

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

October 17, 2019

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

October 9, 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 Regular Meeting on October 17, 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. Landscape Maintenance Updates: DTE Landscape
6. Continued Discussion: Tennis Lesson Vendors
 - Coach B
 - Molly Schwartz
7. Update: Communication with Republic Services Regarding Recent Leaks
8. Continued Discussion: Roadway Replacement
9. Discussion: New Irrigation Well - Morris Bridge
10. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

11. Approval of Minutes

- A. Board of Supervisors: September 19, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
- B. Spirit Committee: August 28, 2019
- C. Security Committee/Neighborhood Watch: October 7, 2019
- D. Sunshine Board Online Workshop: October 1, 2019 to October 15, 2019 *(to be provided under separate cover)*
- E. Other

12. Acceptance of Unaudited Financial Statements as of August 31, 2019

13. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 21, 2019 at 6:00 P.M.

○ QUORUM CHECK

David J. Burman	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Bob Woodards	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Jorge Castillo	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Sheila Haque	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Sudhir "Sid" Shah	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

14. Other Business

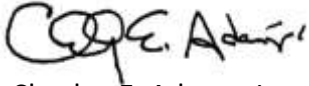
15. Public Comments *(non-agenda items)*

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

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Proposal

Prepared for: Cory Lake Isle

Prepared by: Coach B- Tennis Professional

September 27, 2019

EXECUTIVE SUMMARY

Objective

I would like to expand my existing program and merge it with CLI association. I am proposing 3% to 5% of my tennis earnings per month including free community clinics once a month along with tennis charities.

Goals

My goal is to build leagues, matchplay, charity events, tennis socials, and summer camps on top of private lessons and clinics, exclusively for CLI residents. I would like to build youth and/or adult travel leagues where we would go to other sites and compete. These leagues will only consist of CLI residents competing outside of the community.

Matchplay would be inside the community and consists of CLI residents playing against each other to prepare for tournaments.

I would like to host charity events to bring awareness to the community to preserve the environment. Some Ideas would be raising money for a water fountain or a recycle bin to the tennis courts to keep the environment clean and free of litter.

I would like to have tennis socials to bring the the community together (tennis player/non tennis players) to come and have fun with games, food, and drinks.

Solution

Throughout the years I have given CLI extreme consistency of teaching tennis. I would like an exclusive contract being the only tennis pro in CLI. This will allow me to accomplish all my goals, giving the residents consistency, stability, and organization.

Project Outline

During the school year I teach youth tennis in the evening and I have flexible hours during daytime for adult tennis. In the summer, my hours are through out the day into evening, weather permitting. I would also incorporate camps during the summer.

NTTA

Once a month I would like to provide a free clinic open to all CLI residents. I will also create charity events to raise funds.

Hosting tournaments would consist of me providing trophies and possible prizes sponsored by local vendors.

Match play will have no charge and will be played at the residents leisure. I will coordinate these matches and the scores will be reported back to me.

Closing

I have played professional tennis on the ATP circuit and have over 20 years of teaching experience. I have taught hundreds of families throughout the years in CLI. As well have been the only consistent tennis professional in CLI for the thirteen years. I am currently teaching over 55+ CLI residents. Every year I have stayed up to date with my insurance which CLI has on file.

I have been very blessed being able to share my time building unbreakable relationships with the community for the many years I have taught in CLI. I am looking forward to many more.

- Below is a summary of my total monthly income, weather permitting.

Monthly total	Students	Unit Price	Cost
Private lessons 1hr	20	\$ 50	\$ 1,000
Private lessons 30 min	35	\$ 25	\$ 875
Tennis Classes	100	\$ 15	\$ 1,500
Total			\$ 3,375

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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Cory Lakes CDD
Roadway Quantities
Road Surface Replacement
October 8, 2019

Roadway Name	R/W Width	Pavement Width	Segment Length*	Area (SF)	Guard house or cul-de-sac area (SF)	Total Segment area (SF)
Cory Lake Drive (ring road)	60	28	16,240	454,720		454,720
W Cory Lake Blvd (Cross Creek Entry)	60	28	1,075	30,100	23,625	53,725
Cory Lake Blvd (Morris Bridge Entry)	Varies	48	2,315	111,120	37,950	149,070
Barbados Isle Drive	50	22	2,415	53,130	2,680	55,810
Lanai Isle Drive	50	22	435	9,570	310	9,880
Cozumel Isle Drive	50	22	1,600	35,200	310	35,510
Malakai Isle Drive	50	22	780	17,160	310	17,470
Maui Isle Drive	50	22	465	10,230	310	10,540
Java Isle Drive	50	22	1,425	31,350	310	31,660
Saint Croix Isle Drive	50	22	695	15,290	310	15,600
Canary Isle Drive	50	22	3,370	74,140		74,140
Canary Point Lane	50	22	653	14,366		14,366
Cachet Isle Drive	50	22	3,555	78,210	620	78,830
Saint Lucia Isle Drive	50	22	895	19,690	620	20,310
Bermuda Isle Drive	50	22	2,655	58,410		58,410
Bimini Isle Court	50	22	460	10,120	310	10,430
Martinique Isle Drive	50	22	1,835	40,370		275
Cayman Isle Court	50	22	190	4,180	310	4,490
Bahama Isle Circle	50	22	1,480	32,560		32,560
Capri Isle Lane	50	22	500	11,000		11,000
Bali Isle Way	50	22	190	4,180		4,180
Tahiti Isle Lane	50	22	940	20,680		20,680
Fiji Isle Place	50	22	470	10,340		10,340
Antilles Isle Lane	50	22	1,215	26,730		26,730
Anguilla Isle Avenue	50	22	565	12,430		12,430
Tortola Isle Way	50	22	540	11,880		11,880
Total Pavement Area (SF)						1,225,036
Total Pavement Area (SY)						136,115

* Excludes length at guard house

Scenarios:

1. Replace pavers with new pavers
2. Replace pavers with asphalt
3. Replace pavers at entries to gate house area to 1st intersection inclusive. Replace pavers at intersections. Pave rest of community with asphalt.

Cost per SF Paver Replacement	\$25.00
Cost per SF Asphalt Replacement	\$15.00
Cost per LF of Ribbon Curb (assume 16" wide)	\$25.00

Scenario/description		Cost	
1. Order of Magnitude Cost for total Paver replacement		\$30,625,900.00	
2. Order of Magnitude Cost for total change to asphalt		\$18,375,540.00	
3. Hybrid - pavers at intersections and asphalt pavement	Area (SF)	Unit Cost	Total
- 14 intersections to be new pavers and ribbon curb	70,000	\$25.00	\$1,750,000.00
- Cory Lake Drive entrance from Cross Creek Blvd	53,725	\$25.00	\$1,343,125.00
- Cory Lake Drive entrance from Morris Bridge Rd	85,950	\$25.00	\$2,148,750.00
- Asphalt pavement in remaining roadways	1,015,361	\$15.00	\$15,230,415.00
Total Order of Magnitude Cost of Scenario 3 Roadway Renovations		\$20,472,290.00	

Cory Lakes Scenario 3 - Partial Brick Pavers & Asphalt Paving



- RING ROAD INTERSECTION WITH NEW PAVERS & RIBBON CURB
- ROADWAY SECTIONS WITH NEW PAVERS

Note: Any roadway not marked with a circle or dashed line will be paved with asphalt

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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**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 September 19, 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

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Scott Brady	Down to Earth Landscaping
Molly Schwartz	Tennis Instructor
Coach B.	Tennis Instructor
Harry Ramphal	Resident/POA President
Dr. Anoop Reddy	Resident
Prashant Bodhe	Resident
Prashant Jhaveri	Resident
Dr. Rob Amin	Resident
Parag Shah	Resident
Tim Corrigan	Resident
Carlos Guzman	Resident
Ron Akoff	Resident
Pankaj Jha	Resident
Michelle Shaw	Resident
Dr. Ashwin Shah	Resident
Dr. Prashant Patel	Resident
Michelle Bird	Resident
Steven Hancz	Resident

On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the Revised Non-Resident Immediate Family Member and Caregiver Bar Code Policy, as amended to correct any typographical, grammatical and/or punctuation errors, was approved.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the August 15, 2019 Board of Supervisors Staff Directives, as presented, and Summary of Motions and Regular Meeting Minutes, as amended, and the September 3, 2019 to September 17, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
September 19, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Mr. Hall to ensure that the trees are trimmed at Dr. Ashwin Shah's residence.
- Mr. Hall to schedule and facilitate regular tours of the landscaping with a DTE Manager and one or more LAF committee members.
- Mr. Hall to obtain proposals for irrigation wells and for new drains in Capri.
- Mr. Hall to communicate to residents that it is not the CDD's responsibility to replace dead street trees post maintenance.

Office Manager

District Engineer

District Counsel

District Manager

- Mr. Adams to contact TECO to request a billing adjustment.
- Mr. Adams to place "Cory Lake Roads" on upcoming agendas as a discussion item in relation to a special assessment for 2021 to improve District roadways.
- Mr. Adams to place the New Irrigation Wells on next month's agenda.
- Mr. Adams to carry Coach B enhanced proposal on next month's agenda.
- Mr. Adams to contact the POA President to discuss scheduling a joint POA/CDD meeting.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Scott Brady	Down to Earth Landscaping
Molly Schwartz	Tennis Instructor
Coach B.	Tennis Instructor
Harry Ramphal	Resident/POA President

The following residents were present:

Dr. Anoop Reddy	Prashant Bodhe
Prashant Jhaveri	Dr. Rob Amin
Parag Shah	Tim Corrigan
Carlos Guzman	Ron Akoff
Pankaj Jha	Michelle Shaw
Dr. Ashwin Shah	Dr. Prashant Patel
Michelle Bird	Steven Hancz

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

43 Mr. Castillo shared that a minor altercation occurred recently involving his daughter, her
 44 boyfriend and two other young male CDD residents. A video of the incident revealed it was a
 45 case of bullying, wherein a young man reacted violently and disrespectfully towards Ms. Castillo
 46 and her boyfriend after Ms. Castillo reprimanded him for littering. The incident was reported to
 47 District Counsel and the District Manager to send a letter advising that access to all amenities
 48 would be denied for 30 days and could be extended or made permanent if there were any
 49 other incidents. All actions would be taken to prevent future occurrences.

50

51 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

52

53 Mr. Burman stated that he emailed Mr. Adams about a sign posted throughout the
 54 community that reads, “Speed and Stop Sign Awareness; Respect our Neighborhood, Safety for
 55 our residents.” He saw nothing wrong with the message but felt that permission should have
 56 obtained first.

57 Mr. Shah voiced his feelings regarding the incident Mr. Castillo spoke about and shared
 58 that he experienced something similar a few years ago. This kind of behavior should not be
 59 tolerated and he fully supports any corrective action taken against the aggressor. Residents
 60 should report any similar incidents. Mr. Burman felt that parents are responsible for their
 61 children’s actions and asked about denying amenity access to the parents as well.

62

63 **FOURTH ORDER OF BUSINESS**

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

64

65

66 Mr. Parag Shah, a resident, stated, although he is not a resident of Capri Isle, he was
 67 asked by 10 Capri Isle residents to read the following statement on the record:

68 “Dear Mr. David Burman,

69 On Friday, August 16, you sent out a private email with a subject line saying to 20
 70 residents that has since gone public and is difficult to read, very disappointing and
 71 unacceptable. You say in your email, “We have nobody from our group to counter their
 72 demands, their being the residents of Capri Isle.” Excuse us, Mr. Burman, but this is not an us
 73 versus them thing. Have you forgotten that Capri Isle is part of CLI just like every other Isle? We
 74 are all one; our \$100 bill is worth the same as your \$100 bill, our fees are the exact same with
 75 what everyone else is paying. You also write in your email; For the past couple of years they

76 have approved new sidewalks, new playgrounds, a fountain and now new landscaping. For
77 starters, it is offensive that you refer to us as they. Furthermore, Mr. Burman, when was the
78 last time you stepped foot in Capri Isle? Probably not once, if you had, you would see that those
79 expenses were necessary to bring Capri Isle up to the standards of every other home in this
80 community. As a refresher, residents, not just Capri Isle residents, did not like people walking
81 on the main road. The sidewalks were a safety concern. Mr. Burman, are you anti-hate?
82 Regarding the playground, Mr. Burman, which Isle has the highest concentration of children
83 than any other Isle? The fact that you say this without doing your research shows you are not fit
84 to be a CDD Supervisor. Regarding the fountain, the fountain is enjoyed by everyone, not just
85 Capri Isle residents. Your propaganda is unwarranted. Regarding the landscaping, if you recall,
86 the landscaping was voted in to bring it up to the standards of the rest of the community. How
87 quickly you forget you voted for landscaping. Your email then goes on and takes a swipe at
88 POA President, Harry Ramphal and taking legal action when you did not like the POA election
89 results; it is repulsive. You go on to write, my no vote on these CDD matters counts only once
90 when the opposition has four votes. We cannot even imagine what the other Board Members
91 think of this sentence. For you to call Sheila, Jorge, Robert and Sid your opposition clearly
92 proves you have a bias and you are not fit to represent your constituents. Mr. Burman, shame
93 on you. What is your problem with Capri Isle? There is evidence to suggest you are targeting
94 Capri Isle because of the large Indian-American population. On many occasions, you have
95 referred to Indian-Americans as those people. While we are not going to go as far as calling you
96 a racist, all of your actions indicate that you are anti-Indian. Your email is disgusting and
97 reprehensible. You should be ashamed and embarrassed. The reason this email was leaked is
98 because several of the people you sent this to do not agree and find it sickening. Mr. Burman,
99 your hatred is not welcomed in this community; you are not fit to be a CDD Supervisor. Please
100 resign immediately.”

101 Mr. Shah referred to County Court Case #19-CC-034774 as evidence that Mr. Burman
102 sued the POA.

103 Mr. Prashant Bodhe, a resident, stated his agreement with Mr. Parag Shah expressed his
104 opinion that Mr. Burman should resign from the CDD Board. He asked about removal of a
105 Supervisor. Mr. Adams stated that an attorney should be retained and, typically, only the
106 Governor can remove a Supervisor from a CDD Board.

107 Mr. Harry Ramphal, a resident and POA President, stated that Capri Isle is an entity of
108 Cory Lake Isles (CLI) and he felt that it was shameful that it was the target of Mr. Burman's
109 email; such action is unexpected of a CDD Supervisor. He called for Mr. Burman's resignation
110 from the CDD Board. Mr. Ramphal stated his regret about the altercation involving Mr.
111 Castillo's daughter and that the community needs to heal and come together.

112 Mr. Prashant Jhaveri, a resident, stated that the landscaping work commenced in Capri
113 Isle but was incomplete and asked the Board to ensure that landscaping crews continue
114 maintenance on a regular basis. In response to Mr. Castillo's question regarding a specific area,
115 Mr. Jhaveri stated that there were dead leaves on the road leading from Morris Bridge to the
116 gate. Discussion ensued regarding landscaping issues and areas that are not being properly
117 maintained and mowed. Mr. Adams stated that a Down to Earth Landscaping (DTE) Manager
118 would provide an update later in the meeting.

119 Dr. Rob Amin, a resident, voiced his opinion that everybody was talking about Capri Isle
120 and ignoring the needs of the rest of CLI, specifically, the need for a new fountain and new
121 pavers. Mr. Castillo stated that every item brought up during a meeting is taken seriously.

122 Mr. Carlos Guzman, a resident, noted that, unlike the CDD Board, there is no diversity
123 on the POA Board and the optic was not good when all POA Board Members are from one
124 ethnic group. He voiced his disagreement with the calls for Mr. Burman's resignation simply
125 because he holds different opinions from most Capri Isle residents.

126 Dr. Anoop Reddy, a resident, expressed his belief that the previous POA Board was
127 mainly Caucasian and it was very contentious, unlike the present POA Board, with individuals
128 from all backgrounds, colors and religions, who were voted in by the CLI community.

129 Mr. Pankaj Jha, a resident, asked why a CDD Supervisor singled out and was only
130 concerned about Capri Isle instead of in the entire community. In his opinion, such behavior
131 was biased. He asked Mr. Burman to step down from his position as CDD Supervisor.

132 Mr. Ron Akoff, a resident, stated that he found it ironic that the individuals hurling
133 insults and behaving disrespectfully at tonight's CDD meeting were the same ones who ask for
134 respect in POA meetings. Several hateful emails were sent by various attendees, yet the focus
135 has been on one specific email. He lamented the divisiveness and stated that everyone should
136 be concerned about the betterment of the community and not get caught up in discrimination.

137 Ms. Michelle Shaw, a resident, stated that she was saddened by the divisiveness. She
138 hoped that everyone could come together for the betterment of the community. Mr. Castillo
139 concurred and voiced his opinion that, if everyone would stop gossiping on social media and
140 circulating hateful emails and start meeting with one another, there would be more unity.

141 Dr. Ashwin Shah, a resident, reported that the sidewalk palm trees in Barbados Isle were
142 not trimmed, as promised at the last meeting. Mr. Castillo's understanding was that all palm
143 tree trimming was completed and that the next rotation would occur the first two weeks of
144 October. He directed Mr. Hall to obtain the addresses of residents who need tree trimming.

145 Mr. Sid Shah condemned the email that angered Capri Isle residents and assured that
146 the CDD Board was neutral and well-balanced. He called for Mr. Burman's resignation.

147 ■ **Presentation Tennis Lesson Vendors**

148 **This item, previously the Sixth Order of Business, was presented out of order.**

149 • **Molly Schwartz**

150 Ms. Schwartz distributed a handout and reported the following about MJS Tennis (MJS):

- 151 ➤ Several residents requested her services.
- 152 ➤ MJS is a full-service tennis program for children as young as three to adults; its goal is
153 "Building Community through Tennis."
- 154 ➤ She is a member of the United States Tennis Association (USTA).
- 155 ➤ MJS services several neighboring communities.
- 156 ➤ MJS is made up of a team of coaches and subcontractors and there is no exclusivity.
- 157 ➤ MJS carries liability insurance.

158 Ms. Schwartz responded to questions regarding her qualifications, coaching schedule,
159 rates, profit-sharing, other tennis instructors in the community and sharing courts with
160 residents. Mr. Shah stated that the Board previously adopted a Tennis Policy because there
161 were issues with past tennis coaches taking over the courts and preventing residents from
162 playing. Mr. Castillo stated that Ms. Schwartz would teach at the times most convenient for
163 residents to play, 4:30 to 8:00 p.m. The Board would deliberate, review the MJS proposal and
164 render its decision at a future meeting. Mr. Hall was asked to follow up with Ms. Schwartz.

165 Dr. Prashant Patel, a resident, stated that he previously drafted the Tennis Policy and
166 asked the Board to enter in a contract with coaches who would only coach CLI residents.

167 • **Coach B**

168 Coach B introduced himself and presented the following:

169 ➤ He has taught tennis in the community for more than 13 years and would love the
170 opportunity to enter into a contract with the District.

171 ➤ He had no issues with the number of courts. He works around resident schedules and
172 was flexible.

173 ➤ He teaches over 55 children in the community and would like to expand. He hosts local
174 tennis tournaments and meets.

175 ➤ He would strictly teach CLI residents.

176 Discussion ensued regarding Coach B’s professional qualifications, rates, coaching
177 schedule, USTA membership and liability insurance. Mr. Castillo requested a formal proposal of
178 Coach B’s profit-sharing plan/contract for the Board to review and make a decision.

179 Mr. Steven Hancz, a resident, asked if the pro or the CDD needs to be insured. Ms.
180 Haque stated that any vendor is required to have liability insurance. Mr. Hancz felt that Coach B
181 understood the community and seemed more flexible; he preferred Coach B over MJS.

182 Ms. Michelle Bird, a resident, stated that this was her first CDD meeting, as she recently
183 purchased her home. She felt like she was in a high school rather than a Board meeting, as
184 everyone has been out of line. She attended to see what all of the drama on Facebook,
185 Nextdoor and the circulated email was about and the meeting did not disappoint. Mr. Castillo
186 stated that, typically, CDD meetings are tactful but tonight’s meeting was unusually divisive
187 because residents felt strongly about certain issues and wanted to voice their opinions.

188

189 **FIFTH ORDER OF BUSINESS**

**Landscape Maintenance Updates – DTE
190 Landscape**

191

192 Referencing a handout, Mr. Scott Brady, of DTE, provided the following update:

193 ➤ Five Capri Isle landscape beds were completed and one in Anguilla Isle was partly
194 completed.

195 ➤ Fresh, quarterly annuals were installed at all CLI entrances and at the back entrance.

196 ➤ All ligustrum at the front Cross Creek entrance were pruned and the bottlebrush was
197 trimmed, rendering the light poles more visible.

198 ➤ The July and August rainfall was unprecedented and created challenges, such as
199 accessing certain areas. As conditions become drier, several projects would be completed.

- 200 ➤ Zoysia along the center media of Morris Bridge was being treated and improved greatly.
- 201 ➤ Once the City lifts the fertilizer ban, the Clubhouse St. Augustine grass would be treated.
- 202 ➤ Future projects included oleander removal and aggressive cutbacks of native grasses.

203 In response to Ms. Haque’s question regarding the palm trees, Mr. Brady stated that the
204 trimming process started but was abandoned due to resident complaints of aggressive cutting.
205 Since homeowners have very different tastes, a plan must be developed for the next round of
206 cuts. The rainy season greatly-impacted the weeding, as it was impossible for crews to pull all
207 the weeds. As conditions become drier, crews would catch up on the weeding and other
208 projects. Discussion ensued regarding the weather, maintenance of the common areas,
209 entrances, gates, the Clubhouse and pool areas. Ms. Haque asked if the maps changed since the
210 previous month. Mr. Brady stated he was unsure but he would work with the District and make
211 appropriate adjustments. Mr. Castillo asked whether additional crew members were added, per
212 the contract and as promised at the last meeting. Mr. Brady stated that seven crew members
213 were dispatched to the community daily. Mr. Shah disputed the number and stated that the
214 Board was promised that there would be five mowers plus three detailers, for a total of eight,
215 five days per week, which he felt was not being provided. Discussion ensued regarding the LAF
216 Committee’s displeasure with DTE, Mr. Hall’s complaints and communications with DTE crews
217 and managers and incomplete and shoddy work. Mr. Brady expressed frustration with the
218 situation and stated that he has only been with DTE for a few months and was not familiar with
219 the contract details. He stated that he takes pride in his work and asked for a few days to
220 review the contract and ensured that an English-speaking Foreman would be on site on
221 Monday to resolve several landscaping issues. Mr. Castillo stated that the goal was to continue
222 to work with DTE for the long-term but there were several eyesores in the community; if
223 necessary, the CDD would withhold payment. Mr. Brady assured the Board that he would take
224 control and work to resolve the landscaping issues by capitalizing on the current dry season and
225 tackling the items on the list. A new program would be implemented over the next few months
226 with a new map. Mr. Brady would coordinate with the new Foreman and Mr. Nowotney and
227 follow up with Mr. Hall. Mr. Hall was asked to tour the community regularly with members of
228 the LAF Committee and Mr. Brady to oversee the landscaping.

229 Mr. Tim Corrigan, a resident, stated that a tree near his home that was trimmed over a
230 week ago died and asked if the CDD would replace it. Mr. Castillo stated it is not the CDD’s

231 responsibility to replace street trees. The CDD has a contract with a tree company to replace
232 trees at the resident's expense.

233

234 **SIXTH ORDER OF BUSINESS**

Presentation Tennis Lesson Vendors

235

236 • **Coach B**

237 • **Molly Schwartz**

238 This item was presented following the Fourth Order of Business.

239

240 **SEVENTH ORDER OF BUSINESS**

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

241

242

243 Mr. Adams stated there was no update from the Special Litigator, who was most likely
244 researching case law and a counter-offer to Republic Services. An update would be provided.

245 ▪ **Discussion: Gym Expansion Options**

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

247 Mr. Castillo recalled that, at the previous meeting, discussion commenced about gym
248 expansion options. Most recently, Management was asked to conduct a study and found that a
249 community the size of CLI requires 2,500 to 3,000 square feet of gym space to keep up with
250 number of residents. Discussions centered on expanding the Clubhouse to fit a gym and, in
251 order to do so, an architect must be engaged. Mr. Chang stated a new concept would cost
252 \$20,000 to \$30,000, not including construction plans, which could cost \$30,000 to \$50,000.
253 Discussion ensued regarding resident feedback, crowding in the current gym and levying a
254 special assessment or selling the Meadows to fund the project. Mr. Corrigan voiced his opinion
255 that the core of the neighborhood must be elevated and brought up to standard before a gym
256 can be considered. Mr. Castillo stated that a decision was not yet made. Mr. Shah felt that a
257 community of this size needs a bigger gym to attract young professionals and business people.

258 **The meeting recessed at 8:51 p.m., and reconvened at 8:59 p.m.**

259

260 **EIGHTH ORDER OF BUSINESS**

Consideration of Bar Code Policy

261

262 Mr. Adams presented the revised Non-Resident Immediate Family Member and
263 Caregiver Bar Code Policy. Discussion ensued regarding the revised policy. Typographical,
264 grammatical and/or punctuation errors would be corrected.

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On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the Revised Non-Resident Immediate Family Member and Caregiver Bar Code Policy, as amended to correct any typographical, grammatical and/or punctuation errors, was approved.

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NINTH ORDER OF BUSINESS

Discussion: Gym Expansion Options

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This item was presented following the Seventh Order of Business.

274

TENTH ORDER OF BUSINESS

Update: Activities

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This item was not addressed.

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ELEVENTH ORDER OF BUSINESS

Discussion: New Irrigation Well – Morris Bridge

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Mr. Hall stated that he contacted a contractor for a feasibility study and price estimate but the contractor’s busy schedule prevented him from making an on-site visit to assess the wells and prepare a proposal to drill new wells. Mr. Adams stated this item would be added on to the next agenda. In response to Mr. Shah’s question, Mr. Hall confirmed that new, deeper wells would resolve the iron stain issues near Morris Bridge.

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TWELFTH ORDER OF BUSINESS

Discussion: Fountain at West Cory and Cory Lake Drive

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Mr. Castillo asked if there were funds in the budget to complete the project in the current fiscal year. Mr. Adams stated that the Board had not programmed any capital outlay for the fountain in Fiscal Year 2020; Fiscal Year 2021 would be the first opportunity to increase assessments and true-up the operation and maintenance (O&M) assessment costs with the assessment. Discussion ensued regarding the budget, location of the fountain, whether to construct a decorative fountain, cameras, a gazebo, a deck, costs, etc.

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THIRTEENTH ORDER OF BUSINESS

Committee Reports

299

A. Security

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301

There being no report, the next item followed.

302 **B. Landscape Aquascape Facilities**

303 There being no report, the next item followed.

304 **C. Spirit Committee**

305 There being no report, the next item followed.

306

307 **FOURTEENTH ORDER OF BUSINESS**

Approval of Minutes

308

309 **A. Board of Supervisors: August 15, 2019**

310 **i. Summary of Motions**

311 The following change was made:

312 Attendees: Add Rich Carpenter, Dr. Rob Amin and Sheryl Springer

313 **ii. Staff Directives**

314 **iii. Regular Meeting**

315 Ms. Haque asked if titles should be added to certain individual names, as Ms. Springer is
316 a Security Committee Member, a POA Board Member and POA Communications Liaison.

317 The following changes were made:

318 Line 25: Insert "LAF Committee Member" after "Resident"

319 Line 30: Insert "Security Committee and POA Board Member" after "Resident"

320 Line 31: Insert "Dr. Rob Amin" and "Resident"

321 Line 62: Change "Mr. Bodhe" to "Dr. Amin"

322 Line 102: Change "should" to "may"

323 **B. Spirit Committee: August 28, 2019 (to be provided under separate cover)**

324 **C. Sunshine Board Online Workshop: September 3, 2019 to September 17, 2019 (to be
325 provided under separate cover)**

326 **D. Other**

327

328 **On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the**
329 **August 15, 2019 Board of Supervisors Staff Directives, as presented, and**
330 **Summary of Motions and Regular Meeting Minutes, as amended, and the**
331 **September 3, 2019 to September 17, 2019 Sunshine Board Online Workshop**
332 **Minutes, as presented, were approved.**

333

334

335 **FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2019**

336

337 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2019. Mr.
338 Burman asked why the "Streetlights" line item, on Page 2, was at 152%. Mr. Adams stated that
339 it was due to a slow adjustment period from Florida Power & Light (FPL) and additional lighting;
340 an adjustment from TECO would be requested. Discussion ensued regarding building
341 equipment repairs, the new gym floor and LED lighting in the pool.

342

343 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the**
344 **Unaudited Financial Statements as of July 31, 2019, were accepted.**

345

346

347 **SIXTEENTH ORDER OF BUSINESS****Staff Reports**

348

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

350 Mr. Chang's report was presented during the Ninth Order of Business.

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

352 The Monthly Report was included for informational purposes

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

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

355 ➤ The Cache entrance controller must be replaced; three proposals were submitted and
356 ranged from \$5,800 to \$6,500.

357 ➤ \$3,800 was budgeted for gate maintenance for Cache.

358 Mr. Castillo suggested utilizing the budgeted gate maintenance funds to replace the
359 controller in Cache.360 Discussion ensued regarding Ms. Schewe's departure from her position, holiday lighting,
361 Capri fountain repairs, Capri residents' landscaping complaints, the landscape update handout,
362 DTE's personnel and poor overall performance, withholding payment until landscaping projects
363 are fulfilled and the main entrance gates.364 **D. District Manager: *Wrathell, Hunt and Associates, LLC***365 ○ **NEXT MEETING DATE: October 17, 2019 at 6:00 P.M.**

366 The next meeting will be held on October 17, 2019 at 6:00 p.m.

367

368 **SEVENTEENTH ORDER OF BUSINESS****Other Business**

369

370 There being no other business, the next item followed.

371 **EIGHTEENTH ORDER OF BUSINESS Public Comments (*non-agenda items*)**

372

373 There being no public comments, the next item followed.

374

375 **NINETEENTH ORDER OF BUSINESS Supervisors' Requests**

376

377 Ms. Haque stated that, due to recent requests to change committee meeting times, she
378 researched 637 CDD websites and found most meet in the morning, with just a few in the
379 afternoon. Aside from those that meet in the morning, 6:00 p.m., was the most popular
380 meeting time. Discussion ensued regarding committee meetings, landscaping, the walking trail,
381 manholes, pavers, which Tennis Instructor to enter into a cost-sharing agreement with,
382 whether to proceed with plans to renovate the gym, road repairs and holding town hall
383 meetings to facilitate making impactful decisions.

384 Mr. Shah stated that Mr. Burman's lawsuit was dismissed. He requested a joint
385 POA/CDD meeting.

386

387 **TWENTIETH ORDER OF BUSINESS Adjournment**

388

389 There being no further business to discuss, the meeting adjourned at 11:05 p.m.

390

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392 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

11B

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

The Spirit Committee meeting was held on August 28, 2019, at 9:30 a.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Noor Chehab (Chair), AJ Forbes (resident), and Sheila Haque (CDD Liaison).

First Order of Business: Call to Order: Attendance

The meeting was convened at 9:40 am.

Second Order of Business: Resident Comments

USF emergency team- CERT Class total time approx 2 hours. Families welcome- Sept 9th at 7:00 PM

Third Order of Business: New Business

-Networking event- Reach out to Archana to see if she still wants to spearhead this

-Cory Youth Club- Organize a volunteer group with a parent group lead

-Veterans Day Car Show-need volunteers

-Pumpkin decorating- consider costs and decide feasibility- see if Branchton Farms could do it. Consider Oct 19th 10-11am or cookie decorating. (max cost of \$5) (noor)

-Trunk or Treat- consider again next month- run poll

-Post poll about age of kids in community on ND

-Yard of the month- advertise and work with Cody if this is something committee wants to consider

-Holiday house decoration contest- specify if professionally or personally done

-How many golf carts in community? Consider if we want to host a decorate golf cart contest (post poll on ND)

Fourth Order of Business: Adjournment 10:40 am

ADOPTED 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

11C

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 7th October 2019 at 7:04 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), Brian Little (Security Affairs Coordinator, Angela Delgatto, Cheryl Green and Kara Greco. **Absent:** Jorge Castillo (Chair, CDD Board and CDD Security Liaison), Harry Ramphal (POA President & POA Security Liaison), Victoria Orr (Data Analysis) and Michele Echols.

First Order of Business: Call to Order: Attendance

There were two guests in attendance:

John Hall – CDD Facility Manager

Shirley Entis – Guest

Second Order of Business: Neighborhood Watch

- **Citizen Academy:** Sheryl recently attended this free 4 day real life course offered by Tampa Police. It provides an insight into the curious minded person who just wanted to learn about certain aspects of law enforcement and why they happen. Learn more at <https://www.tampagov.net/police/programs/citizen-academy>
- **Adopt-A-Road Clean-Up of Morris Bridge Road** will take place on October 23rd @ 7:30 am. We will meet up at the Morris Bridge Gate.
- **Fall Festival – November 9th:** Tampa Police and the Fire Dept will support.

Third Order of Business: Security Guard Report

- **ENVERA Systems:** John acknowledged to the committee that the unexpected events of the gates being kept open and/or locked without any prior warnings to him or the Gate Guards was caused by ENVERA. The unexpected maintenance events of ENVERA was the cause. It resulted in delays entering the community. No results of any injuries or accidents.
- **Stolen Flowers:** John also acknowledged the report in the October 7th daily Security Report that a woman was seen digging up flowers in the area of Morris Bridge gate.

Forth Order of Business: Guest Speakers/Presentations

- Tampa Police Neighborhood Month Night Out: **Date October 15 @ 6:00 pm.**
 - We are planning on walking around the community to show solidarity.
- National Crime Prevention Month: <https://www.tampagov.net/CrimePrevention>
- American Red Cross CPR Class: Looking to host a class for teenagers. More to come.

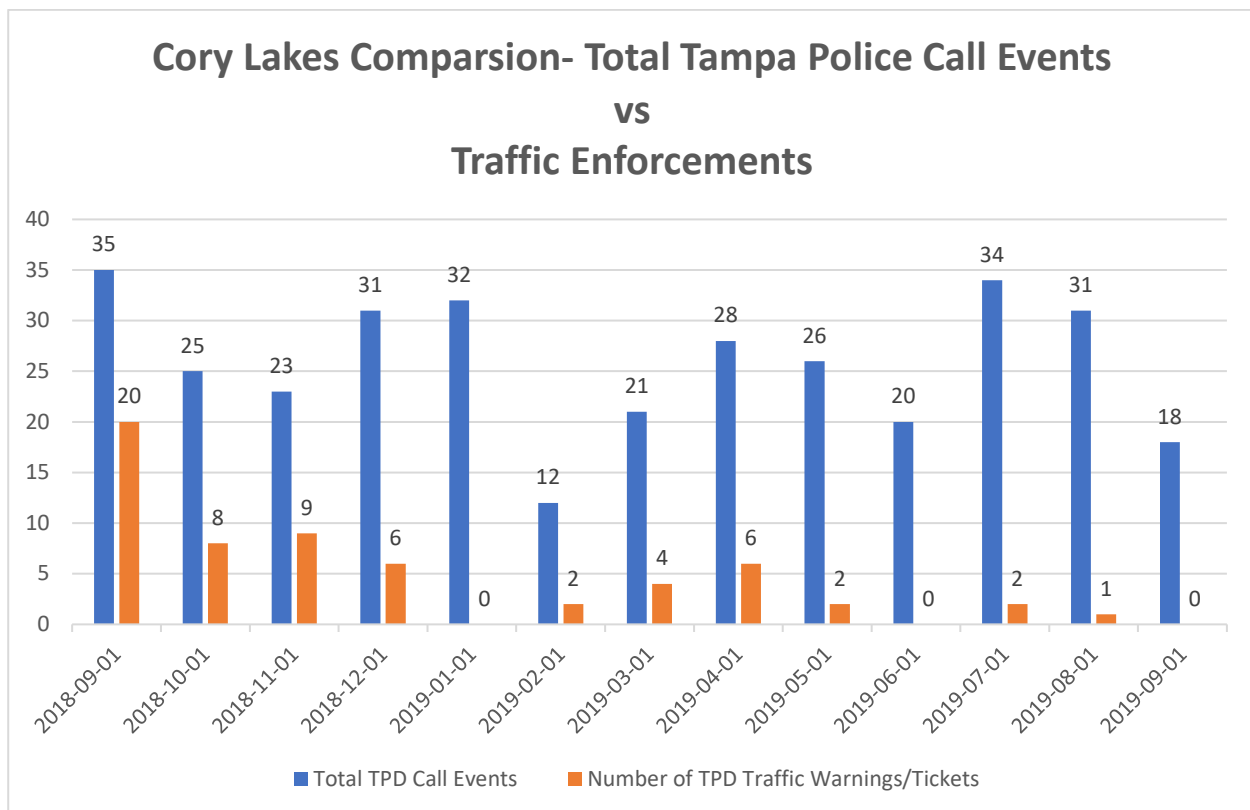
Fifth Order of Business: Social Media/Welcome Packages

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

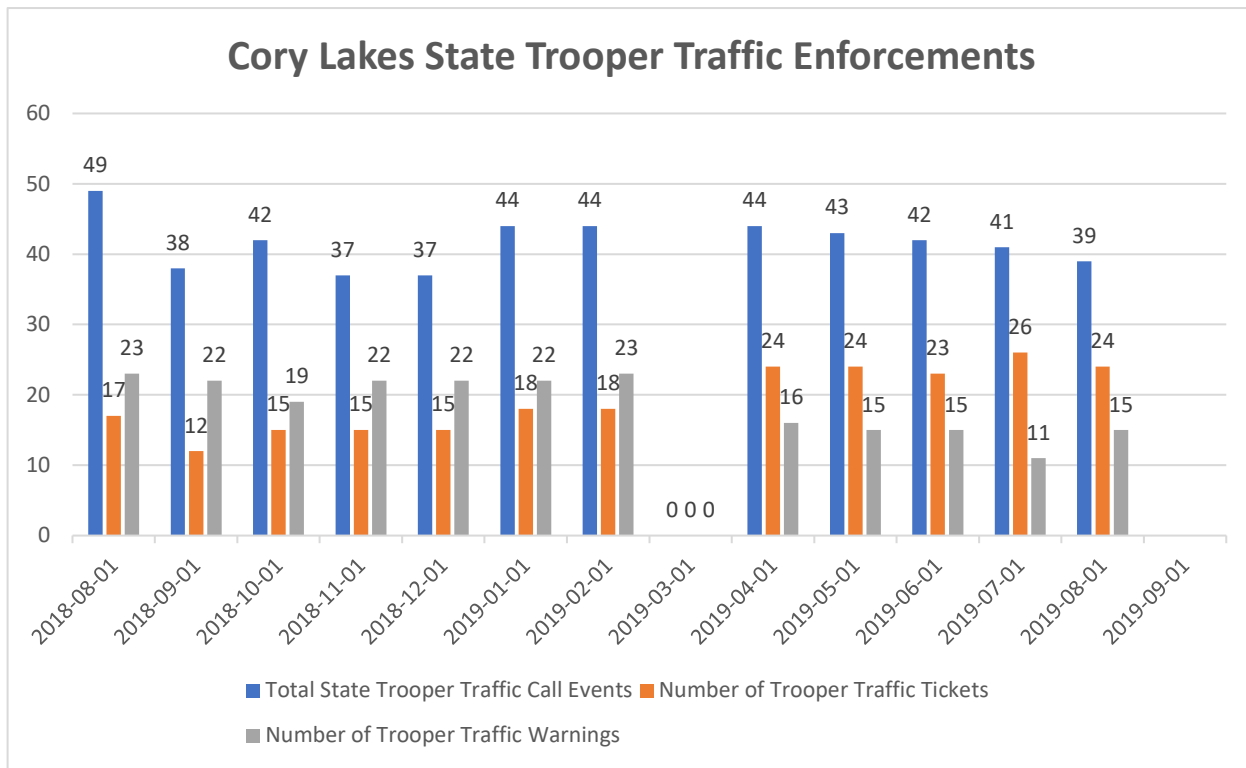
Sixth Order of Business: Monthly Tampa Police/State Trooper POA Report

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

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

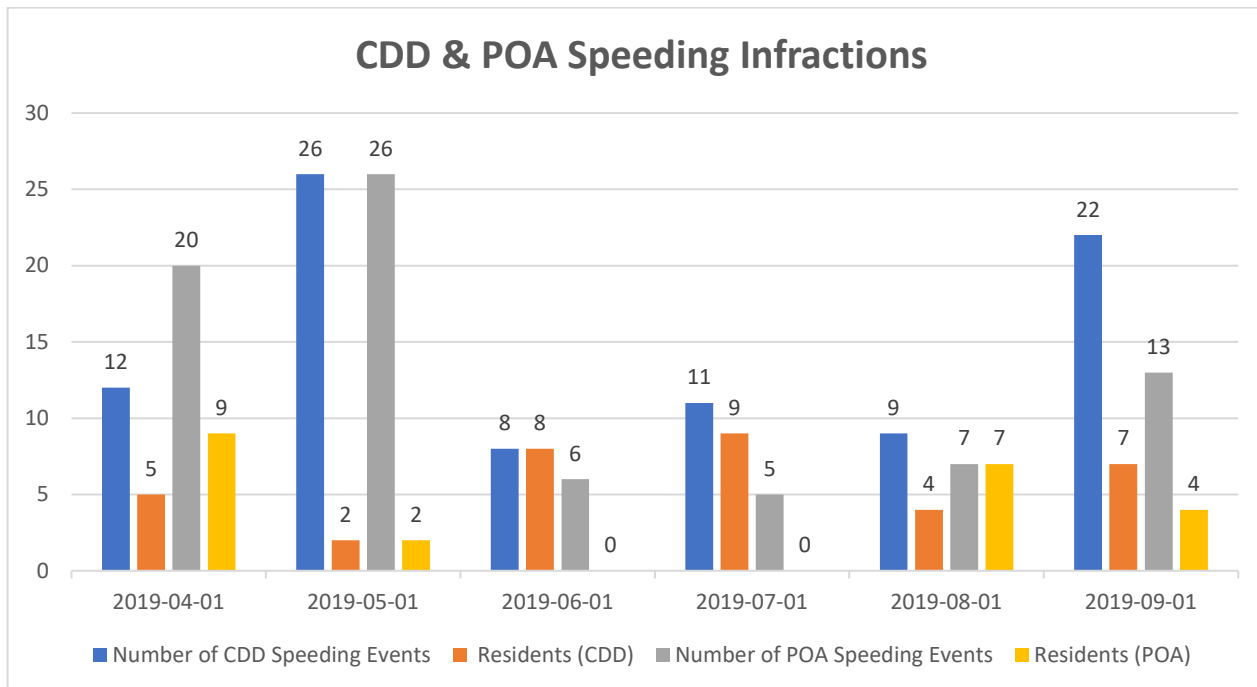


The State Troopers also documents some faulty equipment notices within their report for each of the months.



Speeding Infractions over **30 MPH.**

CDD Speeding Infractions over **40 MPH.**



Seventh Order of Business: Automobile Speeders within the Community

- John updated 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.

Eight Order of Business: Open Forum/Final Thoughts

- The Security Committee is hosted a **Disaster Preparedness/Community Emergency Response Team (CERT)** presentation at the Beach Club on September 9th.

Last Order of Business: Adjournment 8:16 p.m.

Next meeting is scheduled for Monday, 4th November 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
AUGUST 31, 2019**

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

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 9,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,540
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	173,293	-	-	-	-	-	173,293
SunTrust - debit card	4,077	-	-	-	-	-	4,077
MMK account	475,756	-	-	-	-	4,068	479,824
Investments							
Revenue	-	108,690	136,614	63,593	-	-	308,897
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	7,666	-	-	-	7,666
Construction	-	-	-	-	3,508	-	3,508
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	3	16	1	-	-	20
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 695,247</u>	<u>\$ 161,102</u>	<u>\$ 391,654</u>	<u>\$ 73,594</u>	<u>\$ 3,508</u>	<u>\$ 4,068</u>	<u>\$ 1,329,173</u>
LIABILITIES							
Accounts payable	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,101
Due to other funds							
Debt service fund - series 2013	3	-	-	-	-	-	3
Debt service fund - series 2013A-1	16	-	-	-	-	-	16
Debt service fund - 2017 note	1	-	-	-	-	-	1
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>4,444</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,444</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	161,102	391,654	73,594	-	-	626,350
Capital projects	-	-	-	-	3,508	4,068	7,576
Assigned							
3 months working capital	478,477	-	-	-	-	-	478,477
Unassigned	189,172	-	-	-	-	-	189,172
Total fund balances	<u>690,803</u>	<u>161,102</u>	<u>391,654</u>	<u>73,594</u>	<u>3,508</u>	<u>4,068</u>	<u>1,324,729</u>
Total liabilities and fund balances	<u>\$ 695,247</u>	<u>\$ 161,102</u>	<u>\$ 391,654</u>	<u>\$ 73,594</u>	<u>\$ 3,508</u>	<u>\$ 4,068</u>	<u>\$ 1,329,173</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 55	\$ 1,791,826	\$ 1,776,165	101%	\$ 1,628,151
Interest and miscellaneous	1,903	29,479	30,000	98%	27,500
Total revenues	<u>1,958</u>	<u>1,821,305</u>	<u>1,806,165</u>	101%	<u>1,655,651</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	10,200	12,000	85%	11,000
Payroll services	103	634	600	106%	550
Payroll taxes - FICA	77	780	900	87%	825
Payroll taxes - unemployment	-	-	325	0%	298
District management	4,583	50,417	55,000	92%	50,417
Assessment roll preparation	417	4,583	5,000	92%	4,583
Bond amortization schedule fee	-	-	1,500	0%	1,375
Disclosure report	250	2,750	3,000	92%	2,750
Trustee	-	7,112	6,600	108%	6,050
Notes payable - Soave Group - DS	-	21,733	21,733	100%	19,922
Audit	-	6,400	6,400	100%	5,867
Arbitrage rebate calculation	-	-	2,500	0%	2,292
Legal - general counsel	5,080	11,746	5,000	235%	4,583
Engineering	553	4,591	10,000	46%	9,167
Insurance: general liability & public officials	-	29,545	29,000	102%	26,583
Insurance: worker's compensation	-	6,279	6,291	100%	5,767
Legal advertising and Sunshine Board	682	4,149	4,500	92%	4,125
Bank fees	120	1,279	1,500	85%	1,375
Credit card discount	5	128	200	64%	183
Dues & licenses	-	175	175	100%	160
Postage	179	2,052	1,500	137%	1,375
Office supplies	-	239	-	N/A	-
Tax collector	-	35,827	74,007	48%	67,840
Contingencies	-	-	500	0%	458
Total administrative	<u>13,049</u>	<u>200,619</u>	<u>248,231</u>	81%	<u>227,545</u>
Field operations					
Utilities					
Communication	2,252	27,544	17,500	157%	16,042
Website	-	1,056	600	176%	550
ADA website compliance	-	277	-	N/A	-
Streetlights	15,150	151,660	90,000	169%	82,500
Electricity	5,718	53,769	45,000	119%	41,250
Propane	-	321	400	80%	367
Water, sewer & irrigation	3,041	23,738	15,000	158%	13,750
Solid waste removal	550	7,036	6,200	113%	5,683
Sewer lift stations	405	2,735	2,500	109%	2,292
Total utilities	<u>27,116</u>	<u>268,136</u>	<u>177,200</u>	151%	<u>162,433</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	11,086	240,021	256,500	94%	235,125
Contractual virtual guard	6,017	80,934	77,500	104%	71,042
Off-duty policing	1,482	13,674	10,000	137%	9,167
Total security operations	<u>18,585</u>	<u>334,629</u>	<u>344,000</u>	97%	<u>315,333</u>
Field office administration					
Field manager	4,070	49,324	54,000	91%	49,500
Assistant field manager	1,044	8,115	13,000	62%	11,917
Office administrator	4,377	51,474	46,000	112%	42,167
Assistant office administrator	2,377	28,488	30,000	95%	27,500
Payroll taxes	1,049	11,999	13,500	89%	12,375
Seasonal decorations	-	43,700	43,700	100%	40,058
Beach club office equipment	460	3,473	3,400	102%	3,117
Beach club office supplies	661	4,205	3,000	140%	2,750
Beach club gym supplies	1,022	12,414	14,000	89%	12,833
Beach club gym equipment lease	1,276	14,040	-	N/A	-
Guard office equipment	86	349	2,000	17%	1,833
Guard office supplies	316	1,569	2,000	78%	1,833
Community events supplies	1,868	22,315	16,100	139%	14,758
Pool & beach club attendants	1,850	13,946	36,000	39%	33,000
Total field office administration	<u>20,456</u>	<u>265,411</u>	<u>276,700</u>	96%	<u>253,642</u>
Landscape maintenance					
Landscaping	1,500	344,562	424,000	81%	388,667
Street tree maintenance	-	-	40,000	0%	36,667
Beach sand	-	-	5,500	0%	5,042
Annuals & seasonal plant installation	-	5,757	5,000	115%	4,583
Plant replacement	-	10,468	40,000	26%	36,667
Sod replacement	-	7,643	7,500	102%	6,875
Well maintenance - irrigation	-	579	5,000	12%	4,583
Irrigation - maintenance	106	7,591	10,000	76%	9,167
Tree removal	-	13,102	25,000	52%	22,917
Lake & pond maintenance	3,625	40,375	52,000	78%	47,667
Total landscape maintenance	<u>5,231</u>	<u>430,077</u>	<u>614,000</u>	70%	<u>562,833</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	944	17,129	20,000	86%	18,333
Car and cart repairs and maintenance	421	6,859	6,000	114%	5,500
Rentals and leases	1,061	13,606	12,000	113%	11,000
Cleaning	2,640	15,548	16,000	97%	14,667
Pest control	-	1,500	2,300	65%	2,108
Security gate maintenance & repair	-	6,860	5,000	137%	4,583
Security gate maintenance & repair - cachet	181	1,920	2,000	96%	1,833
Monuments & signs	-	8,028	5,000	161%	4,583
Fountains	100	5,320	7,000	76%	6,417
Storm water drainage	-	-	20,000	0%	18,333
Recreation equipment maintenance & repair	225	22,866	15,000	152%	13,750
Building equipment maintenance & repair	192	21,988	15,000	147%	13,750
Pressure washing	-	6,175	5,000	124%	4,583
Paver, streets and sidewalk repairs, cleaning	2,184	95,283	75,000	127%	68,750
Clear & repair monument lanterns	51	90	1,500	6%	1,375
Commercial window cleaning	-	-	2,500	0%	2,292
Total facilities maintenance	<u>7,999</u>	<u>223,172</u>	<u>209,300</u>	107%	<u>191,858</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	18,970	22,900	83%	20,992
Pool repairs	495	7,125	12,000	59%	11,000
Pool heater utilities	(4)	9,744	9,000	108%	8,250
Pool permit	-	275	575	48%	527
Total facilities maintenance (pool)	<u>2,491</u>	<u>36,114</u>	<u>44,475</u>	81%	<u>40,769</u>
Total field operations	<u>81,878</u>	<u>1,557,539</u>	<u>1,665,675</u>	94%	<u>1,526,869</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>94,927</u>	<u>1,766,412</u>	<u>1,913,906</u>	92%	<u>1,754,414</u>
Excess/(deficiency) of revenues over/(under) expenditures	(92,969)	54,893	(107,741)		
Fund balance - beginning (unaudited)	<u>783,772</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	212,326	212,326	435,313		
Fund balance - ending	<u>\$ 690,803</u>	<u>\$ 690,803</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 AUGUST 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 3	\$ 107,683	\$ 106,898	101%
Interest	264	2,665	-	N/A
Total revenues	<u>267</u>	<u>110,348</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	-	2,153	4,454	48%
Total other fees & charges	<u>-</u>	<u>2,153</u>	<u>4,454</u>	48%
Total expenditures	<u>-</u>	<u>104,597</u>	<u>106,898</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	267	5,751	-	
Fund balances - beginning	<u>160,835</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 161,102</u>	<u>\$ 161,102</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 AUGUST 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 16	\$ 520,334	\$ 519,236	100%
Prepaid assessments	-	11,109	-	N/A
Interest	624	8,987	-	N/A
Total revenues	<u>640</u>	<u>540,430</u>	<u>519,236</u>	104%
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	-	10,404	21,635	48%
Total other fees & charges	<u>-</u>	<u>10,404</u>	<u>21,635</u>	48%
Total expenditures	<u>-</u>	<u>528,005</u>	<u>519,236</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	640	12,425	-	
Fund balances - beginning	<u>391,014</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 391,654</u>	<u>\$ 391,654</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 AUGUST 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 1	\$ 47,422	\$ 47,082	101%
Total revenues	<u>1</u>	<u>47,422</u>	<u>47,082</u>	101%
EXPENDITURES				
Debt service				
Note principal	-	39,131	39,131	100%
Note interest	-	7,225	7,225	100%
Total debt service	<u>-</u>	<u>46,356</u>	<u>46,356</u>	100%
Other fees & charges				
Tax collector	-	949	1,962	48%
Total other fees & charges	<u>-</u>	<u>949</u>	<u>1,962</u>	48%
Total expenditures	<u>-</u>	<u>47,305</u>	<u>48,318</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1	117	(1,236)	
Fund balances - beginning	<u>73,593</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u><u>\$ 73,594</u></u>	<u><u>\$ 73,594</u></u>	<u><u>\$ 68,233</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED AUGUST 31, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 6	\$ 61
Total revenues	6	61
 Excess/(deficiency) of revenues over/(under) expenditures	6	61
 Fund balance - beginning	3,502	3,447
Fund balance - ending	\$ 3,508	\$ 3,508

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ 5	\$ 152,747	\$ 151,304	101%
Total revenues	<u>5</u>	<u>152,747</u>	<u>151,304</u>	101%
EXPENDITURES				
Capital outlay	41,400	145,625	145,000	100%
Tax collector	-	3,054	6,304	48%
Total expenditures	<u>41,400</u>	<u>148,679</u>	<u>151,304</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(41,395)	4,068	-	
Fund balance - beginning	45,463	-	-	
Fund balance - ending	<u>\$ 4,068</u>	<u>\$ 4,068</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: October 17, 2019

Beach Club

- Office assistant – reviewed 130 resumes. Set up 30 interviews and out of that 13 showed up to interview. A new office assistant was hired.
- All tenant files were reviewed. All databases (Envera, Emerge & resident database) were crosschecked to ensure all information was correct and current.
- Office assistant manual was created for new hires in the office. Explaining the job duties and descriptions of how complete tasks.
- Updated the Welcome Packet given to new residents with corrected information. (i.e. changes to POA management, Office Administrator contact, etc.)
- Amanda completed the Notary class to obtain a Notary license. Approval and equipment should arrive in October.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Casino Night & Rummage Sale
- Created flyers for upcoming events: New Resident Mixer

Events

Completed:

• **Rummage Sale (October 5, | 8am-12pm)**

50 of the 60 spaces were reserved prior to the Rummage Sale. A good steady flow of visitors shopping was present during the event. John and Amanda were on site to help with any questions and to collect donations for the Salvation Army. Most residents did stay until 12pm to sell their items.

Upcoming:

• **New Resident Mixer (October 16 | 7pm)**

A podium has been purchased to make presenting during this event easier/professional. Paper invitations have been sent through the mail to all new residents who moved in from June 2019 to October 2019. An email blast was sent out as a reminder to all new residents as well.

• **Fishing Tournament (November 2 | 7am-12pm)**

Registration for this event has started. A resident donated custom-made trophies for the event.

• **Fall Festival (November 9 | 11am-1pm)**

Bounce houses, 20 ft. slide, bungee run, soccer darts, pony rides with petting zoo, the Toxic Meltdown and a face painter have been reserved. Jen Wiggins, realtor, has also agreed to sponsor a balloon artist for the duration of the event. A DJ that offers 20 interactive games has been reserved as well.

• **Holiday Boat Parade and Celebration (December 7 | 7pm-9pm)**

Working with our longtime sponsor Jerilyn Rush to coordinate the Boat Parade with the celebration at the Beach Club. It was decided to start the boat parade at 6pm in contrast to the 5pm start time in previous years. A holiday train ride for the kids has been booked along with a Santa for pictures. Refreshments will include fruit trays, veggie trays, and other appetizers.

• **Cookies with Santa (December 12 | 1pm-3pm)**

The Santa has been booked for this event. This will be the same Santa that has been at our community for years and the children really seem to love the magic that he brings. Tickets will be available at the CDD office starting November 1, 2019. The tickets are free but due to a capacity limit, residents will need a ticket to enjoy this event. Jen Wiggins, Realtor, has agreed to sponsor this event.

Community Relations

• **Welcome Wagon**

There were 6 new residents. (4 homeowners & 2 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 doorstep.

Office Administrator & Events, Graphics & Community Relations Monthly Report
Meeting date: October 17, 2019

Beach Club Rental Request

A resident is requesting to complete a rental of the facilities on November 27, 2020.

The resident is requesting to rent two facilities at the same time. (Beach Club & Pool area) There is currently nothing in the policies restricting rentals on this date or from renting both facilities at the same time.

Per policy, we do not book rentals more than 6 months in advance; however, with this being a unique request, we thought it was best to ask before the time of booking.

Historically, our offices and the Beach Club facility is closed on this day (day after Thanksgiving/Black Friday). Generally, we keep staff to a minimum during that week due to the holiday.

Logistically, a few issues need to be sorted out if this rental is approved. Example: How will guests gain access to the pool when coming from the Beach Club? The resident shared that most of the guests will NOT be residents. Usually for a pool rental, a resident will stand at the pool gate at the start of the party to allow access to their guests and once everyone has arrived, no one really leaves the pool area until the party is over. But with their food being inside the Beach Club, there will be some back and forth commute.

There is also some concern with the different guest allowance for the two different facilities. (pool max is 40. Beach club max is 100) Staff is unsure how to control the guest count at the pool vs the Beach Club. The time frames for the two rentals are also different. (4hours vs 6 hours) With the current policies, after the pool party has ended, the resident cannot have more than 8 guests at the pool.

The resident also expressed interest in the green space/soccer field across the street. They will most likely start a football/soccer game of some kind during the rental. This space is open for resident use at a first come first served basis and is most popular/busy during a holiday/time off school.

There will be alcohol at this rental. This will require two staff members for the Beach Club rental and one staff member for the pool area. Staff will have to stay vigilant to ensure there is no alcohol traveling from the Beach Club into the pool area (where it is restricted).

Staff's initial response to this request was "Historically we do not book any rentals on that day but we can escalate the request to the Board/District Manager." Please advise staff on how staff should continue in regards to this rental request.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13C

Cory Lakes Community Development District

Facilities Manager

Oct. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Fixed ice machine.
4. Pressure washed building and docks.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs
3. Reset gate fingerprint readers.
4. Replaced voice down speakers.
5. Replaced DVR for security cameras.
6. Fixed A/C drain pump.
7. Pressure washed building and arbors.

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. Unclogged toilets in both bathrooms.
4. Replaced AC filters and flushed drain lines.
5. Replaced flush valve in women's bathroom.
6. Repaired exit door handle, egress bar.
7. Replaced front door latch.
8. Replaced water heater in men's restroom.
9. Installed outlet under sink for water heater plug in.
10. Fixed earphone jacks on treadmill and reclined bike.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. Have more plants coming.
2. DTE slowly working on palm trees throughout the community. Starting new round of trimming 10/16
3. Working with DTE installed landscaping in Capri. Still not completed.
4. Working with DTE on removing some trees and cutting back the Bottlebrush trees along CLD to clear streetlights.
5. Watering palm trees daily to keep alive through dry spell.

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.
5. Lake grasses seem to be getting back under control.
6. Floating dock found floating, tried to find owner to no avail.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems
3. Replaced thermostat housing on patrol car and had coolant flushed.

OTHER ACTIONS

1. Cleaning storage area.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair.
3. Fixed screens at tennis courts after evening storms blew them loose. Ongoing
4. Replaced basketball nets.
5. Repaired some paver areas around the community.
6. Working with lighting company on Christmas preparations.
7. Working on the beach area refinish.
8. Sidewalk pressure washing project under way.
9. Working on proposal for repairs to the Boardwalk on Cross Creek.
10. Repaired some electrical issues on Morris Bridge Rd.

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. Repaired one light and found short in another.
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.
9. Changed timer for sconce lights.
10. Pressure washed building and columns.

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. Reset phone, internet and computer for guards.
5. Fixed sliding door.
6. Pressure washed building and sconces.

Action Plan for Nov.

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.
7. Finish Pressure washing projects.
8. Work on Christmas lighting projects.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2019	Regular Meeting	6:00 PM
November 21, 2019	Regular Meeting	6:00 PM
December 12, 2019*	Regular Meeting	6:00 PM
January 16, 2020	Regular Meeting	6:00 PM
February 20, 2020	Regular Meeting	6:00 PM
March 19, 2020	Regular Meeting	6:00 PM
April 16, 2020	Regular Meeting	6:00 PM
May 21, 2020	Regular Meeting	6:00 PM
June 18, 2020	Regular Meeting	6:00 PM
July 16, 2020	Regular Meeting	6:00 PM
August 20, 2020	Public Hearing & Regular Meeting	6:00 PM
September 17, 2020	Regular Meeting	6:00 PM

Exception:

**December Meeting Date is one week earlier*