Mr. Shah initiated discussion regarding an anonymous email from Java requesting Board
296 Members take action regarding an illegally parked vehicle in the area. Mr. Adams responded
297 that a towing policy was recently enacted and the vehicle would be towed.

298 Discussion ensued regarding Dr. Reddy’s comment that residents are unable to attend
299 LAF and Spirit Committee meetings that meet in the daytime as opposed to evenings, changing
300 those meeting times and resident attendance. Ms. Haque stated, historically, people say they
301 want to participate but never attend.

302

303 **SIXTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

304

305 A new resident who recently relocated from New Mexico introduced himself.

306

307 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

308

309 There being no Supervisor’s requests, the next item followed.

310

311 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

312

313 There being no further business to discuss, the meeting adjourned at 9:42 p.m.

314
315
316
317
318
319
320
321

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

11B

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 5th August 2019 at 7:02 p.m.** at the Beach Club, 10441 Cory Lake Drive, Tampa Florida 33647.

Committee Members Presents: AJ Forbes (Chair), Sheryl Springer (Coordinator, Neighborhood Watch/Keep Tampa Bay Beautiful (KTBB) Team Leader), Erin Uhler (Event Coordinator), Michele Echols. and Brian Little (Security Affairs Coordinator. **Absent:** Jorge Castillo (Chair, CDD Board and CDD Security Liaison), Harry Ramphal (POA President & POA Security Liaison), Victoria Orr (Data Analysis), and Angela Delgatto.

First Order of Business: Call to Order: Attendance

There was one guests in attendance:

John Hall – CDD Facility Manager

Second Order of Business: Neighborhood Watch

- A community **School Bus Stop** meeting was held on August 5th @ 8:00 pm. Recruitment of resident volunteers to hand out Safety Brochures to parents and guardians at selected Bus Stops during the month of August. We will Start on August 12th with Capri and Java Bus Stops. Please refer to Florida State Statues:
<https://www.flsenate.gov/Laws/Statutes/2011/316.1945>.
(Attachment #1 – School Bus Stop Quad Safety Brochure)
- At the July 18th CDD Board Meeting, the Security Chair volunteered the services of the Neighborhood Watch Team to assist the Office Staff in finding a solution to increased safety concerned at the **Morris Bridge Gate area**. The increased hazard was created when parents and guardians used this area to drop off and pick up students during the school year.
 - The Board Recommended to have this transaction zone moved to the Beach Club. After numerous ongoing discussions between Office Staff, Gate Security and NW team, it was determined that this move would cause other safety concerns such as:
 1. Potential speeding back and forth to the Beach Club
 2. Unsupervised enforcement of the policy
 3. No police present to monitor driving behaviors
 4. Potential liability against the community
 - With no clear path to resolve this issue the NW team withdrew their support for this measure.
- **Clean-Up of Branchton Park** will take place on September 21st. More detail to follow.

Third Order of Business: Security Guard Report

- Continue to run the Contractors’ Work Hours on the Marquees and community email blast.
- Increased numbers of residents speeding on approaching the Cross Creek Gate and continuing speeding after entering the community.
 - **RECOMMEND** POA Staff to start Covenant Speed monitoring in this area during normal business hours.
 - **RECOMMEND** State Trooper or Tampa Police present between 5-9 p.m.

Forth Order of Business: Social Media/Welcome Packages

Our new on-line community’s Neighborhood Security Newsletter is always available for viewing at: <https://tinyurl.com/yakthtzs>

Fifth Order of Business: Monthly Tampa Police/State Trooper POA Report

The committee continues to monitor the City of Tampa online TPD Call for criminal/crime activities. (Attachment #2 – Grid 254 - July Cory Lake Tampa Police, State Trooper Call Event Report & CDD/POA Infractions).

- The August Islander continues to publish the Law Enforcement activities along with the POA/CDD Speed Infractions.

	Total TPD Call Events	Number of TPD Traffic Warnings/Tickets
July 2019	34	2
June 2019	20	0
May 2019	26	2
April 2019	28	6
March 2019	21	4
February 2019	12	2
January 2019	32	0
December 2018	31	6
November 2018	23	9
October 2018	25	8
September 2018	35	20
August 2018	36	19
July 2018	39	2

In July 2019 – The State Troopers also documented four (4) faulty equipment notices within their report for each of the months.

	Total State Trooper Traffic Call Events	Number of Trooper Traffic Tickets/Warnings	
July 2019	41	26	11
June 2019	42	23	15
May 2019	43	24	15

April 2019	44	24	16
March 2019	Awaiting Data	Awaiting Data	Awaiting Data
February 2019	44	18	23
January 2019	44	18	22
December 2018	37	15	22
November 2018	37	15	22
October 2018	42	15	19
September 2018	38	12	22
August 2018	49	17	23
July 2018	50	21	24

POA Speeding Infractions over **30 MPH**.

CDD Speeding Infractions over **40 MPH**.

	Total POA Speeding Infractions Report vs Residents Speed Infractions	Total CDD Speeding Infractions Report vs Residents Speed Infractions
July 2019	5 / Awaiting Data	11 / 9
June 2019	6 / No Data	8 / 8
May 2019	2 / No Data	2 / 2
April 2019	20 / 9	15 / 5
March 2019	49 / No Data	Awaiting Data
February 2019	59 / 9	Awaiting Data

Sixth Order of Business: Automobile Speeders within the Community

- Top speeder recorded was 57 MPH.
- Discussed the status of the Speed Radar/Camera which is being tested at an off-site location.
 - The result of the test will determine if this model is worthy of the community to purchase.

Seventh Order of Business: Open Forum/Final Thoughts

- Continued smoking of Marijuana in the vicinity of the recreational courts by teens.
 - Monitored by Facility Manager and Rover.
- The Security Committee is hosting a **Disaster Preparedness/Community Emergency Response Team (CERT)** presentation at the Beach Club. (**Attachment #3 – CERT Handout**).

Date: September 9th

Time: 7:00 p.m.

Last Order of Business:

Adjournment

8:00 p.m.

Next meeting is scheduled for Monday, 7th October 2019 at 7:00 p.m.

The Security Committee will forgo having meetings on the 3rd month of each quarter (**March, June, September and December**). Instead, the Neighborhood Watch Team will meet instead and host an unrecorded gathering. This gathering will be used to build community relations.

MINUTES 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

12

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 259,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,536
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	36,236	-	-	-	-	-	-	36,236
SunTrust - debit card	3,353	-	-	-	-	-	-	3,353
MMK account	669,224	-	-	-	-	60,463	-	729,687
Investments								
Revenue	-	105,209	121,902	65,426	-	-	-	292,537
Reserve	-	52,409	247,358	10,000	-	-	-	309,767
Prepayment	-	-	1,294	-	-	-	-	1,294
Construction	-	-	-	-	3,496	-	-	3,496
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	2,962	14,313	1,304	-	-	-	18,579
Deposits	23,156	-	-	-	-	-	-	23,156
Total assets	\$ 996,352	\$ 160,580	\$ 384,867	\$ 76,730	\$ 3,496	\$ -	\$ 60,463	\$ 1,682,488
LIABILITIES								
Liabilities:								
Accounts payable	\$ 5,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,101
Due to other funds								
Debt service fund - series 2013	2,962	-	-	-	-	-	-	2,962
Debt service fund - series 2013A-1	14,313	-	-	-	-	-	-	14,313
Debt service fund - 2017 note	1,304	-	-	-	-	-	-	1,304
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	24,003	-	-	-	-	-	-	24,003
FUND BALANCES								
Nonspendable								
Deposits	23,156	-	-	-	-	-	-	23,156
Restricted for:								
Debt service	-	160,580	384,867	76,730	-	-	-	622,177
Capital projects	-	-	-	-	3,496	-	60,463	63,959
Assigned								
3 months working capital	478,477	-	-	-	-	-	-	478,477
Unassigned	470,716	-	-	-	-	-	-	470,716
Total fund balances	972,349	160,580	384,867	76,730	3,496	-	60,463	1,658,485
Total liabilities and fund balances	\$ 996,352	\$ 160,580	\$ 384,867	\$ 76,730	\$ 3,496	\$ -	\$ 60,463	\$ 1,682,488

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 50,293	\$ 1,791,771	\$ 1,776,165	101%	\$ 1,332,124
Interest and miscellaneous	2,825	25,230	30,000	84%	22,500
Total revenues	<u>53,118</u>	<u>1,817,001</u>	<u>1,806,165</u>	101%	<u>1,354,624</u>
EXPENDITURES					
Administrative					
Supervisors	800	8,200	12,000	68%	9,000
Payroll services	52	480	600	80%	450
Payroll taxes - FICA	61	627	900	70%	675
Payroll taxes - unemployment	-	-	325	0%	244
District management	4,583	41,250	55,000	75%	41,250
Assessment roll preparation	417	3,750	5,000	75%	3,750
Bond amortization schedule fee	-	-	1,500	0%	1,125
Disclosure report	250	2,250	3,000	75%	2,250
Trustee	-	7,112	6,600	108%	4,950
Notes payable - Soave Group - DS	-	-	21,733	0%	16,300
Audit	2,900	6,400	6,400	100%	4,800
Arbitrage rebate calculation	-	-	2,500	0%	1,875
Legal - general counsel	455	4,795	5,000	96%	3,750
Engineering	-	3,953	10,000	40%	7,500
Insurance: general liability & public officials	-	29,545	29,000	102%	21,750
Insurance: worker's compensation	-	6,279	6,291	100%	4,718
Legal advertising and Sunshine Board	-	2,717	4,500	60%	3,375
Bank fees	109	1,036	1,500	69%	1,125
Credit card discount	11	103	200	52%	-
Dues & licenses	-	175	175	100%	131
Postage	219	1,601	1,500	107%	1,125
Office supplies	-	239	-	N/A	-
Tax collector	1,006	35,827	74,007	48%	55,505
Contingencies	-	-	500	0%	375
Total administrative	<u>10,863</u>	<u>156,339</u>	<u>248,231</u>	63%	<u>186,173</u>
Field operations					
Utilities					
Communication	2,294	22,463	17,500	128%	13,125
Website	-	-	600	0%	450
ADA website compliance	-	277	-	N/A	-
Streetlights	15,202	121,434	90,000	135%	67,500
Electricity	5,507	42,028	45,000	93%	33,750
Propane	-	321	400	80%	300
Water, sewer & irrigation	3,595	18,657	15,000	124%	11,250
Solid waste removal	550	5,936	6,200	96%	4,650
Sewer lift stations	150	2,180	2,500	87%	1,875
Total utilities	<u>27,298</u>	<u>213,296</u>	<u>177,200</u>	120%	<u>132,900</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 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	22,753	195,141	256,500	76%	192,375
Contractual virtual guard	2,941	60,566	77,500	78%	58,125
Off-duty policing	1,568	10,753	10,000	108%	7,500
Total security operations	<u>27,262</u>	<u>266,460</u>	<u>344,000</u>	77%	<u>258,000</u>
Field office administration					
Field manager	4,070	41,184	54,000	76%	40,500
Assistant field manager	1,152	6,027	13,000	46%	9,750
Office administrator	4,039	42,850	46,000	93%	34,500
Assistant office administrator	2,377	23,735	30,000	79%	22,500
Payroll taxes	1,066	9,438	13,500	70%	10,125
Seasonal decorations	-	43,700	43,700	100%	32,775
Beach club office equipment	132	2,751	3,400	81%	2,550
Beach club office supplies	2,025	5,147	3,000	172%	2,250
Beach club gym supplies	1,130	10,537	14,000	75%	10,500
Beach club gym equipment lease	1,276	11,487	-	N/A	-
Guard office equipment	-	263	2,000	13%	1,500
Guard office supplies	287	1,073	2,000	54%	1,500
Community events supplies	711	19,993	16,100	124%	12,075
Pool & beach club attendants	2,298	9,583	36,000	27%	27,000
Total field office administration	<u>20,563</u>	<u>227,768</u>	<u>276,700</u>	82%	<u>207,525</u>
Landscape maintenance					
Landscaping	30,768	312,156	424,000	74%	318,000
Street tree maintenance	-	-	40,000	0%	30,000
Beach sand	-	-	5,500	0%	4,125
Annuals & seasonal plant installation	-	5,237	5,000	105%	3,750
Plant replacement	-	9,913	40,000	25%	30,000
Sod replacement	-	7,544	7,500	101%	5,625
Well maintenance - irrigation	-	579	5,000	12%	3,750
Irrigation - maintenance	-	4,907	10,000	49%	7,500
Tree removal	-	5,927	25,000	24%	18,750
Lake & pond maintenance	3,625	33,125	52,000	64%	39,000
Total landscape maintenance	<u>34,393</u>	<u>379,388</u>	<u>614,000</u>	62%	<u>460,500</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 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	581	15,595	20,000	78%	15,000
Car and cart repairs and maintenance	193	6,125	6,000	102%	4,500
Rentals and leases	1,061	11,475	12,000	96%	9,000
Cleaning	1,984	12,494	16,000	78%	12,000
Pest control	300	1,500	2,300	65%	1,725
Security gate maintenance & repair	1,778	6,860	5,000	137%	3,750
Security gate maintenance & repair - cachet	276	1,082	2,000	54%	1,500
Monuments & signs	40	7,683	5,000	154%	3,750
Fountains	100	5,220	7,000	75%	5,250
Storm water drainage	-	-	20,000	0%	15,000
Recreation equipment maintenance & repair	225	21,356	15,000	142%	11,250
Building equipment maintenance & repair	4,641	21,796	15,000	145%	11,250
Pressure washing	-	4,430	5,000	89%	3,750
Paver, streets and sidewalk repairs, cleaning	2,700	83,404	75,000	111%	56,250
Clear & repair monument lanterns	-	-	1,500	0%	1,125
Commercial window cleaning	-	-	2,500	0%	1,875
Total facilities maintenance	<u>13,879</u>	<u>199,020</u>	<u>209,300</u>	95%	<u>156,975</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	14,970	22,900	65%	17,175
Pool repairs	1,890	5,190	12,000	43%	9,000
Pool heater utilities	406	9,602	9,000	107%	6,750
Pool permit	275	275	575	48%	431
Total facilities maintenance (pool)	<u>4,571</u>	<u>30,037</u>	<u>44,475</u>	68%	<u>33,356</u>
Total field operations	<u>127,966</u>	<u>1,315,969</u>	<u>1,665,675</u>	79%	<u>1,249,256</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>138,829</u>	<u>1,480,562</u>	<u>1,913,906</u>	77%	<u>1,435,430</u>
Excess/(deficiency) of revenues over/(under) expenditures	(85,711)	336,439	(107,741)		
Fund balance - beginning (unaudited)	<u>1,058,060</u>	<u>635,910</u>	<u>1,021,531</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477		
Unassigned	493,872	493,872	435,313		
Fund balance - ending	<u>\$ 972,349</u>	<u>\$ 972,349</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 JUNE 30, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 3,022	\$ 107,679	\$ 106,898	101%
Interest	263	2,147	-	N/A
Total revenues	<u>3,285</u>	<u>109,826</u>	<u>106,898</u>	103%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	77,444	77,444	100%
Total debt service	<u>-</u>	<u>102,444</u>	<u>102,444</u>	100%
Other fees & charges				
Tax collector	60	2,153	4,454	48%
Total other fees & charges	<u>60</u>	<u>2,153</u>	<u>4,454</u>	48%
Total expenditures	<u>60</u>	<u>104,597</u>	<u>106,898</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	3,225	5,229	-	
Fund balances - beginning	<u>157,355</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 160,580</u>	<u>\$ 160,580</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 JUNE 30, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 14,605	\$ 520,318	\$ 519,236	100%
Prepaid assessments - off roll	-	5,554	-	N/A
Interest	604	7,769	-	N/A
Total revenues	<u>15,209</u>	<u>533,641</u>	<u>519,236</u>	103%
EXPENDITURES				
Debt service				
Principal	-	435,000	435,000	100%
Principal prepayment	-	20,000	-	N/A
Interest	-	62,601	62,601	100%
Total debt service	<u>-</u>	<u>517,601</u>	<u>497,601</u>	104%
Other fees & charges				
Tax collector	<u>292</u>	<u>10,402</u>	<u>21,635</u>	48%
Total other fees & charges	<u>292</u>	<u>10,402</u>	<u>21,635</u>	48%
Total expenditures	<u>292</u>	<u>528,003</u>	<u>519,236</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	14,917	5,638	-	
Fund balances - beginning	<u>369,950</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 384,867</u>	<u>\$ 384,867</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 JUNE 30, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,331	\$ 47,421	\$ 47,082	101%
Total revenues	<u>1,331</u>	<u>47,421</u>	<u>47,082</u>	101%
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	27	949	1,962	48%
Total other fees & charges	<u>27</u>	<u>949</u>	<u>1,962</u>	48%
Total expenditures	<u>27</u>	<u>44,168</u>	<u>48,318</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	1,304	3,253	(1,236)	
Fund balances - beginning	75,426	73,477	69,469	
Fund balances - ending	<u>\$ 76,730</u>	<u>\$ 76,730</u>	<u>\$ 68,233</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED JUNE 30, 2019**

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 6	\$ 49
Total revenues	6	49
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6	49
Fund balance - beginning	3,490	3,447
Fund balance - ending	\$ 3,496	\$ 3,496

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2019
FOR THE PERIOD ENDED JUNE 30, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ 4,287	\$ 152,742	\$ 151,304	101%
Total revenues	<u>4,287</u>	<u>152,742</u>	<u>151,304</u>	101%
EXPENDITURES				
Capital outlay	-	89,225	145,000	62%
Tax collector	86	3,054	6,304	48%
Total expenditures	<u>86</u>	<u>92,279</u>	<u>151,304</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	4,201	60,463	-	
Fund balance - beginning	56,261	-	-	
Fund balance - ending	<u>\$ 60,462</u>	<u>\$ 60,463</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: August 15, 2019

Beach Club

- New Resident Mixer – 3rd Mixer of the year; although over 30+ invites were sent, there were 7 new residents in attendance. Six of the residents were new homeowners with one renter family in attendance. Table set up was in a classroom style so folks could write their own notes during the presentation. Haresh Ramphal, Anoop Reddy and Cody Glass from POA gave a presentation and remained to the end and mingled with new residents afterwards. AJ Forbes also spoke on behalf of Security Committee and remained throughout the presentation. After the presentation was complete, almost everyone stayed to mingle and get to know their neighbors especially when they realized they were on the same Isle. For the next Mixer, we will include table set-up for POA representatives, align the wording part of my presentation to the power point-realizing it's better to detail bullet points rather than read word for word.
- New Residents – processed over 17 new residents for July.

Pro-active projects

- Continued efforts to complete the Office Manual and adjust procedures as needed
- Hire 2 new pool attendants for the off-season/weekend coverage. The staff that was to continue after the season have found other jobs that will better fit their needs/availability. it will take time to find the right fit for the unique time niche of the pool needs for evening/weekend coverage.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Back to School Bash, Casino Night, Dive in Movie #2
- Created draft flyers for upcoming events: Rummage Sale, Fall Festival, Fishing Tournament

Events

Completed:

- **Dive in Movie (July 20, 2019 | sunset)**
How to Train Your Dragon: The Hidden World was show inside the Beach Club due to weather. Around 35 residents were present to enjoy the movie. Ice pops were handed out. Even though the event was held inside, it was still very successful.
- **Back to School Bash (August 2, 2019 | 1pm-3pm)**
There was around 65 residents who came out to this event. Due to weather the event was setup for inside the Beach Club. Half way through the event the weather cleared and we were able to move the DJ outside. Prizes were raffled off and our sponsor BeeGreen Lawn Care and Services was present. 15 medium cheese pizzas were bought from Dominoes, however, only 6.5 were sold. Recommendations for next year: buy less pizza.

Upcoming:

- **Casino Night (September 21,2019 | 7pm-10pm)**
Entertainment has been confirmed. Advertising flyers have been finalized. Very light refreshments will be provided. Each ticket will include a free drink from the cash bar. Tickets will be \$15 in advance and \$20 at the door. Jerilyn Rush and Time for Wine have agreed to sponsor prizes for this event. Tickets are on sale NOW!

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: August 15, 2019

- **Rummage Sale (October 5, 2019)**

The semi-annual event will be held on the first Saturday of the month. We have coordinated our rummage sale along with Hunters Green, Arbor Greene and Heritage Isle community rummage sales. This way people coming from all over Tampa Bay can shop at all the communities on one day. A “one stop shop” deal.

- **Fishing Tournament (November 2, 2019)**

Rules from the last tournament have been revised to make things more clear. A kids division has been added to give recognition to all the kids who participate. The ages will be 12 years old and under. Registration will start October 1st.

- **Fall Festival (November 9, 2019)**

Bounce houses, slides, soccer darts, bungee run, petting zoo and pony rides and a face painter have been scheduled. Jen Wiggins (realtor) has agreed to sponsor a balloon artist for this event. The Veteran’s Day Car Show will also take place during this event. Volunteers are being scheduled to help with this addition.

Community Relations

- **New Resident Mixer**

Mixer will be held on July 17, 2019. Envera has sent items to be given out. BeeGreen Lawn Care is sponsoring the refreshments for this event. Invitations have been sent out to each new resident starting from March 2019.

- **Welcome Wagon**

There were 19 new residents for July. (11 homeowners & 8 tenants) Small tabletop plants were purchased for each new resident. A welcome card including CDD information and an invitation to the next resident mixer was attached to each gift and placed on each new resident’s door step.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13C

Cory Lakes Community Development District

Facilities Manager

Aug. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Working on touching up paint.
4. Installed new ice machine.
5. Installed pavers under ice machine location.
6. Replaced insulated wrap around piping for AC unit in attic.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs
3. Reset gate fingerprint readers.
4. Drained pool level after heavy rains.
5. Replaced voice down speakers.
6. DTE installed new fox tail palms.

PLAYGROUND

1. Kept clean and organized.
2. Touched up some of the equipment paint.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Installed trash bins in women stalls.
4. Replaced drain lines for AC system to help prevent clogs in the system.
5. Unclogged toilets in both bathrooms.
6. Replaced AC filters and flushed drain lines.
7. Cleaned fans and vents.

LANDSCAPING

1. Working on replacing and installing plants on entrance islands around the community. Replacing missing plants as they come up.

2. DTE slowly working on palm trees throughout the community.
3. Details crew starting cutbacks.
4. Working with DTE on landscape plans for Capri.
5. Working with DTE on removing some trees and cutting back the Bottlebrush trees along CLD to clear streetlights.

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.
4. Solitude trying to keep up lake maintenance with weather. Asked to focus around docks and lake banks.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems
3. Changed oil in patrol car.

OTHER ACTIONS

1. Working with Tim Gay on the low voltage lighting. Replaced with upgraded lights. Looks much better. Still working on a few small issues.
2. Cleaning storage area.
3. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair.
4. Fixed screens at tennis courts after evening storms blew them loose. Ongoing
5. Replaced the nets on all 4 courts.
6. Finding and repairing junction boxes along Morris Bridge entrance.
7. Replaced both soccer nets.
8. Replaced basketball nets.
9. Repaired some paver areas around the community.
10. Obtained pricing for pour in place mulch around palms in pool area. \$4850
11. Obtained cost estimate for bollards and parking area in green space across from the clubhouse.
Bollards- \$9,975
Turf block pavers for overflow parking and boat parking- \$104,240

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Repaired gate arm after resident knocked it off. Yet again
4. Replaced mounting brackets for two pillar lights and fixed wiring. Two more and fixed short in wiring.
5. Reset breaker for AC. Checked and working good.

6. Reset phone, internet and computers multiple times.
7. Changed outside bulb.
8. Put door back on track.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Repaired resident arm again.
3. Replaced outside bulb over visitor entrance.
4. Envera replaced post for truck tag camera.
5. Reset phone, internet and computer for guards.

Action Plan for Sept.

1. Continue working with DTE on community projects and planning
2. Continue working with District Engineer on ongoing projects.
3. Work on LAF projects.
4. Continue working with Republic Services on oil spills.
5. Start working on tree replacements.
6. Continue plant replacements. Working on Cross Creek entrance road.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Cory Lake Isles CDD

Turf Block Pavers and Bollards

8/6/2019

Construct turf block paver parking lot in open grass area across from Clubhouse and protect with wooden bollards.

Regular Parking on south portion is 320' x 20'

Trailer Parking on north portion is 150' x 80'

Total Area is approximately 18,400 sf.

- Remove 12" layer of existing grass and soil
- Provide, place grade and compact 8" layer of road base
- Provide, place and grade a 1" layer of bedding sand
- Provide and install turf block pavers
- Provide and install soil to fill open cells

Sub Total \$104,240

Install 6" x 6" pressure treated wood bollards, at 4' spacing, along 530' length of eastern boundary of turf block parking. Bollards will be 3' buried and 3' exposed. No concrete base.

Sub Total \$9,975

TOTAL \$114,215

PLAYMORE

Recreational Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

07/25/19

Job Number: 14280
Revision:

Client: Cory Lake Isles CDD
10441 Cory Lake Isles
Tampa FL 33647

Job: Cory Lake Isles Tree Ring PIP
10441 Cory Lake Isles
Tampa FL 33647

Contact: John Hall

Phone: 813-924-4673

Fax:

Email: clcddfm@corylakescdd.net

Sales Rep: Eric Feingold

Terms: Due With Order

Item	Description	Quantity	Cost	Subtotal
1 Installation				
Installation	Scope of Work: 1. Remove existing wood mulch and dirt around three palm trees in the pool area. 2. Transport mulch via wheelbarrow from pool area to dumping area approximately 300' away. 3. Install course brown PIP around three palm trees.	1	\$4,850.00	\$4,850.00
			Subtotal:	\$4,850.00
			Grand Totals:	\$4,850.00

Notes:No other services included.

*Relocation of sprinklers and lights are the responsibility of others.



Recreational Products & Services

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QUOTATION

07/25/2019
Job Number: 14280
Revision:

Client: Cory Lake Isles CDD
10441 Cory Lake Isles
Tampa FL 33647

Job: Cory Lake Isles Tree Ring PIP
10441 Cory Lake Isles
Tampa FL 33647

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed per manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, the following options are available.

- Add 5% (minimum \$1,500) to the quotation/contract price. Playmore Recreational Products and Services will cover the costs of all the building permit fees and expeditor fees.
- Playmore Recreational Products and Services can assist the customer in obtaining their own permit. Customer is responsible for all fees directly to the permitting agency and/or the expediting company.

NOTE – All zoning, planning, environmental, etc. permits and approvals are the responsibility of others as well as any required site plans. If signed and sealed engineered drawings are needed for the installation of equipment, this will be included on the proposal. If it is omitted and later discovered necessary, the cost will be the responsibility of the customer.

Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Underground Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment (If site is ready.)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment and Materials per Manufacturer's Instructions
- Trash Clean Up (Leave on site.)
- Post-Installation Walk Through
- Maintenance Explanation

Customer Responsibilities (unless otherwise noted in the applicable quotation/contract):

- Trash Disposal – Dumpsters or Off Site Disposal.
- Accept Delivery and Unload Equipment (If site is not ready.). \$500.00 Charge will apply if Customer wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

- Removal of Existing Equipment.
- Site Preparation, Grading, Drainage Systems, etc.
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

General Notes

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Acceptance Signature: X Date: _____ P.O.#: _____

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**