

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

November 21, 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

November 14, 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 November 21, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Landscape Maintenance Updates: *DTE Landscape*
6. Update: Communication with Republic Services Regarding Recent Leaks
7. Continued Discussion: Roadway Replacement
8. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
9. Approval of Minutes
 - A. Board of Supervisors: October 17, 2019
 - I. Summary of Motions
 - II. Staff Directives
 - III. Regular Meeting

- B. Security Committee/Neighborhood Watch: November 4, 2019
 - C. Sunshine Board Online Workshop: November 5, 2019 to November 19, 2019 *(to be provided under separate cover)*
 - D. Other
10. Consideration of Resolution 2020-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019
 11. Acceptance of Unaudited Financial Statements as of September 30, 2019
 12. 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: December 12, 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

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

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

Sincerely,



Chesley E. Adams, Jr.
 District Manager

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

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9AI

**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 October 17, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator's Assistant
Erwing Martinez	Down to Earth Landscaping
Coach B.	Tennis Instructor
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

The following residents were present:

Cindy McIntyre	Kokila S. Patel
Don Bohannon	Indira Patel
Luise Burman	Linda Hanover
Kara Greco	Ron Acoff
Keith Karnetsky	Shashilcant Patel

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing Special Counsel to file suit against Republic Services in a not-to-exceed amount of \$6,000, was approved.

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, the September 19, 2019 Board of Supervisors Staff Directives, Summary of Motions and Regular Meeting Minutes, the August 28, 2019 Spirit Committee Minutes, the October 7, 2019 Security Committee/Neighborhood Watch Meeting Minutes and the October 1, 2019 to October 15, 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 Polling Agreement with the SOE, to use the Beach Club as a polling place for elections on March 17, August 18 and November 3, 2020, and authorizing Management to execute, was approved.

On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor, the meeting adjourned at 8:31 p.m.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
October 17, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Per Ms. Haque, Mr. Hall to request a discount from the Boardwalk repair contractor.
- Mr. Hall to obtain additional estimates/proposals for the Boardwalk project.
- Mr. Hall to tour the property with Mr. Martinez to ensure that DTE has completed all open items on the checklist.

Office Manager

- Ms. Schewe to email a copy of the previous tennis agreement between CLI and PROtential to Board Members.

District Engineer

District Counsel

District Manager

- Per Mr. Burman, Mr. Adams to draft and place a brief article in the “Islander” magazine, informing residents that the CDD is in the planning stages of a major future road renovation project.
- Mr. Adams to produce a financing analysis to estimate annual assessment rate per product type. for the roadway renovation project
- Mr. Adams to execute, scan and forward the Polling Agreement to the SOE.
- Mr. Adams to inform Coach B. that he was selected as CLI’s in-house tennis professional and invite him to attend the December meeting. The board will discuss parameters they would like to include in the agreement at November meeting.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9A111

DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on October 17, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Erwing Martinez	Down to Earth Landscaping (DTE)
Coach B	Tennis Instructor
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

The following residents were present:

Cindy McIntyre	Kokila S. Patel
Don Bohannon	Indira Patel
Luise Burman	Linda Hanover
Kara Greco	Ron Acoff
Keith Karnetsky	Shashilcant Patel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:02 p.m. Supervisors Haque, Burman and Woodards were present, in person. Supervisor Shah was attending via telephone. Supervisor Castillo was not present.

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

42 **SECOND ORDER OF BUSINESS** **Chairman’s Opening Comments**

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

45
46 **THIRD ORDER OF BUSINESS** **Other Supervisors’ Opening Comments**

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

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

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

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55 **FIFTH ORDER OF BUSINESS** **Landscape Maintenance Updates – DTE**
56 **Landscape**

57
58 Mr. Erwing Martinez, of DTE, introduced himself as the new on-site Manager and
59 discussed his professional background and work ethic. He reported the following:

- 60 ➤ The second palm pruning rotation was underway and should be completed in October.
- 61 ➤ Mulch was scheduled to commence the first week of November.
- 62 ➤ Once obtained, pest control and fertilization data would be emailed to the Board.

63 Ms. Haque commented that Mr. Martinez was the third or fourth Manager to come
64 before the Board and inquired about his expectations to get the community back on track. Mr.
65 Martinez stated that, upon touring the property with Mr. Hall, he concluded that a lot of work
66 was pending and attributed the issues to an initially understaffed crew. The current palm
67 pruning crew was separate from the maintenance crew and; it was the second rotation, so
68 there was more familiarity and should be more efficiency. He understood the Board’s concerns
69 and was confident that he would succeed because of his extensive landscaping background and
70 he speaks fluent Spanish and can communicate effectively with the crews, which would help
71 greatly, as he could better coach and mentor them. Regarding a time frame for getting the
72 community on track, Mr. Martinez stated it was a matter of focusing on details. He would be
73 guided by a map that was previously created, which breaks the community into quadrants and
74 targets the clubhouse, pool area and main entrances as the key areas to focus on first, followed

75 by the other areas. Since becoming Manager, he had observed a big change in appearance.
 76 Discussion ensued regarding flower bed mulching, training crews to properly use the blowers,
 77 spraying weeds and the contract specifications. Mr. Adams stated that the District was
 78 withholding payment until DTE gets caught up on the schedule outlined above the bullet point
 79 spreadsheet and within the contract itself. After Mr. Hall tours the community with the
 80 Manager and agrees that all items on his checklist were addressed and DTE is caught up on the
 81 landscaping, payment would be released.

82

83 **SIXTH ORDER OF BUSINESS**

Continued Discussion: Tennis Lesson Vendors

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86 • **Coach B**

87 Referencing a proposal dated September 27, 2019, Coach B, a tennis professional,
 88 voiced his desire to secure a contract with the CDD to be the exclusive pro at Cory Lake Isles
 89 (CLI). He outlined his plan to commence and/or expand certain programs, such as charity
 90 events, tennis socials, summer camps, free clinics and league play with neighboring
 91 communities.

92 In response to Mr. Woodards' question regarding how the competition between CLI and
 93 other communities would be organized, Coach B stated that, through leads from the USTA, he
 94 and his students would travel to other communities to participate in tournaments. Recruitment
 95 would occur through advertisements, word-of-mouth, the Islander Magazine and/or sign-ups.
 96 Mr. Burman asked if there was any reason why tennis players could not come to CLI to
 97 participate in tournaments. Coach B stated, due to the lower number of tennis courts, he
 98 would not want to hold up the courts by inviting players from other communities, so it would
 99 be best to go to a community already set up for tournaments. Discussion ensued regarding
 100 water fountains and recycle bins.

101 • **Molly Schwartz**

102 This item was not addressed.

103

104 **SEVENTH ORDER OF BUSINESS**

Update: Communication with Republic Services Regarding Recent Leaks

105

106 Mr. Adams stated that Special Counsel heard from Mr. Hart, the attorney for Republic
 107 Services (RS). RS was frustrated that the District’s counter-offers were much higher than their
 108 original offer. In discussing strategy, Mr. Adams inquired about filing a lawsuit to show that the
 109 CDD is serious. Special Counsel estimated that it would cost \$5,000 to \$6,000 to get RS to
 110 consider negotiating a settlement. In response to Mr. Shah’s question, Mr. Adams stated that
 111 the District would need to expend a \$400 filing fee and \$3,500 to \$5,000 to prepare the suit
 112 itself. Mr. Shah suggested giving RS another 30 days to respond and considering whether to file
 113 a lawsuit at the next meeting. Discussion ensued regarding whether to wait to file the suit, the
 114 pavers, the environmental impact of the leaks and case law.

115

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing Special Counsel to file suit against Republic Services in a not-to-exceed amount of \$6,000, was approved.

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EIGHTH ORDER OF BUSINESS

Continued Discussion: Roadway Replacement

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124 Mr. Chang stated that the Board previously directed him to examine three scenarios to
 125 address the aging roadways and come up with new or replacement roadway surfaces. He
 126 discussed the following options:

- 127 1. Completely replace the current pavers with new pavers at a cost of \$31 million.
- 128 2. Replace the current pavers with asphalt at a cost of \$18 million.
- 129 3. Use pavers only at each intersection and pave the remainder of the roads in asphalt at a
 130 cost of approximately \$20.5 million.

131 Discussion ensued regarding the estimates of the paver project, sealing the bricks,
 132 pressure washing, artificial sealers, manholes, recycling the pavers, the City, the budget and
 133 bond issuance. Mr. Adams stated that the roadway renovation decision was a long way off, it
 134 would be well-publicized, town hall meetings would be held and the community would be fully
 135 informed before anything happened. This was an initial step to estimate the costs. He would
 136 produce a financial spreadsheet of the roadway renovation project and outline a magnitude,
 137 per product type, to offer more realistic numbers than the District Engineer’s cost opinions.

138 Mr. Burman suggested that Staff draft and place a brief article in the Islander alerting residents
139 that the CDD is in the planning stages of a major future road renovation project.

140

141 **NINTH ORDER OF BUSINESS**

**Discussion: New Irrigation Well – Morris
142 Bridge**

143

144 Mr. Hall distributed a proposal from Pope’s Water Systems, Inc., Well Drilling & Service
145 (Pope) for a 5” irrigation replacement well, in the amount of \$13,887 per well; three wells are
146 needed. Mr. Burman asked why the new irrigation wells were needed. Mr. Adams stated the
147 water in the wells was so hard that even with a maximum amount of chemical treatment to kill
148 the vegetation it is not reducing the iron content enough to keep from staining sidewalks and
149 roadways. Instead of spending \$1,500 per month on chemicals, the CDD could get better
150 quality water by drilling deeper wells. This would be more cost-effective, in the long-term;
151 however, it would be rather expensive in the short-term. As to funding, Mr. Adams stated it
152 would be an unbudgeted item and fund balance would be used. He recommended holding off
153 until the Fiscal Year 2021 budget is proposed when there is an ability to increase assessments;
154 this work could be part of the capital outlay schedule for Fiscal Year 2021. The well project
155 would be a \$42,000 investment and the return on investment would take approximately 2½
156 versus the \$1,500 per month expense for the rust inhibitor program, which amounts to \$18,000
157 per year. Discussion ensued.

158

159 **TENTH ORDER OF BUSINESS**

Committee Reports

160

161 **A. Security**

162 Mr. Forbes reported the following:

- 163 ➤ How the community was faring in relation to crime was being researched.
- 164 ➤ Home burglaries have decreased by 92% in the City of Tampa.
- 165 ➤ Speeding decreased in CLI due to State Trooper presence, as well as CDD and HOA
166 prevention measures.
- 167 ➤ The next cleanup campaign for Morris Bridge was set for October 26 and 27, 2019.
- 168 ➤ The Committee was trying to plan a natural disaster procedures class for teenagers.

169 Discussion ensued regarding teenage participation, CPR classes and the uptick in
170 speeding in the winter months.

171 **B. Landscape Aquascape Facilities**

172 There being no report, the next item followed.

173 **C. Spirit Committee**

174 There being no report, the next item followed.

175

176 **ELEVENTH ORDER OF BUSINESS**

Approval of Minutes

177

178 **A. Board of Supervisors: September 19, 2019**

179 i. **Summary of Motions**

180 ii. **Staff Directives**

181 iii. **Regular Meeting**

182 **B. Spirit Committee: August 28, 2019**

183 **C. Security Committee/Neighborhood Watch: October 7, 2019**

184 **D. Sunshine Board Online Workshop: October 1, 2019 to October 15, 2019 (to be**
185 **provided under separate cover)**

186 **E. Other**

187

188 **On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor,**
189 **the September 19, 2019 Board of Supervisors Staff Directives, Summary of**
190 **Motions and Regular Meeting Minutes, the August 28, 2019 Spirit Committee**
191 **Minutes, the October 7, 2019 Security Committee/Neighborhood Watch**
192 **Meeting Minutes and the October 1, 2019 to October 15, 2019 Sunshine Board**
193 **Online Workshop Minutes, as presented, were approved.**

194

195

196 **TWELFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of August 31, 2019

197

198

199 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2019. Mr.
200 Burman asked why the “Security gate Maintenance & repair” line item, at 137%, was much
201 higher than anticipated. Mr. Hall stated that, aside from damage to the gate arms, the security
202 and maintenance expense was due to having to change the battery back-up systems.

203 The financial statements were accepted.

204

205 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

206

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

208 Mr. Chang's report was presented during the Eighth Order of Business.

209 **B. Office Administrator: *Amanda Schewe***

210 Ms. Schewe presented the Monthly Report and highlighted the following items:

211 ➤ A new Office Administrator's Assistant was hired.

212 ➤ The rummage sale was a success.

213 ➤ Eight new residents attended the New Resident Mixer.

214 ➤ Ms. Schewe asked for permission to approve or deny a resident's rental request for the
215 pool area and Beach Club simultaneously for a bridal shower on November 27, 2020.

216 Discussion ensued regarding whether to approve the request, the logistics and potential
217 consequences. The consensus was to deny the request and adhere to the District's policy of not
218 booking rentals on that date.

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

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

221 ➤ An \$18,000 proposal for boardwalk repairs on Cross Creek was obtained; additional
222 proposals would be obtained.

223 Ms. Haque suggested that Mr. Hall request a discount from the contractor.

224 ➤ Reworking some of the electrical issues with the Clubhouse was being contemplated.

225 Discussion ensued regarding the Clubhouse restrooms, installing motion sensors,
226 changing the faucets, etc.

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

228 Regarding holding a joint POA/CDD meeting during the first hour of the next meeting,
229 Mr. Adams stated that the POA President rejected the idea due to a pending legal issue.

230 • **NEXT MEETING DATE: November 21, 2019 at 6:00 P.M.**

231 ○ **QUORUM CHECK**

232 Supervisors Burman, Woodards and Haque confirmed their attendance at the
233 November 21, 2019 meeting.

234

235 **FOURTEENTH ORDER OF BUSINESS**

Other Business

236

237 Mr. Burman stated the Supervisor of Elections (SOE) was still very interested in opening
238 a polling facility within CLI and proposed to supply curtains and screen off a section of the
239 Beach Club to avoid interfering with Staff or daily operations. He presented a contract that
240 must be signed with the SOE for the use of the facility. Mr. Adams stated that the agreement
241 was a standard government agreement, has indemnity protection for the CDD and covers the
242 primary election dates of March 17 and August 18, 2020 and the November 3, 2020 General
243 Election. The CDD would be compensated and Mr. Adams could execute and transmit it.

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On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Polling Agreement with the SOE, to use the Beach Club as a polling place for elections on March 17, August 18 and November 3, 2020, and authorizing Management to execute, was approved.

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251 In response to a question, Mr. Burman stated that the facility would be safe and secured
252 and only CLI residents would be allowed to vote in the facility.

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FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

265 Mr. Ron Acoff, a resident, expressed his appreciation that tonight's meeting was
266 peaceful and professional, in contrast with the previous meeting. If the Chair and Vice Chair
267 were in attendance he would ask how they could allow such animosity at a Board meeting and
268 felt that they, along with the residents who called for Mr. Burman's ouster from the CDD Board,
269 owe Mr. Burman an apology.

270 Ms. Cindy McIntyre, a resident, stated that she, along with a number of residents, were
271 exceptionally appalled at what occurred at the last meeting and read the following statement
272 into the record:

273 "At the last CDD Meeting, Parag Shah read a statement accusing Dr. Burman of racism. I
274 am here to set the record straight regarding the distortions and lies Parag expressed in his
275 statement.

276 I was a recipient of the original email and as such am familiar with not only the contents
277 but the intent of the email. The email was in response to the fact that Dr. Burman is frequently
278 contacted by homeowners with concerns. In response, Dr. Burman encouraged the recipients
279 of the email to attend CDD meetings to represent their needs.

280 He used Capri Isle as an example of 'squeaky wheel gets the oil' because people from
281 Capri Isle attend CDD meetings and make their needs known. As a result, Capri Isle has had
282 many CDD funded additions. He never said CAPRI ISLE DOES NOT DESERVE THESE THINGS.

283 In fact, the record will show Dr. Burman has voted in favor of Capri Isle when it came up
284 for a vote! His email was merely encouraging homeowners to attend CDD meetings if you want
285 to be heard. He further stated the fact that he is only one supervisor. Therefore, if he is the
286 only one in support of an issue it is his one vote to 4 in opposition.

287 NEVER did Dr. Burman single out any ethnic group in this email.

288 Those are the facts.

289 From the additional comments made that night it was apparent Sid and Parag Shah had
290 spread false information about this email to select residents in CILI. Residents claimed Dr.
291 Burman was a racist because he singled out the Indians in Capri Isle— This is false. David never
292 mentioned any ethnic group. Dr. Burman is not a racist. I believe this racist narrative was
293 originated and spurred by Sid and Parag. It is their uncontrolled rhetoric that continues to
294 divide CLI.

295 One definition of Racism is ANTAGONISM DIRECTED AGAINST SOMEONE OF A
296 DIFFERENT RACE BASED ON THE BELIEF THAT ONE'S OWN RACE IS SUPERIOR.

297 Most people in CLI are unaware that Dr. Burman's house had thousands of dollars in
298 damage done by vandals with swastikas painted on the garage. Neighbors saw brown-skinned
299 men running from the area. However, out of fear, they chose not to get involved. Plain and
300 simple, THAT IS RACISM. Dr. Burman and his wife are Jewish.

301 I think we would all agree that racism is wrong! We should all feel safe and welcome in
302 CLI. My husband and I moved to CLI because of the many diverse cultures represented.

303 Unfortunately, there is a select small group of people in CLI with Sid Shah as their leader
304 who use these same false racist accusations as bullying tactics against Dr. Burman that they
305 used to get Greg Nielson to step down as POA President. Greg was subject to repeated public
306 attacks led by Sid Shah accusing him of racism. It worked to get Greg to step down so their
307 playbook was written.

308 As the 2020 CDD election draws near they may escalate their racist attacks on Dr.
309 Burman in an effort to stop him from running again.

310 Until Sid Shah began his false accusations of racism in CLI there was none. That was
311 three years ago. Look where we are today. If asked, one might say there is racism at CLI
312 because that is the narrative that Sid wants people to believe. It allows him to manipulate
313 people to do his bidding.

314 Falsely claiming someone is a racist does not make that person a racist. It makes the
315 accuser a racist!"

316

317 **SIXTEENTH ORDER OF BUSINESS**

Supervisors' Requests

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319 There being no Supervisor's request, the next item followed.

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321 **SEVENTIETH ORDER OF BUSINESS**

Adjournment

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323 There being no further business to discuss, the meeting adjourned.

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**On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor,
the meeting adjourned at 8:31 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9B

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 4th November 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), Harry Ramphal (Chair, POA Board and Security Liaison), Erin Uhler (Event Coordinator), Brian Little (Traffic Coordinator) and Michele Echols. **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison), Angela Delgatto and Victoria Orr (Data Analysis).

First Order of Business: Call to Order: Attendance

There were four guests in attendance:

John Hall – Facility Manager (FM), Cory Lake Isles CDD

Dr. Anoop Reddy – Vice President, POA

Vandana Iyengar – Resident

Jerry Belyea – Resident

Second Order of Business: Auto Burglaries

- During the early morning of October 30th several residents' automobiles were burglarized along with some attempted auto burglaries. This is still an ongoing investigation by Tampa Police.
- **Recommendation:**
 - a. **Have Rover Guard perform patrol in a non-systematical pattern.**
 - b. **Purchase two (2) night vision motion security cameras to monitor pedestrian movements through both pedestrian gates at both entrances.**
 - The community was surgically dissected by at least two professional auto burglars. They went from Isle to Isle after entering through the pedestrian Morris Bridge gate and departed through the Morris Bridge gate in a resident vehicle they stole.
 - The burglars knew their way around the community – possibly had some inside connection.**

Third Order of Business: Use of Fireworks in the Community

- Residents are continuing to use Fireworks on residential and CDD properties. (**Attachment #1 – CDD & POA Fireworks policies**).
- **Recommendation:**
 - a. **To acquire agreement between the CDD and POA to have the on-duty Rover report repeated offenders who fail to cease and assist to the POA for citation.**
 - b. **Continue media and email communications towards residents.**

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 Report

The committee continues to monitor the City of Tampa online TPD Call for criminal/crime activities. (Attachment #2 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

Sixth Order of Business: Automobile Speeders within the Community

- **The POA** has temporary discontinues the process to collect the speeding data. Drivers seem complacent at driving between 40-50 mph. Tampa Police resources does not seem to be focused on speeding enforcement within the community as they were in 2018, although they are constantly enforcing the 45 MPH speed limit along Cross Creek Blvd.
- **Stepped up speed enforcement along the Bermuda Bus Stop zone.**
- **Recommendation:**
 - a. Continue the speeding infractions partnership between the CDD and POA.
 - b. Purchase and install new Amber/Black – “Slow Down Speed Limit 25 MPH” speed signs on every Isle. (Attachment #3 – Amber/Black “Slow Down Speed Limit 25 MPH” speed sign).
 - c. Continue testing of possible new radar speed cameras.
 - d. Continue media and email communications towards drivers.

Seventh Order of Business: Open Forum/Final Thoughts

- Community Fall Festival and Veteran’s Car Show will be this Saturday from 11:00 a.m. – 1:00 p.m.

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

Next meeting is scheduled for Monday, 6th January 2020 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

Attachment 1 - Fireworks

NO Fireworks of any type on any Cory Lakes Development District (CDD) Properties and on any Private Residence within Cory Lakes.

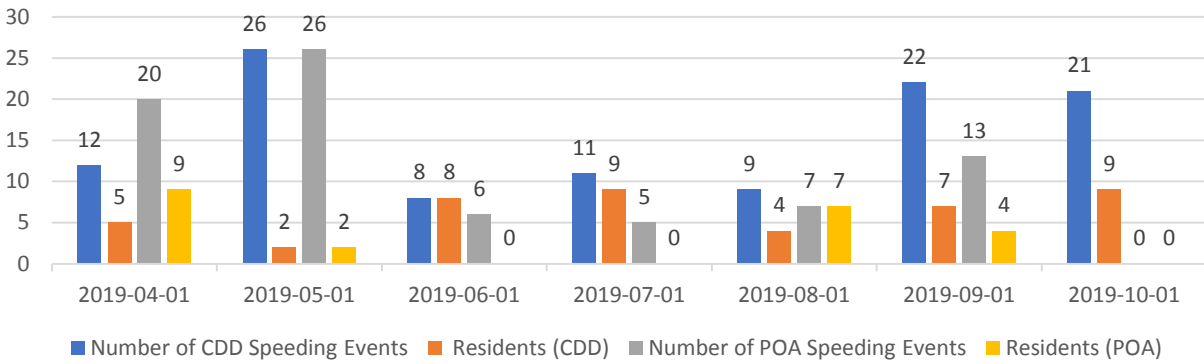
1. Cory Lakes Development District (CDD) Rules and Regulations states on page 9 & 10:

12. No fireworks of any kind are allowed on CDD property.
13. Except for licensed individuals, the use of firearms, or other projectiles of any kind, shall be strictly prohibited on CDD Property.

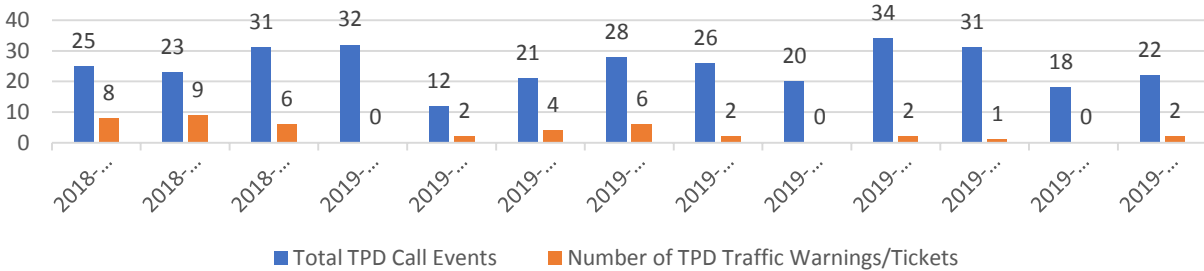
2. Property Owners Association (POA) Covenant Rules states on page 37, para. 11.12:

11.12. Noxious Hobbies and Dangerous Activities. The pursuit of noxious or dangerous hobbies or other inherently noxious or dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkept conditions; the shooting of firearms, fireworks and pyrotechnic of any kind, character, type or size, and other such activities, shall not be permitted on any lot, Dwelling Unit or other Residential Property or any other Property within CORY Lake Isles, except that the Association may, in its discretion, sponsor a fireworks display on appropriate Common Property on New Year's Eve, July 4th, or other holidays each year. Nothing shall be done on any lot, Dwelling Unit or any other Property within CORY Lakes Isles which may be or become an annoyance to any part of the subdivision.

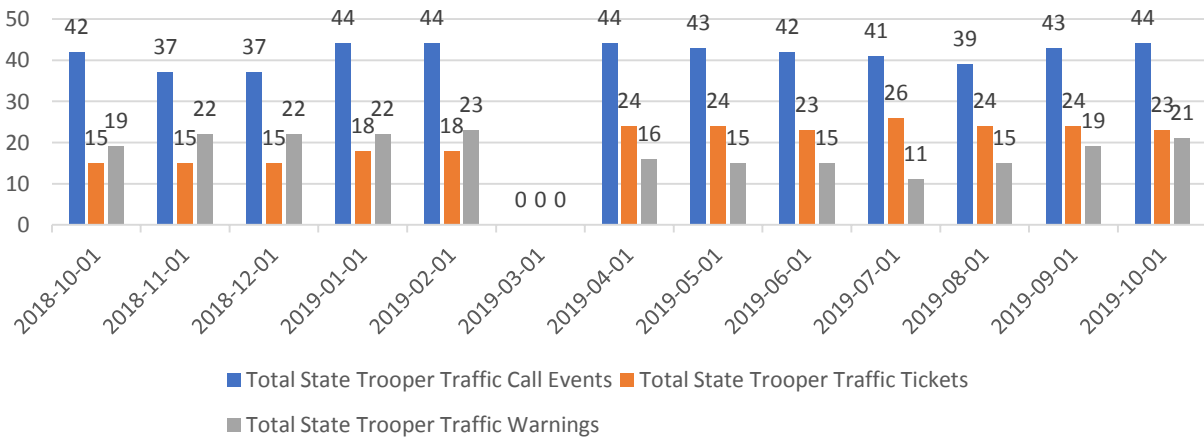
Comparison - CDD & POA Speeding Infractions



Cory Lakes Comparison - Total Tampa Police Call Events vs Traffic Enforcements



Cory Lakes State Trooper Traffic Enforcements





**SLOW
DOWN**

**SPEED LIMIT
25 MPH**

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2020-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND
ENDING SEPTEMBER 30, 2019**

WHEREAS, on September 13, 2018, pursuant to Resolution 2018-05, the Board of Supervisors (hereinafter referred to as the “Board”) of the Cory Lakes Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2018/2019; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2018/2019 budget.

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

Section 1. The Fiscal Year 2018/2019 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2019 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this ____ day of _____, 2019.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 31, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 31, 2019**

	FY '19 Actual	FY '19 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '19 Amended Budget
REVENUES					
Assessment levy: net of discounts	\$ 1,791,826	\$ 1,776,165	\$ (15,661)	\$ 15,661	\$ 1,791,826
Interest and miscellaneous	31,101	30,000	(1,101)	1,101	31,101
Total revenues	<u>1,822,927</u>	<u>1,806,165</u>	<u>(16,762)</u>	<u>16,762</u>	<u>1,822,927</u>
EXPENDITURES					
Administrative					
Supervisors	11,000	12,000	1,000	(1,000)	11,000
Payroll services	634	600	(34)	34	634
Payroll taxes - FICA	842	900	58	(58)	842
Payroll taxes - unemployment	-	325	325	(325)	-
District management	55,000	55,000	-	-	55,000
Assessment roll preparation	5,000	5,000	-	-	5,000
Bond amortization schedule fee	-	1,500	1,500	(1,500)	-
Disclosure report	3,000	3,000	-	-	3,000
Trustee	7,112	6,600	(512)	512	7,112
Notes payable - Soave Group - DS	21,733	21,733	-	-	21,733
Audit	6,400	6,400	-	-	6,400
Arbitrage rebate calculation	-	2,500	2,500	(2,500)	-
Legal - general counsel	13,808	5,000	(8,808)	8,808	13,808
Engineering	5,780	10,000	4,220	(4,220)	5,780
Insurance: general liability & public officials	29,545	29,000	(545)	545	29,545
Insurance: worker's compensation	6,279	6,291	12	(12)	6,279
Legal advertising and Sunshine Board	4,149	4,500	351	(351)	4,149
Bank fees	1,401	1,500	99	(99)	1,401
Credit card discount	141	200	59	(59)	141
Dues & licenses	175	175	-	-	175
Postage	2,257	1,500	(757)	757	2,257
Office supplies	239	-	(239)	239	239
Tax collector	35,827	74,007	38,180	(38,180)	35,827
Contingencies	-	500	500	100,000	100,500
Total administrative	<u>210,322</u>	<u>248,231</u>	<u>37,909</u>	<u>62,591</u>	<u>310,822</u>
Field operations					
Utilities					
Communication	30,639	17,500	(13,139)	13,139	30,639
Website	1,056	600	(456)	456	1,056
ADA website complainece	277	-	(277)	277	277
Streetlights	182,080	90,000	(92,080)	92,080	182,080
Electricity	65,190	45,000	(20,190)	20,190	65,190
Propane	321	400	79	(79)	321
Water, sewer & irrigation	26,270	15,000	(11,270)	11,270	26,270
Solid waste removal	7,586	6,200	(1,386)	1,386	7,586
Sewer lift stations	5,460	2,500	(2,960)	2,960	5,460
Total utilities	<u>318,879</u>	<u>177,200</u>	<u>(141,679)</u>	<u>141,679</u>	<u>318,879</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 31, 2019**

	FY '19 Actual	FY '19 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '19 Amended Budget
Security operations					
Security staffing contract services	272,952	256,500	(16,452)	16,452	272,952
Contractual virtual guard	83,210	77,500	(5,710)	5,710	83,210
Off-duty policing	16,590	10,000	(6,590)	6,590	16,590
Total security operations	<u>372,752</u>	<u>344,000</u>	<u>(28,752)</u>	<u>28,752</u>	<u>372,752</u>
Field office administration					
Field manager	53,394	54,000	606	(606)	53,394
Assistant field manager	9,267	13,000	3,733	(3,733)	9,267
Office administrator	55,616	46,000	(9,616)	9,616	55,616
Assistant office administrator	30,865	30,000	(865)	865	30,865
Payroll taxes	12,985	13,500	515	(515)	12,985
Seasonal decorations	43,700	43,700	-	-	43,700
Beach club office equipment	3,605	3,400	(205)	205	3,605
Beach club office supplies	5,039	3,000	(2,039)	2,039	5,039
Beach club gym supplies	13,800	14,000	200	(200)	13,800
Beach club gym equipment lease	14,040	-	(14,040)	14,040	14,040
Guard office equipment	349	2,000	1,651	(1,651)	349
Guard office supplies	1,569	2,000	431	(431)	1,569
Community events supplies	23,078	16,100	(6,978)	6,978	23,078
Pool & beach club attendants	15,092	36,000	20,908	(20,908)	15,092
Total field office administration	<u>282,399</u>	<u>276,700</u>	<u>(5,699)</u>	<u>5,699</u>	<u>282,399</u>
Landscape maintenance					
Landscaping	408,024	424,000	15,976	(15,976)	408,024
Street tree maintenance	26,670	40,000	13,330	(13,330)	26,670
Beach sand	-	5,500	5,500	(5,500)	-
Annuals & seasonal plant installation	5,757	5,000	(757)	757	5,757
Plant replacement	12,154	40,000	27,846	(27,846)	12,154
Sod replacement	7,643	7,500	(143)	143	7,643
Well maintenance - irrigation	579	5,000	4,421	(4,421)	579
Irrigation - maintenance	8,985	10,000	1,015	(1,015)	8,985
Tree removal	21,380	25,000	3,620	(3,620)	21,380
Lake & pond maintenance	44,000	52,000	8,000	(8,000)	44,000
Total landscape maintenance	<u>535,192</u>	<u>614,000</u>	<u>78,808</u>	<u>(78,808)</u>	<u>535,192</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 31, 2019**

	FY '19 Actual	FY '19 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '19 Amended Budget
Facilities maintenance					
Outside facilities maintenance	18,018	20,000	1,982	(1,982)	18,018
Car and cart repairs and maintenance	7,083	6,000	(1,083)	1,083	7,083
Rentals and leases	14,666	12,000	(2,666)	2,666	14,666
Cleaning	16,914	16,000	(914)	914	16,914
Pest control	1,800	2,300	500	(500)	1,800
Security gate maintenance & repair	7,849	5,000	(2,849)	2,849	7,849
Security gate maintenance & repair - cachet	2,388	2,000	(388)	388	2,388
Monuments & signs	8,028	5,000	(3,028)	3,028	8,028
Fountains	5,320	7,000	1,680	(1,680)	5,320
Storm water drainage	-	20,000	20,000	(20,000)	-
Recreation equipment maintenance & repair	23,766	15,000	(8,766)	8,766	23,766
Building equipment maintenance & repair	21,988	15,000	(6,988)	6,988	21,988
Pressure washing	6,175	5,000	(1,175)	1,175	6,175
Paver, streets and sidewalk repairs, cleaning	110,283	75,000	(35,283)	35,283	110,283
Clear & repair monument lanterns	90	1,500	1,410	(1,410)	90
Commercial window cleaning	-	2,500	2,500	(2,500)	-
Total facilities maintenance	244,368	209,300	(35,068)	35,068	244,368
Facilities maintenance (pool)					
Pool maintenance	20,970	22,900	1,930	(1,930)	20,970
Pool repairs	7,125	12,000	4,875	(4,875)	7,125
Pool heater utilities	9,950	9,000	(950)	950	9,950
Pool permit	275	575	300	(300)	275
Total facilities maintenance (pool)	38,320	44,475	6,155	(6,155)	38,320
Total field operations	1,791,910	1,665,675	(126,235)	126,235	1,791,910
Infrastructure reinvestment					
Capital improvement program	8,253	-	(8,253)	8,253	8,253
Total infrastructure reinvestment	8,253	-	(8,253)	8,253	8,253
Total expenditures	2,010,485	1,913,906	(96,579)	197,079	2,110,985
Excess/(deficiency) of revenues over/(under) expenditures	(187,558)	(107,741)	79,817	(180,317)	(288,058)
Fund balance - beginning (unaudited)	635,910	1,021,531	385,621	(385,621)	635,910
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	-	-	347,852
Unassigned	(30,125)	435,313	465,438	(565,938)	-
Fund balance - ending	\$ 448,352	\$ 913,790	\$ 465,438	\$ (565,938)	\$ 347,852

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 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 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 9,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,541
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	253,733	-	-	-	-	-	253,733
SunTrust - debit card	1,584	-	-	-	-	-	1,584
MMK account	225,771	-	-	-	-	4,068	229,839
Investments							
Revenue	-	108,930	136,834	63,595	-	-	309,359
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	8,033	-	-	-	8,033
Construction	-	-	-	-	3,513	-	3,513
Due from other	1,571	-	-	-	-	-	1,571
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Prepaid expense	7,611	-	-	-	-	-	7,611
Total assets	<u>\$ 530,821</u>	<u>\$ 161,339</u>	<u>\$ 392,225</u>	<u>\$ 73,595</u>	<u>\$ 3,513</u>	<u>\$ 4,068</u>	<u>\$ 1,165,561</u>
LIABILITIES							
Accounts payable	\$ 82,146	\$ -	\$ -	\$ -	\$ -	\$ 19,453	\$ 101,599
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>82,469</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,453</u>	<u>101,922</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	161,339	392,225	73,595	-	-	627,159
Capital projects	-	-	-	-	3,513	(15,385)	(11,872)
Assigned							
3 months working capital	478,477	-	-	-	-	-	478,477
Unassigned	(53,279)	-	-	-	-	-	(53,279)
Total fund balances	<u>448,352</u>	<u>161,339</u>	<u>392,225</u>	<u>73,595</u>	<u>3,513</u>	<u>(15,385)</u>	<u>1,063,639</u>
Total liabilities and fund balances	<u>\$ 530,821</u>	<u>\$ 161,339</u>	<u>\$ 392,225</u>	<u>\$ 73,595</u>	<u>\$ 3,513</u>	<u>\$ 4,068</u>	<u>\$ 1,165,561</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 1,791,826	\$ 1,776,165	101%	\$ 1,776,165
Interest and miscellaneous	1,624	31,101	30,000	104%	30,000
Total revenues	<u>1,624</u>	<u>1,822,927</u>	<u>1,806,165</u>	101%	<u>1,806,165</u>
EXPENDITURES					
Administrative					
Supervisors	800	11,000	12,000	92%	12,000
Payroll services	-	634	600	106%	600
Payroll taxes - FICA	61	842	900	94%	900
Payroll taxes - unemployment	-	-	325	0%	325
District management	4,583	55,000	55,000	100%	55,000
Assessment roll preparation	417	5,000	5,000	100%	5,000
Bond amortization schedule fee	-	-	1,500	0%	1,500
Disclosure report	250	3,000	3,000	100%	3,000
Trustee	-	7,112	6,600	108%	6,600
Notes payable - Soave Group - DS	-	21,733	21,733	100%	21,733
Audit	-	6,400	6,400	100%	6,400
Arbitrage rebate calculation	-	-	2,500	0%	2,500
Legal - general counsel	2,062	13,808	5,000	276%	5,000
Engineering	1,190	5,780	10,000	58%	10,000
Insurance: general liability & public officials	-	29,545	29,000	102%	29,000
Insurance: worker's compensation	-	6,279	6,291	100%	6,291
Legal advertising and Sunshine Board	-	4,149	4,500	92%	4,500
Bank fees	121	1,401	1,500	93%	1,500
Credit card discount	12	141	200	71%	200
Dues & licenses	-	175	175	100%	175
Postage	205	2,257	1,500	150%	1,500
Office supplies	-	239	-	N/A	-
Tax collector	-	35,827	74,007	48%	74,007
Contingencies	-	-	500	0%	500
Total administrative	<u>9,701</u>	<u>210,322</u>	<u>248,231</u>	85%	<u>248,231</u>
Field operations					
Utilities					
Communication	3,095	30,639	17,500	175%	17,500
Website	-	1,056	600	176%	600
ADA website compliance	-	277	-	N/A	-
Streetlights	30,420	182,080	90,000	202%	90,000
Electricity	11,421	65,190	45,000	145%	45,000
Propane	-	321	400	80%	400
Water, sewer & irrigation	2,531	26,270	15,000	175%	15,000
Solid waste removal	550	7,586	6,200	122%	6,200
Sewer lift stations	2,725	5,460	2,500	218%	2,500
Total utilities	<u>50,742</u>	<u>318,879</u>	<u>177,200</u>	180%	<u>177,200</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 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	32,931	272,952	256,500	106%	256,500
Contractual virtual guard	2,277	83,210	77,500	107%	77,500
Off-duty policing	2,916	16,590	10,000	166%	10,000
Total security operations	<u>38,124</u>	<u>372,752</u>	<u>344,000</u>	108%	<u>344,000</u>
Field office administration					
Field manager	4,070	53,394	54,000	99%	54,000
Assistant field manager	1,152	9,267	13,000	71%	13,000
Office administrator	4,143	55,616	46,000	121%	46,000
Assistant office administrator	2,377	30,865	30,000	103%	30,000
Payroll taxes	986	12,985	13,500	96%	13,500
Seasonal decorations	-	43,700	43,700	100%	43,700
Beach club office equipment	132	3,605	3,400	106%	3,400
Beach club office supplies	616	5,039	3,000	168%	3,000
Beach club gym supplies	1,386	13,800	14,000	99%	14,000
Beach club gym equipment lease	-	14,040	-	N/A	-
Guard office equipment	-	349	2,000	17%	2,000
Guard office supplies	-	1,569	2,000	78%	2,000
Community events supplies	764	23,078	16,100	143%	16,100
Pool & beach club attendants	1,146	15,092	36,000	42%	36,000
Total field office administration	<u>16,772</u>	<u>282,399</u>	<u>276,700</u>	102%	<u>276,700</u>
Landscape maintenance					
Landscaping	63,462	408,024	424,000	96%	424,000
Street tree maintenance	26,670	26,670	40,000	67%	40,000
Beach sand	-	-	5,500	0%	5,500
Annuals & seasonal plant installation	-	5,757	5,000	115%	5,000
Plant replacement	1,686	12,154	40,000	30%	40,000
Sod replacement	-	7,643	7,500	102%	7,500
Well maintenance - irrigation	-	579	5,000	12%	5,000
Irrigation - maintenance	1,394	8,985	10,000	90%	10,000
Tree removal	8,278	21,380	25,000	86%	25,000
Lake & pond maintenance	3,625	44,000	52,000	85%	52,000
Total landscape maintenance	<u>105,115</u>	<u>535,192</u>	<u>614,000</u>	87%	<u>614,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 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	889	18,018	20,000	90%	20,000
Car and cart repairs and maintenance	223	7,083	6,000	118%	6,000
Rentals and leases	1,061	14,666	12,000	122%	12,000
Cleaning	1,366	16,914	16,000	106%	16,000
Pest control	300	1,800	2,300	78%	2,300
Security gate maintenance & repair	989	7,849	5,000	157%	5,000
Security gate maintenance & repair - cachet	468	2,388	2,000	119%	2,000
Monuments & signs	-	8,028	5,000	161%	5,000
Fountains	-	5,320	7,000	76%	7,000
Storm water drainage	-	-	20,000	0%	20,000
Recreation equipment maintenance & repair	900	23,766	15,000	158%	15,000
Building equipment maintenance & repair	-	21,988	15,000	147%	15,000
Pressure washing	-	6,175	5,000	124%	5,000
Paver, streets and sidewalk repairs, cleaning	15,000	110,283	75,000	147%	75,000
Clear & repair monument lanterns	-	90	1,500	6%	1,500
Commercial window cleaning	-	-	2,500	0%	2,500
Total facilities maintenance	<u>21,196</u>	<u>244,368</u>	<u>209,300</u>	117%	<u>209,300</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	20,970	22,900	92%	22,900
Pool repairs	-	7,125	12,000	59%	12,000
Pool heater utilities	206	9,950	9,000	111%	9,000
Pool permit	-	275	575	48%	575
Total facilities maintenance (pool)	<u>2,206</u>	<u>38,320</u>	<u>44,475</u>	86%	<u>44,475</u>
Total field operations	<u>234,155</u>	<u>1,791,910</u>	<u>1,665,675</u>	108%	<u>1,665,675</u>
Infrastructure reinvestment					
Capital improvement program	-	8,253	-	N/A	-
Total infrastructure reinvestment	-	8,253	-	N/A	-
Total expenditures	<u>243,856</u>	<u>2,010,485</u>	<u>1,913,906</u>	105%	<u>1,913,906</u>
Excess/(deficiency) of revenues over/(under) expenditures	(242,232)	(187,558)	(107,741)		
Fund balance - beginning (unaudited)	<u>690,584</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	(30,125)	(30,125)	435,313		
Fund balance - ending	<u>\$ 448,352</u>	<u>\$ 448,352</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 SEPTEMBER 30, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 107,683	\$ 106,898	101%
Interest	236	2,902	-	N/A
Total revenues	<u>236</u>	<u>110,585</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	236	5,988	-	
Fund balances - beginning	<u>161,103</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 161,339</u>	<u>\$ 161,339</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 SEPTEMBER 30, 2019**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 520,334	\$ 519,236	100%
Prepaid assessments	-	11,109	-	N/A
Interest	572	9,558	-	N/A
Total revenues	<u>572</u>	<u>541,001</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	572	12,996	-	
Fund balances - beginning	<u>391,653</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 392,225</u>	<u>\$ 392,225</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 SEPTEMBER 30, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 47,422	\$ 47,082	101%
Total revenues	<u>-</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	-	948	1,962	48%
Total other fees & charges	<u>-</u>	<u>948</u>	<u>1,962</u>	48%
Total expenditures	<u>-</u>	<u>47,304</u>	<u>48,318</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	-	118	(1,236)	
Fund balances - beginning	<u>73,595</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u><u>\$ 73,595</u></u>	<u><u>\$ 73,595</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 SEPTEMBER 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 5	\$ 66
Total revenues	5	66
 Excess/(deficiency) of revenues over/(under) expenditures	5	66
 Fund balance - beginning	3,508	3,447
Fund balance - ending	\$ 3,513	\$ 3,513

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ -	\$ 152,747	\$ 151,304	101%
Total revenues	<u>-</u>	<u>152,747</u>	<u>151,304</u>	101%
EXPENDITURES				
Capital outlay	19,543	165,078	145,000	114%
Tax collector	-	3,054	6,304	48%
Total expenditures	<u>19,543</u>	<u>168,132</u>	<u>151,304</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	(19,543)	(15,385)	-	
Fund balance - beginning	4,068	-	-	
Fund balance - ending	<u>\$ (15,475)</u>	<u>\$ (15,385)</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

12B

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: November 21, 2019

Beach Club

- Homeowner files were all reviewed to correct any misinformation in all databases.
- Scheduled 14 private Beach Club Rentals.
- Purchased and installed a new computer for office assistants.
- Training new office assistants in office procedures.
- 2019 facility rentals were scanned into the shared server for digital storage.
- Per Security Committee's request, Hoods Towing was contacted to obtain a wrecked/damaged vehicle from a DUI. (currently waiting on Board approval before proceeding)

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: Holiday Boat Parade, Cookies with Santa
- Created flyers for upcoming events: New Resident Mixer
- An LED slide was created to remind resident to Lock their car doors to prevent any crimes of opportunity.

Events

Completed:

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

26 participants showed up to fish in the CLI fishing tournament. The event ran for 5 hours giving residents time to fish from the dock, shoreline or in a boat. Six trophies in total were give out to adults and kids alike. Everyone who participated did comment on the fun they had.

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

Over 200 residents came out to enjoy the festival. 15 pizzas were purchased and sold out during the event. Water was free for all. A Party 2 Remember supplied the bounce houses and interactive games. The new DJ from Crew Entertainment was a big hit with announcements and music. TPD was present with their K9 unit and even did a short demonstration. The Car Show had 4 participants and a winner was selected after tallying the votes. Over all this event was very successful.

The only issue we encountered was the high grass in the field due to landscaping not cutting the grass. There was also a large amount of ant beds though out the field.

Upcoming:

- **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. Containers were bought for the cookies that are decorated during this event. In the past, residents would use paper plates to transport the cookies home, however it was decided to purchase something more practical.

Community Relations

- **Welcome Wagon**

There were 8 new residents. (5 homeowners & 3 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.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12C

Cory Lakes Community Development District

Facilities Manager

Nov. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Changed timers for DST

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Changed Timers for DST.

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.

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 (Still not completed)
3. Working with DTE installed landscaping in Capri. Still not completed.
4. Working with DTE on removing some trees
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.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems

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. Put screens back up at both tennis courts.
4. Working with Welch tennis on warranty repairs to lighting at courts.
5. Repaired some paver areas around the community.
6. Working with lighting company on Christmas preparations.
7. Working on the beach area refinish.
8. Completed sidewalk cleaning throughout community.
9. Working on proposal for repairs to the Boardwalk on Cross Creek.
10. Repaired some electrical issues on Morris Bridge Rd.
11. Working with District engineer on earthen weir near Cross Creek entrance.
12. Working with City of Tampa on manhole project.
13. Replaced light at Bahama entrance after damage.
14. Replaced light at Bahama after damage.

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. Tightened bolts on other gates.
4. Reset phone, internet and computers multiple times.
5. Changed outside bulb.
6. Put door back on track.
7. Changed timer for sconce lights.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.

2. Repaired resident arm again.
3. Replaced exit arm and repaired belt and motor.
4. Replaced outside bulb over secondary exit.
5. Reset phone, internet and computer for guards.
6. Changed timer for lighting.

Action Plan for Dec.

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. Continue plant replacements.
6. Work on Christmas lighting projects.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12D

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*