

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 12, 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**

December 5, 2019

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on December 12, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Update/Discussion: Options to Potentially Acquire Cory Lakes LTD Properties
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: November 21, 2019
    - I. Summary of Motions
    - II. Staff Directives
    - III. Regular Meeting

- B. LAF Committee
    - I. November 13, 2019
    - II. December 4, 2019
  - C. Sunshine Board Online Workshop: December 3, 2019 to December 10, 2019 *(to be provided under separate cover)*
  - D. Other
10. Acceptance of Unaudited Financial Statements as of October 31, 2019
11. 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: January 16, 2020 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

12. Other Business

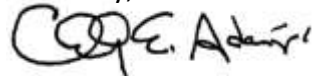
13. Public Comments *(non-agenda items)*

14. Supervisors' Requests

15. 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 November 21, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

Jorge Castillo	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
Amanda Schewe	Office Administrator
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member
Harry Ramphal	Resident/POA President
Steve Small	LMP
Bill Levins	LMP
Brian Atolano	LMP
Paul Woods	OLM, Inc.
Cindy McIntyre	Resident
Ron Acoff	Resident

**On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, terminating the contract with DTE effective December 1, 2019, was approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, awarding the landscaping contract to LMP in the amount of \$407,365, from an April 2019 LMP Bid Response, to include the paragraph noted by OLM into the new contract, and to start on December 1, 2019, was approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, engaging the services of OLM for landscape maintenance performance evaluations at the monthly rate of \$1,000, \$12,000 annually, was approved.**

**On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, the October 17, 2019 Board of Supervisors Summary of Motions, as presented, Staff Directives and Regular Meeting Minutes, as amended, the November 4, 2019 Security Committee/Neighborhood Watch Meeting Minutes and the November 5, 2019 to November 19, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, Resolution 2020-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019, was adopted.**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9A11**

**CORY LAKES CDD**  
**November 21, 2019**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Per Mr. Shah, Mr. Hall to make sure that palm frond removal is included in the new landscaping contract with LMP.
- Mr. Hall to have all of the street poles and the Cache gate painted.
- Mr. Hall to look into whether fencing should be installed along the Morris Bridge, St. Croix and Capri Isles.

**Office Administrator**

- Per Mr. Burman, Ms. Schewe to contact the SOE for guidance on how best to register CLI residents who are not registered to vote in time for the elections .
- Staff to post an article in the Islander, authored by Mr. Burman, regarding onsite voting in three upcoming 2020 elections, facilitated by the SOE.

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams to contact District Counsel to see if the CDD could purchase a \$5,600 tax lien and take possession of a nearby property that it has been maintaining.
- Mr. Adams to include CDD Rules and Regulations Revisions on the January 2020 agenda as a discussion item.



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9A111**

**DRAFT**

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 21, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

- |                   |                     |
|-------------------|---------------------|
| Jorge Castillo    | 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                 |
| Amanda Schewe  | Office Administrator               |
| A.J. Forbes    | Resident/Security Committee Member |
| Rich Carpenter | Resident/LAF Committee Member      |
| Harry Ramphal  | Resident/POA President             |
| Steve Small    | LMP                                |
| Bill Levins    | LMP                                |
| Brian Atolano  | LMP                                |
| Paul Woods     | OLM Inc.                           |
| Cindy McIntyre | Resident                           |
| Ron Acoff      | Resident                           |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

Mr. Castillo stated that he was not present at the October 17<sup>th</sup> meeting and that he never asked Mr. Burman to resign and Mr. Acoff was incorrect in asserting that during public comments.

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

42 Mr. Shah voiced his opinion that Mr. Burman’s August 16<sup>th</sup> private email to a group of  
 43 20 was unethical. He felt that Mr. Acoff should ask Mr. Burman to recant his email in order for  
 44 him to consider apologizing. Mr. Castillo stated that the community should come together and  
 45 the only way to be united would be to stop focusing on social media gossip and negativity, start  
 46 attending CDD meetings and move forward for the betterment of the community.

47

48 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

49

50 Mr. Burman gave the following update from a recent New Tampa Council meeting:

51 ➤ A defunct supermarket located near Home Depot was sold and a new retail  
 52 establishment would be named in six weeks.

53 ➤ Through a new Agreement with Pasco County, emergency vehicles and bicycles would  
 54 be allowed to go through the pass but no cars would be permitted to go through. A gate would  
 55 be erected to block the roadway and to give access to emergency vehicles only.

56 ➤ An artistic Century Park would be constructed; the location would be announced in four  
 57 to six weeks.

58 ➤ The City of Tampa is building a 50-acre city park by Kaybar Ranch.

59 ➤ Town Hall meetings would be held in January and February; the location was not yet  
 60 determined.

61 Mr. Burman recalled that a motion was passed at the previous meeting allowing the  
 62 Supervisor of Elections (SOE) to facilitate on-site voting for three upcoming elections. He  
 63 thought a large turnout of on-site resident voters would be beneficial to show the SOE that it  
 64 makes sense to make this a regular occurrence. Mr. Burman asked Ms. Schewe to contact the  
 65 SOE for guidance on how best to register CLI residents to vote, in time for the elections. Staff  
 66 was asked to include in the Islander an article authored by Mr. Burman, regarding on-site voting  
 67 in three 2020 elections.

68 Ms. Haque stated that she would present her findings on Cory Lakes LTD Properties and  
 69 a proposal to revise the CDD’s Rules and Regulations, later in the meeting.

70 Mr. Shah stated an extension would be constructed on Morris Bridge for a turn lane into  
 71 CLI this week or next week.

72

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

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76 Mr. Ron Acoff, a resident, stated that there was nothing negative about his comments at  
77 the previous meeting and his statements were an appeal to decency and respect. He voiced his  
78 opinion that everyone deserves respect and Dr. Burman was attacked and disrespected in many  
79 ways at the October 17<sup>th</sup> meeting. It is the responsibility of the Board, particularly the Chair and  
80 Vice Chair, to conduct meetings in an orderly fashion and several attendees at that particular  
81 meeting were out of order but nothing was done to stop it.

82 Mr. Harry Ramphal, a resident and POA President, discussed home values in Capri Isles,  
83 Mr. Burman's emails, the POA, racism and division in the community. Mr. Castillo  
84 acknowledged that there are politics within the community and some groups want to unite  
85 while others want to divide and stated that the best way to move forward is to unite and focus  
86 on increasing property values.

87

88 **FIFTH ORDER OF BUSINESS****Landscape Maintenance Updates: *DTE  
Landscape***

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91 Mr. Hall stated that Down to Earth (DTE) landscapers have done very little to catch up  
92 on pending work and have essentially given up. Staff had no choice but to invite the previous  
93 contractor, Landscape Maintenance Professionals (LMP), to give a presentation.

94 Mr. Steve Smalls, of LMP, stated that he previously serviced the CDD for over six years  
95 and would like to regain the landscaping contract. LMP could dispatch a five-member crew to  
96 the property by December 1<sup>st</sup> to complete projects quickly. He presented a landscaping plan  
97 and contract costs for three years. Mr. Adams stated the cost was a \$37,000 increase from the  
98 amount proposed last spring. Discussion ensued regarding the start date, landscaping needs,  
99 overgrown vegetation, the number of crewmen, Saturday work and special crews for detail  
100 work such as weeding, mulching and irrigation. Mr. Carpenter felt that the last time the  
101 community looked great was when LMP had the contract and OLM conducted oversight, which  
102 was why the LAF Committee recommended hiring both OLM and LMP.

103 Mr. Paul Woods, of OLM Inc., circulated brochures, stated that OLM specializes in  
104 project management with a goal of enhancing and maintaining the marketability of properties,  
105 has been in business for 35 years, etc. He responded to questions regarding the inspection

106 process, his role as an evaluator/inspector, a performance clause, fees, cost variance,  
107 coordinating with LMP to service the CDD and DTE’s failures.

108

**On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, terminating the contract with DTE effective December 1, 2019, was approved.**

109

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112

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, awarding the landscaping contract to LMP, in the amount of \$407,365 from the April 2019 Bid Response, to include the paragraph noted by OLM into the new contract, with a start date of December 1, 2019, was approved.**

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**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, engaging the services of OLM for landscape maintenance performance evaluations at the monthly rate of \$1,000, \$12,000 annually, was approved.**

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**SIXTH ORDER OF BUSINESS**

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

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Mr. Adams stated that the complaint was passed to another colleague within the Special Litigation firm and, after reviewing the final draft of the complaint, he forwarded it to the new Counsel for finalization and filing. Once filed, Mr. Adams would circulate the court-certified copy to the Board. He found the actual contract between for Republic Services (RS) and the County, which contained a spillage provision that would be highlighted and attached to the complaint, along with certain performance requirements. There would be court-mandated mediation and Counsel would present the CDD’s case. As to who is filing the lawsuit, Mr. Adams stated the attorney is the special litigation Counsel who was recommended by Mr. Babbar.

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**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Roadway Replacement**

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Mr. Adams distributed and reviewed the Roadway Re-investment Project Estimated Costs Analysis and the Roadway Quantities Road Surface Replacement table, as follows:

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➤ The three scenarios, outlined by Mr. Chang at the last meeting, reflected financing, with the Debt Service Reserve (DSR) and Cost of Issuance (COI) for every CLI property owner.

143 ➤ Each scenario reflected a 30-year loan, at 5%, and the annual per-unit payment for  
144 1,024 units.

145 ➤ The handouts reflected estimates to refer to as discussions continue over the next few  
146 years.

147 Discussion ensued regarding contractors, costs, the sealed bidding process, manholes,  
148 pavers, asphalt, drainage systems, town hall meetings and the anticipated increases in  
149 operations and maintenance (O&M).

150

151 **EIGHTH ORDER OF BUSINESS**

**Committee Reports**

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153 **A. Security**

154 Mr. Forbes reported the following:

155 ➤ There was an attempted home burglary.

156 ➤ On October 31<sup>st</sup>, several automobiles were burglarized.

157 Discussion ensued regarding the rover, security cameras, vehicle owners not filing police  
158 reports, monthly Tampa Police/State Trooper Report, speeding, speeding data no longer being  
159 collected, the new speed limit/traffic control sign, fireworks use, enforcement of the CDD's  
160 Rules and Regulations, the POA's Covenants and the budget.

161 **B. Landscape Aquascape Facilities**

162 Ms. Haque stated that the committee discussed switching landscaping companies and  
163 promoting Mr. Hall's assistant, T.J., to a full-time position. Mr. Castillo recommended holding  
164 off on hiring a full-time assistant, as the budget was very tight. Mr. Hall stated that T.J. has his  
165 own business and may not accept the position; he was comfortable working two to three days  
166 per week. Discussion ensued regarding T.J.'s hourly rate and duties, the security guard/rover,  
167 special landscaping projects and the LAF minutes.

168 **C. Spirit Committee**

169 There being no report, the next item followed.

170

171 **NINTH ORDER OF BUSINESS**

**Approval of Minutes**

172

173 Mr. Shah expressed his opinion that Ms. McIntyre made a personal attack on him and  
174 his son, Parag, starting on line 270 of the October 17, 2019 minutes.

175 Mr. Shah read his personal rebuttal, for the record, as follows:

176 “Ms. McIntyre, you may have tried very hard to do damage control on the email  
177 sent by Supervisor Burman on August 16, 2019, but the damage was done. You  
178 may appear to be a foot soldier for Mr. Burman; I totally understand that. There  
179 were other members of CLI including several residents from Capri Isle and you  
180 chose specifically to target me and my son. This tells me more about your  
181 intentions and hostilities against us. On Line 290, you accused me of spreading  
182 false information but this is your opinion and wild imagination, not supported by  
183 any evidence or facts. Line 297, you mentioned that the Burman house had  
184 thousands of dollars in damages; again, all imaginary, no proof of receipts for  
185 any damages. Lines 298 through 299, you specifically stated, ‘Neighbors saw  
186 brown-skinned men running from the area’; you chose your words very carefully  
187 to give a racial overtone. Again, this is all your imagination, not met by police  
188 report, witnesses, videos or nothing. I am questioning your credibility at this  
189 point. Lines 303 and 304, you are accusing me of using bullying tactics. I totally  
190 refute that and this opinion is coming from the general public, from all of CLI, not  
191 only from me.”

192 Mr. Burman stated that he purposefully stayed out of the discussion not to add fuel to  
193 the fire and invited Mr. Shah to his home to view documentation and videos of the perpetrator  
194 who vandalized his property. The intent of his email was to alert and inform residents that, if  
195 they would like to get projects done in their community, they must show up, en masse, to CDD  
196 or POA meetings and voice their requests, just like Capri Isle residents. Mr. Shah voiced his  
197 opinion that the email did not say that, which he felt was evidenced by the quote “We have  
198 nobody from our group to counter their demands”, from the email. Mr. Shah stated that he  
199 sensed hatred against Capri residents, by Mr. Burman. Discussion ensued regarding the email,  
200 Capri residents, filing a civil lawsuit against the POA versus arbitration, differences of opinion,  
201 etc. Mr. Castillo suggested that Supervisors Burman and Shah meet to work out their  
202 differences and come to an understanding.

203 **A. Board of Supervisors: October 17, 2019**

204 **i. Summary of Motions**

205 **ii. Staff Directives**

206 The following change was made:

207 Sixth bullet point: Delete the period after “type”

208 **iii. Regular Meeting**

209 The following changes were made:

210 Line 146: Change “Mr. Adams” to “Mr. Hall”

211 Lines 147 and 148: Change “to kill the vegetation” to “that would kill the landscaping”

212 Line 223: Change “the contractor” to “Mr. Rick Derry”

213 The lack of budget funds to facilitate the boardwalk repairs on Cross Creek was  
214 discussed.

215 **B. Security Committee/Neighborhood Watch: November 4, 2019**

216 **C. Sunshine Board Online Workshop: November 5, 2019 to November 19, 2019 (to be  
217 provided under separate cover)**

218 **D. Other**

219

220 **On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, the**  
221 **October 17, 2019 Board of Supervisors Summary of Motions, as presented,**  
222 **Staff Directives and Regular Meeting Minutes, as amended, the November 4,**  
223 **2019 Security Committee/Neighborhood Watch Meeting Minutes and the**  
224 **November 5, 2019 to November 19, 2019 Sunshine Board Online Workshop**  
225 **Minutes, as presented, were approved.**

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228 **TENTH ORDER OF BUSINESS**

**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**

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234 Mr. Adams presented Resolution 2020-01 and read the title. The purpose of this  
235 Resolution was to avoid a finding in the annual audit, which was already underway. The  
236 overages included streetlights and contingencies. If there are no accruals or journal  
237 adjustments during the audit, the funds would be applied to the surplus fund balance.

238

239 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor,**  
240 **Resolution 2020-01, Relating to the Amendment of the Annual Budget for the**  
241 **Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019, was**  
242 **adopted.**

243



244 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
245 **Statements as of September 30, 2019**  
246

247 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2019.  
248 The financial statements were accepted.

249

250 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

251

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

253 There being no report, the next item followed.

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

255 Ms. Schewe presented the Monthly Report and answered questions about community  
256 relations, whether to choose a DJ over a quartet for an upcoming holiday event and insurance.

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

258 Mr. Hall presented the Facilities Manager Activity Report and responded to questions  
259 regarding the manholes, DTE and the installation of landscaping in Capri, tree removal in the  
260 common areas and the holiday light activation.

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

- 262 • **NEXT MEETING DATE: December 12, 2019 at 6:00 P.M.**

- 263 ○ **QUORUM CHECK**

264 Supervisors Burman, Castillo, Shah and Haque confirmed their attendance at the  
265 December 12, 2019 meeting.

266 The Board and Staff discussed which day to activate the holiday lighting. Mr. Shah felt  
267 that the street light poles need to be painted and noted that the Cache gate is rusted.

268

269 **THIRTEENTH ORDER OF BUSINESS** **Other Business**

270

271 Referencing a map, Ms. Haque stated that, in reviewing Cory Lake Limited Properties,  
272 she found that one is technically inside CLI, which is the boat storage, and two along Morris  
273 Bridge are not inside the neighborhood. She reviewed properties within the triangle in red and  
274 one property north of it with tax liens. She mentioned tax deed sale dates and auction dates.  
275 She contacted the County regarding opportunities for the CDD to acquire the properties before  
276 they are auctioned and the County Attorney suggested that it was better to do eminent domain

277 or adverse possession because that provides a legal standing versus the public auction.  
278 Discussion ensued regarding the options, title searches, Mr. Gene Thomason, the boat storage  
279 area, the CDD’s maintenance of the properties in question and cost.

280 Ms. Haque stated that she reviewed the CDD’s Rules and Regulations and agreed with  
281 Mr. Forbes that the document needs to be updated. The Board and Staff discussed the  
282 following changes that need to be made:

- 283 ➤ Residents can be denied bar code access if there is a non-compliance issue or if they  
284 violated the CDD Rules.
- 285 ➤ Delete redundancies.
- 286 ➤ The age for minors to use the amenities should be consistent.
- 287 ➤ Running over the gate arms.
- 288 ➤ Mowing to the waters’ edge.
- 289 ➤ Boating rules.

290 Mr. Adams would include the CDD Rules and Regulations on the January agenda.  
291

292 **FOURTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items*)**

293  
294 Mr. Ramphal stated that several residents stated that they would like a bike lane  
295 constructed and signage installed to caution motorists. Discussion ensued regarding pavers, the  
296 daytime rover, the boat storage area and installing fencing in St. Croix, Capri Isles and along the  
297 Morris Bridge. In response to Mr. Ramphal’s question regarding not being invited to join the  
298 Spirit Committee, Ms. Haque stated that there is no membership; everyone is welcomed and  
299 meetings are publicly posted. Mr. Castillo stated that Mr. Hall could look into the fencing  
300 requests in those areas and make recommendations.

302 **FIFTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

303  
304 There being no Supervisor’s requests, the next item followed.  
305

306 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

307  
308 There being no further business to discuss, the meeting adjourned at 9:40.  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9BI**

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

The Landscape/Aquascape/Facilities Committee meeting was held on November 13, 2019, at 4:45 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

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

First Order of Business: Call to Order: Attendance

The meeting was convened at 5:00 p.m.

Second Order of Business:

Landscape

Motion was made and passed to ask LMP to resume maintenance of CL and to ask the board to use OLM to monitor monthly maintenance

Continued discussion about DTE and plant replacement throughout the community

Aquascape:

Sand will be delivered for the beach next week

Facilities:

Cone is on CL Drive- City of Tampa will be repairing 22 manholes, including pavers, within a few months

Window in gym will be replaced- guest cracked window

Inflow into lake- Engineer is working on this and will update

Park benches- Boy Scout assembled benches are deteriorating and need to be replaced

John is getting a quote for adding rock to the pool areas

Motion was made and asked to have TJ be hired as full-time

Third Order of Business: Adjournment 6:09 pm

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

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9B11**

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

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

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

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

The meeting was convened at 4:52 p.m.

**Second Order of Business:**

Landscape

- LMP will remove dead palm on CL Drive
- Bird of Paradise will be cut back by LMP
- 40 LMP folks will be working on Cross Creek entrance
- We will wait to assess the community until LMP has caught up on landscaping to determine what plants are needed
- A supplemental contract has been signed to catch-up the landscaping in our community by LMP. Items that will be addressed include: removing dead plants, trimming plants, fertilizing, adjusting irrigation systems and cleaning beach area.
- LAF appreciates the Board taking LAF's recommendation in replacing DTE with LMP

Aquascape: No new items

Facilities:

- Fence in skate park will be repaired

**Third Order of Business: Adjournment    5:19 pm**

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

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**



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

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 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	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 91,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,451
Iberia - debit card	4,481	-	-	-	-	-	4,481
SunTrust - operating acct	9,541	-	-	-	-	-	9,541
SunTrust - debit card	2,856	-	-	-	-	-	2,856
MMK account	246,963	-	-	-	-	4,068	251,031
Investments							
Revenue	-	109,157	137,037	63,595	-	-	309,789
Reserve	-	52,409	247,358	10,000	-	-	309,767
Prepayment	-	-	9,627	-	-	-	9,627
Construction	-	-	-	-	3,518	-	3,518
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	871	4,207	383	-	1,235	6,696
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Prepaid expense	900	-	-	-	-	-	900
Total assets	<u>\$ 385,917</u>	<u>\$ 162,437</u>	<u>\$ 398,229</u>	<u>\$ 73,978</u>	<u>\$ 3,518</u>	<u>\$ 5,303</u>	<u>\$ 1,029,382</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 74,196	\$ -	\$ -	\$ -	\$ -	\$ 19,453	\$ 93,649
Due to other funds							
Debt service fund - series 2013	871	-	-	-	-	-	871
Debt service fund - series 2013A-1	4,207	-	-	-	-	-	4,207
Debt service fund - 2017 note	383	-	-	-	-	-	383
Capital projects: 2019	1,235	-	-	-	-	-	1,235
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>81,215</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,453</u>	<u>100,668</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	162,437	398,229	73,978	-	-	634,644
Capital projects	-	-	-	-	3,518	(14,150)	(10,632)
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	(191,731)	-	-	-	-	-	(191,731)
Total fund balances	<u>304,702</u>	<u>162,437</u>	<u>398,229</u>	<u>73,978</u>	<u>3,518</u>	<u>(14,150)</u>	<u>928,714</u>
Total liabilities and fund balances	<u>\$ 385,917</u>	<u>\$ 162,437</u>	<u>\$ 398,229</u>	<u>\$ 73,978</u>	<u>\$ 3,518</u>	<u>\$ 5,303</u>	<u>\$ 1,029,382</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ -	\$ -	\$ 1,776,163	0%	\$ 148,014
Interest and miscellaneous	5,819	5,819	30,000	19%	2,500
Total revenues	<u>5,819</u>	<u>5,819</u>	<u>1,806,163</u>	0%	<u>150,514</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	800	800	12,000	7%	1,000
Payroll services	50	50	600	8%	50
Payroll taxes - FICA	61	61	900	7%	75
Payroll taxes - unemployment	-	-	325	0%	27
District management	4,583	4,583	55,000	8%	4,583
Assessment roll preparation	417	417	5,000	8%	417
Bond amortization schedule fee	-	-	1,500	0%	125
Disclosure report	250	250	3,000	8%	250
Trustee	-	-	7,200	0%	600
Notes payable - Soave Group - DS	-	-	21,733	0%	1,811
Audit	-	-	6,400	0%	533
Arbitrage rebate calculation	-	-	2,500	0%	208
Legal - general counsel	720	720	5,000	14%	417
Engineering	-	-	10,000	0%	833
Insurance: general liability & public officials	30,581	30,581	31,000	99%	2,583
Insurance: worker's compensation	4,606	4,606	7,000	66%	583
Legal advertising and Sunshine Board	385	385	4,500	9%	375
Bank fees	101	101	1,500	7%	125
Credit card discount	8	8	200	4%	17
Dues & licenses	175	175	175	100%	15
Postage	119	119	2,000	6%	167
Tax collector	-	-	74,007	0%	6,167
Contingencies	-	-	500	0%	42
Total administrative	<u>42,856</u>	<u>42,856</u>	<u>252,040</u>	17%	<u>21,003</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	1,626	1,626	20,000	8%	1,667
Website	-	-	705	0%	59
ADA website compliance	-	-	200	0%	17
Streetlights	-	-	90,000	0%	7,500
Electricity	-	-	68,000	0%	5,667
Propane	-	-	400	0%	33
Water, sewer & irrigation	-	-	15,000	0%	1,250
Solid waste removal	1,107	1,107	6,200	18%	517
Sewer lift stations	150	150	2,500	6%	208
Total utilities	<u>2,883</u>	<u>2,883</u>	<u>203,005</u>	1%	<u>16,917</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 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	11,859	11,859	291,000	4%	24,250
Contractual virtual guard	13,228	13,228	80,000	17%	6,667
Off-duty policing	-	-	13,000	0%	1,083
Total security operations	<u>25,087</u>	<u>25,087</u>	<u>384,000</u>	7%	<u>32,000</u>
Field office administration					
Field manager	4,172	4,172	55,500	8%	4,625
Assistant field manager	974	974	13,000	7%	1,083
Office administrator	3,313	3,313	47,380	7%	3,948
Assistant office administrator	860	860	31,775	3%	2,648
Part-time office assistant	-	-	10,120	0%	843
Payroll taxes	844	844	13,500	6%	1,125
Seasonal decorations	19,750	19,750	43,700	45%	3,642
Beach club office equipment	262	262	3,400	8%	283
Beach club office supplies	253	253	4,000	6%	333
Beach club gym supplies	1,940	1,940	20,600	9%	1,717
Guard office equipment	-	-	1,000	0%	83
Guard office supplies	-	-	1,500	0%	125
Community events supplies	3,876	3,876	18,500	21%	1,542
Pool & beach club attendants	1,717	1,717	26,000	7%	2,167
Total field office administration	<u>37,961</u>	<u>37,961</u>	<u>289,975</u>	13%	<u>24,165</u>
Landscape maintenance					
Landscaping	30,768	30,768	370,000	8%	30,833
Beach sand	-	-	3,000	0%	250
Annuals & seasonal plant installation	2,200	2,200	5,500	40%	458
Plant replacement	152	152	37,500	0%	3,125
Sod replacement	-	-	10,000	0%	833
Well maintenance - irrigation	-	-	5,000	0%	417
Irrigation - maintenance	-	-	10,000	0%	833
Tree removal	-	-	25,000	0%	2,083
Lake & pond maintenance	3,625	3,625	52,000	7%	4,333
Total landscape maintenance	<u>36,745</u>	<u>36,745</u>	<u>518,000</u>	7%	<u>43,167</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	719	719	20,000	4%	1,667
Car and cart repairs and maintenance	876	876	6,000	15%	500
Rentals and leases	1,061	1,061	12,720	8%	1,060
Cleaning	-	-	16,000	0%	1,333
Pest control	300	300	1,800	17%	150
Security gate maintenance & repair	310	310	5,000	6%	417
Security gate maintenance & repair - cachet	-	-	2,000	0%	167
Monuments & signs	-	-	5,000	0%	417
Fountains	-	-	7,000	0%	583
Storm water drainage	-	-	20,000	0%	1,667
Recreation equipment maintenance & repair	-	-	15,000	0%	1,250
Building equipment maintenance & repair	-	-	15,000	0%	1,250
Pressure washing	3,610	3,610	5,000	72%	417
Paver, streets and sidewalk repairs, cleaning	7,880	7,880	75,000	11%	6,250
Total facilities maintenance	<u>14,756</u>	<u>14,756</u>	<u>205,520</u>	7%	<u>17,127</u>
Facilities maintenance (pool)					
Pool maintenance	-	-	21,000	0%	1,750
Pool repairs	-	-	10,000	0%	833
Pool heater utilities	-	-	9,000	0%	750
Pool permit	-	-	575	0%	48
Total facilities maintenance (pool)	<u>-</u>	<u>-</u>	<u>40,575</u>	0%	<u>3,381</u>
Total field operations	<u>117,432</u>	<u>117,432</u>	<u>1,641,075</u>	7%	<u>136,756</u>
Total expenditures	<u>160,288</u>	<u>160,288</u>	<u>1,893,115</u>	8%	<u>157,760</u>
Excess/(deficiency) of revenues over/(under) expenditures	(154,469)	(154,469)	(86,952)		
Fund balance - beginning (unaudited)	<u>459,171</u>	<u>459,171</u>	<u>826,154</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279		
Unassigned	(168,577)	(168,577)	265,923		
Fund balance - ending	<u>\$ 304,702</u>	<u>\$ 304,702</u>	<u>\$ 739,202</u>		

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

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 105,594	0%
Interest	227	227	-	N/A
Total revenues	<u>227</u>	<u>227</u>	<u>105,594</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	25,000	0%
Interest	-	-	76,194	0%
Total debt service	<u>-</u>	<u>-</u>	<u>101,194</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	4,400	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>4,400</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>105,594</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	227	227	-	
Fund balances - beginning	<u>162,210</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 162,437</u>	<u>\$ 162,437</u>	<u>\$ 157,826</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED OCTOBER 31, 2019**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 516,805	0%
Prepaid assessments	1,247	1,247	-	N/A
Interest	551	551	-	N/A
Total revenues	<u>1,798</u>	<u>1,798</u>	<u>516,805</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	445,000	0%
Interest	-	-	50,271	0%
Total debt service	<u>-</u>	<u>-</u>	<u>495,271</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	21,534	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>21,534</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>516,805</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,798	1,798	-	
Fund balances - beginning	<u>396,431</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 398,229</u>	<u>\$ 398,229</u>	<u>\$ 373,479</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 NOTE  
FOR THE PERIOD ENDED OCTOBER 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 47,082	0%
Total revenues	<u>-</u>	<u>-</u>	<u>47,082</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	-	41,131	0%
Note interest	-	-	5,275	0%
Total debt service	<u>-</u>	<u>-</u>	<u>46,406</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	1,962	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>1,962</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>48,368</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(1,286)	
Fund balances - beginning	<u>73,978</u>	<u>73,978</u>	<u>72,241</u>	
Fund balances - ending	<u><u>\$ 73,978</u></u>	<u><u>\$ 73,978</u></u>	<u><u>\$ 70,955</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 OCTOBER 31, 2019**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 5	\$ 5
Total revenues	5	5
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	5	5
Fund balance - beginning	3,513	3,513
Fund balance - ending	\$ 3,518	\$ 3,518

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

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balance - beginning	 (14,150)	 (14,150)
Fund balance - ending	<u><u>\$ (14,150)</u></u>	<u><u>\$ (14,150)</u></u>

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63

**CORY LAKES**

Community Development District

Series 2013 Bonds

\$1,425,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,315,000.00	-	\$1,205,028.13	\$2,520,028.13

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
11/01/2019			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	\$1,890,000.00	-	\$129,673.50	\$2,019,673.50

## CORY LAKES

Community Development District

Series 2017 Note

\$235,000

### Debt Service Schedule

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

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

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

**11B**

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: December 12, 2019**

**CDD Office**

- A car was donated for a month for the staged car display from Hoods Towing. Details of the crash and warnings against the dangers of distracted driving were printed and posted near the car.
- A copy of the current District Rules and Regulations was sent to all board members.

**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
- An LED slide was created to remind residents to lock their car doors to prevent any crimes of opportunity.

**Events**

***Upcoming:-***

- **Holiday Boat Parade and Celebration (December 7 | 7pm-9pm)**  
A DJ was booked for this event. All refreshments have been ordered. Several boats registered through the CDD office for the parade.
- **Cookies with Santa (December 12 | 1pm-3pm)**  
All the entertainment has been booked. Cookies have been preordered from the Publix Bakery. As of 12/5/19-more than half the tickets have been reserved.
- **New Resident Mixer (January 10 | 7pm-9pm)**  
Paper invites and electronic invites will be sent to all new residents from September 2019-January 2020. Light refreshments will be served. Envera Security sent a lot of merchandise for goodie bags for those that attend the event.

**Community Relations**

- **Welcome Wagon November 2019**

There were 6 new residents. (All Homeowners) 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**

**11C**

# Cory Lakes Community Development District

Facilities Manager

Dec. 2019, Activity Report

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## BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Installed Christmas lights for boat parade.
4. Finished drains on beach area.

## Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.

## 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. Rebuilt flush valve on men's urinal.
6. Reset equipment after people unplugged to plug in personal devices.

## LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. Have more plants coming.
2. Working with LMP and OLM to return CLI to standards.
3. Working on all phases of landscape.

## LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Treating lakes and ponds to prevent algae blooms.
3. 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. Working with Welch tennis on warranty repairs to lighting at courts.
4. Repaired some paver areas around the community.
5. Working with lighting company on Christmas preparations.
6. Working on the beach area refinish.
7. Working on proposal for repairs to the Boardwalk on Cross Creek.
8. Repaired some electrical issues on Morris Bridge Rd.
9. Working with City of Tampa on manhole project. Project to start in next two weeks.
10. Replaced bad GFCI at CLB East & CLD monument.
11. Replaced bad light at Cachet entrance.

## Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Changed outside bulb.

## Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Repaired resident arm again.
3. Reset phone, internet and computer for guards.
4. Replaced water heater.

## Action Plan for Jan

1. Work with LMP on Landscape issues
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



**Scott W. Hines General Contractor, Inc.**  
324 S. Riverhills Dr. Temple Terrace, FL 33617  
Phone: (813) 985-3252 Fax: (813) 987-9204  
Lic. # CGC034182 Web: [www.hinesgc.com](http://www.hinesgc.com)

Cory Lakes Community Development District  
10441 Cory Lakes Dr.  
Tampa, FL 33647  
November 21, 2019

**Boardwalk Repair:**

- Contractor will remove all existing composite deck planks and store on the property at the boardwalk area.
- Contractor will remove all 7 rows of 2" x 8" floor joists as shown on picture B.
- Contractor will replace all 2" x 8" floor joists throughout the entire boardwalk with new pressure treated ground contact lumber and new hurricane clips.  
Please note: 2" x 8" Cross beams, 6" x 6" posts and composite top rail appear to be in good condition and are not being removed or replaced at this time.
- Contractor will replace approximately 160 linear feet of horizontal railing that we found rotten or damaged as shown in picture B & C.
- Contractor will pressure wash the entire boardwalk and apply two coats of quality exterior paint to match the existing color of the boardwalk as close as possible on all the wood. We will not paint the existing composite deck boards at this time.
- Contractor will fasten all deck boards with lifetime fasteners.
- Contractor will properly dispose of all construction related debris.

**Price for above work: \$17,500.00**





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**Option #1:**

To add new Trex Transcend Rope Swing Grooved Composite Deck Board in lieu of reusing the old deck boards and also to replace the top cap rail.

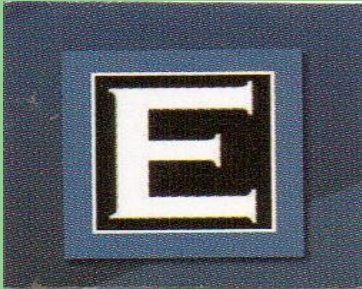


**Add to above price: \$35,400.00**

\*Other types and styles of deck boards can vary in costs and is not included at this time.

Thank you,

Scott W. Hines  
President



**Elfers and Elfers, Inc.**  
 3633 Ryans Lane  
 Zephyrhills, Florida 33541  
 Phone: 813-602-4682 or 783-1024  
 Fax: 813-783-1024  
 Email: [elfersandson@verizon.net](mailto:elfersandson@verizon.net)

**CONTRACT**

To: Cory Lake CDc  
 Tampa, Florida 33647

10-15-19

FEIN: 59-3080727  
 Lic.No. RG0066731

#	Description	Cost per Item	Total	
	Rebuild 375 feet of existing boardwalk		\$18,500.00	
	Complete reframe			
	Change all under supports, ground contact lumber			
	Any poles that are bad, replace, will use existing decking			
	Any railing that is bad will replace			
	Will use railing cap.			
	All permits are preapproved. Elfers and Elfers not responsible for any permitting.			
	Deposit to start		\$8,500.00	
	Balance due upon completion		\$10,000.00	

**Designer Decks and Docks Inc**  
**Doug Jones**  
**813-727-4387**



**Quote**

*Bill To:*  
 Cory Lakes Community  
 John Halt  
 10441 Cory Lakes Dr

PHONE
813-924-4673
813-986-1031

Quantity	Item	Description	Unit Price	Total
		<b>Community Center patio Half Circle Fascia Trim</b>		
		2 HALF CIRCLE AREAS- remove old 10" tall fascia- total 100'		
		Supply and install Hardi Siding Concrete board		\$1150
		<b>Walkway by Cross Creek Entrance New joists</b>		
		Remove decking screws and decking		
		Provide and install 3 rows only- New 2x8 pressure treated joists		
		Joist on both sides Band Joists to remain		
		Screw decking back down		\$8250
		<b>If any additional boards need replaced- extra will be charged</b>		
			<b>Dep</b>	<b>\$2000</b>
		<b>Balance due upon completion</b>		

20% deposit to start

Homeowner responsible for HOA and local permits unless otherwise discussed



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11D**



**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*

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

**Exception:**

*\*December Meeting Date is one week earlier*