

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 16, 2020**

**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**

January 9, 2020

Board of Supervisors  
Cory Lakes Community Development District

|  |
|--|
| <b>ATTENDEES:</b><br>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 January 16, 2020 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. Discussion: Potential Revisions to CDD Rules/Policies
6. Update: Settlement Activities with Republic Services Regarding Leak Damage to Pavers
7. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities
  - C. Spirit Committee
8. Approval of Minutes
  - A. Board of Supervisors: December 12, 2019
    - I. Summary of Motions
    - II. Staff Directives
    - III. Regular Meeting
  - B. LAF Committee
    - January 2, 2020

- C. Security
    - January 6, 2020
  - D. Sunshine Board Online Workshop: December 19, 2019 to January 15, 2020 *(to be provided under separate cover)*
  - E. Other
9. Acceptance of Unaudited Financial Statements as of November 30, 2019
10. 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: February 20, 2020 at 6:00 P.M.

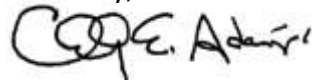
○ QUORUM CHECK

|                   |                              |                             |                                |
|-------------------|------------------------------|-----------------------------|--------------------------------|
| 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 |

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

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

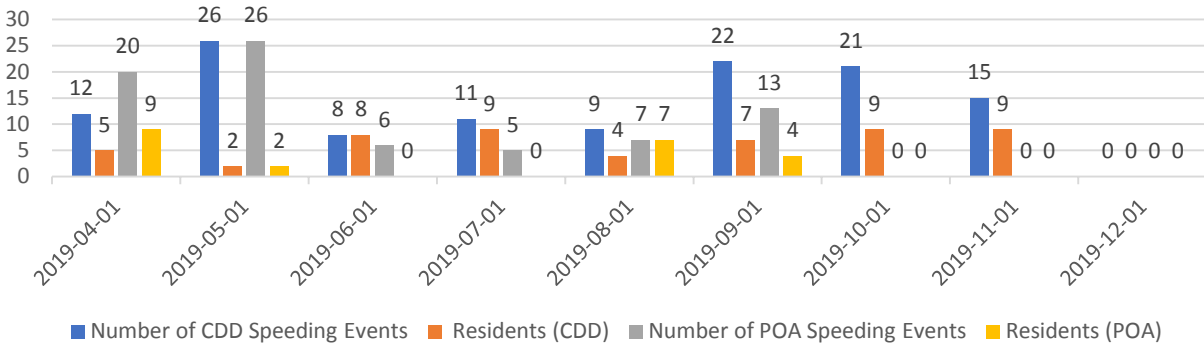
**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810**

# **CORY LAKES**

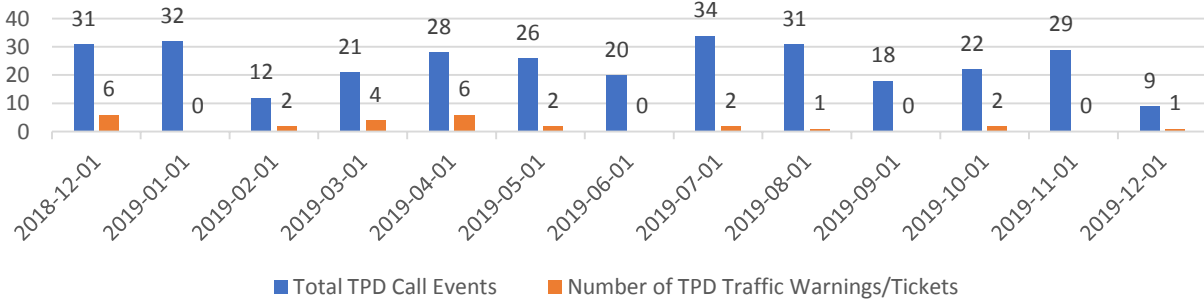
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

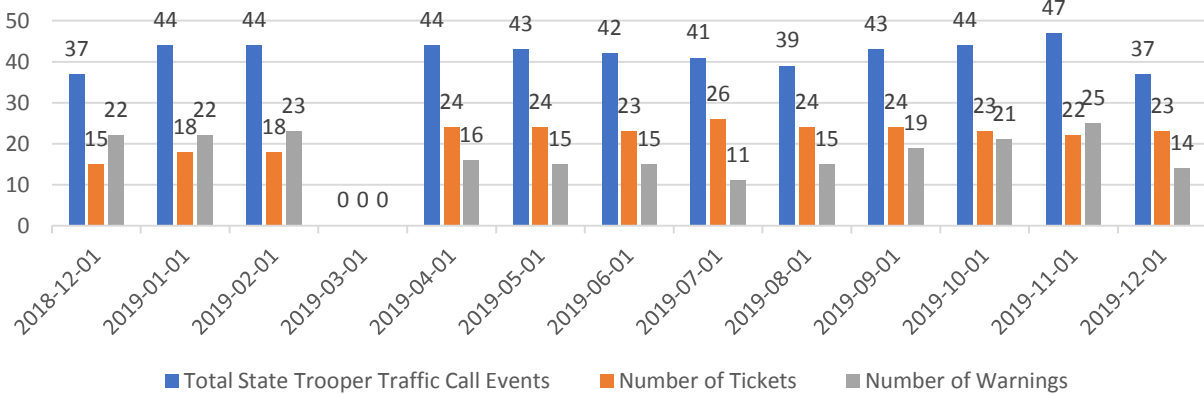
### Speeding Comparison - CDD & POA Speeding Infractions



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



### Cory Lakes State Trooper Traffic Enforcements



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8AI**

**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 December 12, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

|                   |                     |
|-------------------|---------------------|
| Jorge Castillo    | Chair               |
| Sudhir (Sid) Shah | Vice Chair          |
| Sheila Haque      | Assistant Secretary |
| David Burman      | Assistant Secretary |
| Bob Woodards      | Assistant Secretary |

**Also present were:**

|               |                        |
|---------------|------------------------|
| Chuck Adams   | District Manager       |
| John Hall     | Facilities Manager     |
| Amanda Schewe | Office Administrator   |
| Harry Ramphal | Resident/POA President |
| Dr. Samir     | Resident               |
| Parag Shah    | Resident               |
| Steven Hancz  | Resident               |

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, to enter into an exclusive contract with Coach B, as the tennis instructor for CLI, at 3% gross quarterly earnings based on actual pay to CDD, effective January 1, 2020, for a 1 year term with automatic renewal and 30-day termination, was approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the November 21, 2019 Board of Supervisors Summary of Motions, Staff Directives, as presented, and Regular Meeting Minutes, as amended, the November 13, 2019 and December 4, 2019 LAF Committee Meeting Minutes and the December 3, 2019 to December 10, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the Elfers & Elfers, Inc., proposal for walkway repair and Community Center dock skirt, in a not-to-exceed amount of \$17,500, was approved.**



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A11**

**CORY LAKES CDD**  
**December 12, 2019**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Per Mr. Castillo, Mr. Hall to ensure that the sand in the playground and the cracked backboard on the basketball courts are repaired.
- Per Mr. Shah, Staff to look into installing a prominent flag pole in front of the Clubhouse to display the United States flag.

**Office Administrator**

- Per Mr. Woodards, Staff to withhold \$100 out of a \$500 deposit for a Clubhouse rental and to explain to the resident the violations made against the agreement.
- Per Mr. Castillo, Staff to draft a mission statement for the subcommittee Chairs, outlining their various responsibilities and limitations.

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams to remove “Roadway Replacement” from future agendas until further notice.
- Exclusive contract to be drafted, recognizing Coach B as the sole tennis coach in CLI, in accordance with the agreed-upon terms between the CDD Board and Coach B, for execution.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8AIII**

**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 December 12, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

|                   |                     |
|-------------------|---------------------|
| Jorge Castillo    | Chair               |
| Sudhir (Sid) Shah | Vice Chair          |
| Sheila Haque      | Assistant Secretary |
| David Burman      | Assistant Secretary |
| Bob Woodards      | Assistant Secretary |

**Also present were:**

|               |                        |
|---------------|------------------------|
| Chuck Adams   | District Manager       |
| John Hall     | Facilities Manager     |
| Amanda Schewe | Office Administrator   |
| Harry Ramphal | Resident/POA President |
| Dr. Samir     | Resident               |
| Parag Shah    | Resident               |
| Steven Hancz  | Resident               |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

Mr. Castillo deferred his remarks to later in the meeting and asked if other Supervisors wished to make opening comments.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Burman stated the upcoming Islander would have voter registration information and the cutoff dates to register for the upcoming 2020 primary and general elections.

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

41 **FOURTH ORDER OF BUSINESS**

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

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Dr. Samir, a resident, stated that he was new to the community and recently rented the Clubhouse for a birthday celebration. He gave an explanation as to why the party exceeded the allotted time by 30 minutes and requested reimbursement of the \$500 deposit that was required. The Board and Staff discussed the event, the rover and the cleanup delays. Mr. Castillo stated that the Board would deliberate and render a decision regarding a refund.

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Mr. Parag Shah, a resident, reported that the playground sand was corroding, a number of chairs facing the water were damaged and the basketball courts had a slightly crooked hoop and a cracked backboard that need to be repaired. Mr. Hall stated that the damaged chairs were replaced and he would ensure that the playground and the basketball courts are made.

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Mr. Harry Ramphal, a resident and POA President, gave an update on a recent POA meeting and expressed his opinion that use of the Clubhouse should be free and that the Board refund the \$500 deposit to Dr. Samir, as he was a new resident. He thanked the Board Chair for the new landscapers and commended Mr. Hall for his diligence in maintaining the community.

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Mr. Castillo requested an update on the Airbnb issue. Mr. Ramphal stated that there were owner-occupied Airbnbs and sold Airbnbs with injunctions on them. In such cases, a judge would order a shut down and the property would then be foreclosed upon. Discussion ensued.

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Mr. Steven Hancz, a resident, asked if the second shower outside the pool area could be shut down, as it was leaking and staining the ground and the grassy area in front of the Clubhouse was oversaturated and soft. Mr. Hall stated that the landscapers irrigate the new annuals daily; the staining issue would be addressed.

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65 **FIFTH ORDER OF BUSINESS**

**Update/Discussion: Options to Potentially  
Acquire Cory Lakes LTD Properties**

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Mr. Adams stated that he conferred with Mr. Babbar regarding the Board’s desire to acquire three parcels owned by Cory Lakes LTD and District Counsel’s opinion was that the CDD could acquire the properties if it identifies a specific public purpose for which public funds could be used to acquire the properties. The Board must recognize that it would be responsible for paying off the tax liens and conducting title searches on the properties. Discussion ensued regarding the boat storage area and other parcels, the tax collector, tax deed sales, auctions,

74 the conservation area, zoning issues, etc. Mr. Shah stated that he opposed maintaining the boat  
75 storage area so that CDD Staff would not be burdened by the commercial rental business,  
76 which included dealing with 47 boat storage delinquencies, insurance, damages, etc. Mr.  
77 Castillo stated that more research was necessary before acquiring any of those properties.

78 **Continued Discussion: Long-Term Exclusive Tennis Program Agreement with Coach B**

79 **This item was an addition to the agenda**

80 Mr. Adams stated, due to Coach B’s long tenure with the CDD and relationship with  
81 residents, the Board previously indicated that it would welcome entering into a long-term  
82 agreement with Coach B, instead of Ms. Schwartz.

83 Coach B. thanked the Board for accepting his proposal and stated that he wished to  
84 finalize his contract with the CDD for 2020, as he was trying to solidify fees and events, such as  
85 tennis socials and summer camp. He responded to questions regarding the age range of his  
86 students, the number of courts he would occupy, court availability, advertising and contract  
87 terms. Mr. Adams stated that Coach B should provide an official activity calendar and a printout  
88 of gross earnings; additionally, the Board would require a quarterly payout of the 3%, based on  
89 actual income. Mr. Castillo motioned to recognize Coach B as the sole tennis coach in CLI, at a  
90 quarterly amount of 3% of gross income, effective January 1, 2020.

91

92 **On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor,**  
93 **entering into an exclusive contract with Coach B, as the sole tennis instructor**  
94 **for CLI, at 3% gross quarterly earnings based on actual pay to CDD, effective**  
95 **January 1, 2020, for a one-year term, with automatic renewal, and a 30-day**  
96 **termination provision, was approved.**

97

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99 **SIXTH ORDER OF BUSINESS**

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

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102 Mr. Adams stated that an update would be provided after the holidays.

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104 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Roadway  
Replacement**

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107 The Board and staff discussed the roadway replacement issue, including brick versus  
108 asphalt, the cost of the three paver options, financing, increasing CDD fees, the budget and  
109 putting the roadway replacement program on hold until further notice.

110 This item would be removed from future agendas until otherwise directed.

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112 **EIGHTH ORDER OF BUSINESS**

**Committee Reports**

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114 **A. Security**

115 Mr. Castillo stated the committee gathered socially on December 2<sup>nd</sup> and discussed  
116 securing cones for placement at bus stops, Neighborhood Watch, recent break ins, a virtual  
117 guard and reinstating the manned security presence at Morris Bridge, between the hours of  
118 10:00 p.m., and 6:00 a.m.

119 Mr. Castillo reported that Mr. Forbes complained because he was reprimanded for  
120 asking the security guard why a gate was opened and asked the Board for their opinions about  
121 Mr. Forbes questioning the security guards. Mr. Hall stated that he informed Mr. Forbes that  
122 he was not authorized to question the guards, since he was not a Supervisor and that any and  
123 all security issues should be reported to Facilities. Mr. Burman voiced his opinion that the  
124 Board should develop guidelines for committee chairs outlining their various responsibilities  
125 and limitations. Mr. Shah stated he did not have an issue with Mr. Forbes calling security about  
126 the gate arm and voiced his opinion that Mr. Forbes brings a lot of value to CLI and that he  
127 should not be undermined as, if he resigns, there is no one to replace him. Mr. Castillo  
128 concurred that a mission statement is needed for subcommittee chairs and expressed his  
129 opinion that Mr. Forbes is helpful, cares about the community and does an amazing job.

130 **B. Landscape Aquascape Facilities**

131 Ms. Haque reported that all landscaping issues were resolved or being remedied. She  
132 expressed her gratitude that the Board switched landscaping companies; the community looks  
133 great.

134 In response to Mr. Shah's question, Mr. Hall stated that the benches installed by the Boy  
135 Scouts were damaged and subsequently removed, except for one.

136 **C. Spirit Committee**

137 There being no report, the next item followed.

138

139 **NINTH ORDER OF BUSINESS**

**Approval of Minutes**

140

141 **A. Board of Supervisors: November 21, 2019**

142 **i. Summary of Motions**

143 ii. Staff Directives

144 iii. Regular Meeting

145 The following changes were made:

146 Line 54: Insert “the Keenan Connector” after “go through”

147 Lines 58: Change “Kaybar Ranch” to “K-Bar Ranch”

148 Line 79: Change “October 17<sup>th</sup> meeting” to “September 19<sup>th</sup> meeting”

149 Line 187: Change “met” to “backed”

150 Line 190: Insert “not”

151 Line 199: Change “email,” to “email.”

152 Lines 200 through 201: Delete “Capri residents, filing a civil lawsuit against the POA  
153 versus arbitration, differences of opinion, etc.” and insert “Mr. Shah felt that, during the July  
154 18, 2019 CDD meeting, Supervisor Burman was not truthful about his personal lawsuit against  
155 the POA. Supervisor Burman repeated that he filed for an arbitration hearing, not a civil  
156 lawsuit.”

157 B. LAF Committee

158 I. November 13, 2019

159 II. December 4, 2019

160 C. Sunshine Board Online Workshop: December 3, 2019 to December 10, 2019 *(to be*  
161 *provided under separate cover)*

162 D. Other

163

164 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the**  
165 **November 21, 2019 Board of Supervisors Summary of Motions and Staff**  
166 **Directives, as presented, and Regular Meeting Minutes, as amended, the**  
167 **November 13, 2019 and December 4, 2019 LAF Committee Meeting Minutes**  
168 **and the December 3, 2019 to December 10, 2019 Sunshine Board Online**  
169 **Workshop Minutes, as presented, were approved.**

170

171

172 Discussion ensued regarding the Sunshine Board, LMP’s performance thus far, lost  
173 plants and grass due to DTE’s negligence, sod replacement and withholding payment to DTE.

174

175 TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of October 31, 2019

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177



178 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2019. In  
179 response to Mr. Burman's question, Mr. Adams stated that the lights on the palm trees were  
180 capital improvements done in 2019 and a separate capital fund was set up to accommodate  
181 them. The two projects were the decorations and landscaping, with repurposed funds from the  
182 fountains. The financial statements were accepted.

183

184 **ELEVENTH ORDER OF BUSINESS****Staff Reports**

185

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

187 There being no report, the next item followed.

188 **B. Office Administrator: *Amanda Schewe***189 Ms. Schewe presented the Monthly Report and answered questions regarding the  
190 upcoming holiday boat parade.191 **C. Facilities Manager: *John Hall***192 Mr. Hall presented the Facilities Manager Activity Report. The Board and Staff discussed  
193 the three deck/boardwalk repair proposals and compared the costs.

194

195 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the**  
196 **Elfers & Elfers, Inc., proposal for walkway repair and Community Center dock**  
197 **skirt, in a not-to-exceed amount of \$17,500, was approved.**

198

199

200 Mr. Hall responded to questions regarding palm tree trimming rotations, landscaping  
201 contracts, LMP's level of service, work crews, manhole repairs, the light poles and whether to  
202 refund a \$500 deposit to a Clubhouse renter for violating the contract. The Board's consensus  
203 was to withhold \$100 of the \$500 deposit and provide a detailed explanation to the resident for  
204 the rationale behind the decision.

205

206 **On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, to**  
207 **withhold \$100 of a \$500 deposit for the Clubhouse rental, was approved.**

208

209

210 Discussion ensued regarding carpet cleaning, the maintenance account and  
211 miscellaneous income.212 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

213           •       **NEXT MEETING DATE: January 16, 2019 at 6:00 P.M.**

214           ○       **QUORUM CHECK**

215           Supervisors Burman, Castillo, Shah and Haque confirmed their attendance at the  
216 January 16, 2019 meeting.

217

218 **TWELFTH ORDER OF BUSINESS**

**Other Business**

219

220           Mr. Castillo stated that the second shower outside of the pool area needs to stay so  
221 swimmers could rinse off before entering the Clubhouse.

222           Mr. Burman stated that it was time to set the record straight and read the following into  
223 the record:

224           “This is a presentation, I never wanted to make, but there has been a series of mis-  
225 statements made at several different times at recent CDD Board meetings and I believe it is  
226 time to step up and set the record straight.

227           First and foremost, the issues that we are about to bring up are POA issues and not CDD  
228 business. I find it an unacceptable action by a few to muddy the waters by inserting POA issues  
229 into a CDD session.

230           On September 19, 2019, an anonymous letter was read into the minutes (see lines 66 –  
231 100 of the minutes of that meeting), which stated on lines 94 – 96 that I defamed the Indian  
232 community. This is false. I hereby submit to you the original email which has NO mention of  
233 the Indian community. I have never defamed the Indian community publicly or in writing. My  
234 voting record in fact will provide that I have voted in favor of amenities for Capri Isle and even  
235 made motions to build a play area in Capri. The sole intent of my email was to encourage  
236 members of our community to attend POA and CDD meetings.

237           At the September meeting one resident rudely slammed papers down in front of me and  
238 raised his voice to say, ‘Your hatred is not welcomed in this community.’ I chose not to respond  
239 so as not to inflame the situation. I felt that what was said was ill-conceived and not proven by  
240 the facts.

241           However, the presenter and his father continue to harass and slander me by asking for  
242 my resignation at subsequent meetings and to which I have not, as of this day, responded.

243           Mr. Ron Acoff stated to the Board at a recent meeting that he found the actions of the  
244 presenter mentioned above to have been unacceptable and that the presiding Board Member

245 should have stopped the attack. At the last CDD meeting Ms. McIntyre gave a statement that  
246 cited the damage that was done to my home in previous years. One Supervisor challenged her  
247 statement and demanded proof of them, such as a police report or another. For your  
248 information, I showed a copy of that police report to Chuck Adams before this meeting started  
249 and it is not going to be distributed for personal reasons. I believe the police report contains  
250 information that I do not want to make public. I have shown the first page of the report to the  
251 District Manager, who can state that it was a true fact that the incident was reported, as  
252 described, and the damage to my home. This Supervisor continued to state that I sued the POA  
253 (again not a CDD issue) and I once again stated that I only asked for an arbitration. He later  
254 submitted to me a list of what he thought was my suit against the POA. That list, when  
255 discussed with my attorney, was a group of suits regarding the Arbitrator's decision on the  
256 timing of the delivery of the original arbitration request and NOT a suit against the POA. I only  
257 wish the Supervisor would get his facts straight before he utters them in public. So once again I  
258 state I have only asked the POA for an arbitration. This is NOT and has never been a lawsuit  
259 filed by me against the POA.

260 To the group assembled here: I have given Mr. Adams a thumb drive with pictures of the  
261 damages my home, (which, if you want, he could show if necessary) so there is no question as  
262 to the damage and the validity of the police report. I do, however, apologize to the Board for  
263 claiming that I had invited a supervisor to my home to review the video of the person we  
264 believe did the damage. When I went to retrieve the incidence on my server I found that the  
265 incident had taken place too long ago and my server could not retrieve the data.

266 In closing, there is no place in a CDD meeting for this type of malicious dialogue and I  
267 urge the residents, Supervisors and Staff to refrain from this type of attack. I believe it is up to  
268 the presiding officer and the District Manager to maintain the purpose of our Board meetings  
269 and not allow such attacks to take place. I have provided the facts. The issue should be put to  
270 bed.

271 As far as the issue with the POA is concerned, that should be discussed at POA meetings  
272 so that perjury, fraud, forgery issues that were found as a result of the last POA election can be  
273 addressed. This is NOT the CDD's place to address these issues!"

274 Mr. Burman asked if anybody wanted copies of the original email and/or copies of the  
275 arbitration or the subsequent lawsuits defending the arbitration. Mr. Shah requested copies of

276 the documents and stated that the reason he raises the issue at CDD meetings is because he  
 277 believes the outstanding lawsuit prevents the CDD and the POA from having joint meetings and  
 278 that, if Mr. Burman recuses himself from attending joint meetings or dismisses the lawsuit, the  
 279 community would benefit greatly and could move forward. Mr. Burman reiterated that there is  
 280 no lawsuit against the POA on his behalf.

281 Mr. Adams noted, for the record, that District Counsel was asked whether the issue  
 282 between Mr. Burman, as an individual, and the POA have any reflection on the ability of the  
 283 CDD, as a Board, including Mr. Burman, to meet with the POA, as a Board, to discuss joint  
 284 business and Mr. Babbar clearly stated that it does not stand in the way; there is no  
 285 requirement for Mr. Burman to abstain his duties, as a CDD Board Member.

286 Mr. Adams stated that the issue needs to be dropped from CDD Board meetings, going  
 287 forward. Discussion ensued regarding tensions between the Supervisors, resuming joint  
 288 meetings, the POA Chair’s position and reaching a consensus. Mr. Castillo felt that the situation  
 289 only benefits the attorneys who charge the District to review and circulate paperwork.

290

291 **THIRTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items*)**

292

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

294

295 **FOURTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

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297 Mr. Shah suggested installing a flag pole in front of the Clubhouse to display the Unites  
 298 States flag. Mr. Ramphal suggested erecting an additional pole to display the Florida State flag  
 299 in honor of veterans.

300

301 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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303 There being no further business to discuss, the meeting adjourned at 9:23 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B**

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

The Landscape/Aquascape/Facilities Committee meeting was held on January 2, 2020, at 4:45 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

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

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

The meeting was convened at 4:55 p.m.

### **Second Order of Business:**

- LMP is doing a great job cleaning up what DTE had left.
- Motion made by Scott Hall and approved unanimously: For John to get a proposal of cost for landscaping per the drawing for Morris Bridge pondside exit.
- LAF recommends getting a proposal on landscaping for the mound behind the pool slide.
- Grass has many weeds in some areas needing to be replaced- it was advised by John this is not the time of year to replace sod.
- Sign board at the Morris Bridge gate not working - it has been noted server went out, parts have been ordered, should be in shortly.
- Construction signs need to be removed at the Cross Creek entrance - they are not Cory Lake Isles signs and John will call and ask about them being removed.
- Update on the roof for the gate house-the contractor has not called us back but due to the holidays it was not a surprise. John will call next week.
- The walkway over by cross Creek entrance-waiting for the proposal from the contractor.
- Still more planting needed for areas with way too much mulch showing-it was asked if we had any small plants-currently the only plants we have left are trees per John.
- Landscaping for Capri Isle -is a work in progress.
- Clubhouse \$3,000 have been approved for grass replacement coming out of DTE monies.
- Sand at volleyball court needs to be readjusted to prevent ponding. John will call for more sand.
- Pocket parks grass needs weed control. Grass replacement needed in areas-but not on the list for this time of year currently.
- It was discussed about the Christmas decorations- the Lit tree at the Cross Creek entrance is quoted to cost between \$7,000 and \$10,000 extra for next year. We discussed it and felt that was too much money. Thought maybe we could go for something a little smaller and place in a different location than the front entrance. Will discuss again over the summer.

Aquascape:

- The grass-like plant floating in the lake has been sprayed and should dissolve soon.

**Third Order of Business: Adjournment 5:55 pm**

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2020.

\_\_\_\_\_  
Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

\_\_\_\_\_  
Chuck Adams, Secretary



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

# MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

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## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 6<sup>th</sup> January 2020 at 7:06 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), Angela Delgatto and Brian Little (Traffic Coordinator). **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison), Harry Ramphal (Chair, POA Board and Security Liaison), Erin Uhler (Event Coordinator), Michele Echols and Victoria Orr (Data Analysis).

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

There were two guests in attendance:

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

Caitlin Parrish – Tampa Police, District 2, Neighborhood Affairs Liaison

### **Second Order of Business: Neighborhood Watch**

- Committee members welcomed Caitlin. The entire meeting was focused on informing her on the joint partnerships between our community and local Law Enforcement agencies.
- We also showcase some of the methods we are using to communicate with residents, guest and Law enforcement agencies.
- She also entertained questions and took our concerned back to Tampa Police.
- Our committee will update the Board soon on some of the specific feedbacks from Tampa Police concerning issues discussed.

### **Third 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>

### **Forth 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 #1 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

### **Fifth Order of Business: Automobile Speeders within the Community**

The committee continues to monitor the City of Tampa online TPD Call for criminal/crime activities. (Attachment #1 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

- No CDD data were available at the time of this report.
- No POA data. Decision to continue collecting data will be made after the February 2020 election.

**Sixth Order of Business: Open Forum/Final Thoughts**

**Last Order of Business: Adjournment 8:26 p.m.**

Next meeting is scheduled for Monday, 3<sup>rd</sup> February 2020 at 7:00 p.m.

The Security Committee will forgo having meetings on the 3<sup>rd</sup> 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 \_\_\_\_\_, 2020.

Jorge Castillo, Chairman

Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

## Grid 254 - November Cory Lakes Tampa Police, Sheriff, State Trooper Call Events Report

|                  |   |                       |                     |
|------------------|---|-----------------------|---------------------|
| 11/30/2019 19:10 | 17912 SAINT CROIX ISLE DR                       | BUILDING CHECK        | 254                 |
| 11/29/2019 19:08 | PRIVACY   | DOMESTIC DISPUTE      | 254                 |
| 11/29/2019 13:39 | 10532 CORY LAKE DR                              | GRAND THEFT           | 254                 |
| 11/27/2019 19:45 | 10559 CORY LAKE DR                              | BUILDING CHECK        | 254                 |
| 11/27/2019 7:34  | 18013 MAUI ISLE DR                              | RESID/COMMERIAL ALARM | 254                 |
| 11/27/2019 6:50  | 10547 BERMUDA ISLE DR                           | RESID/COMMERIAL ALARM | 254                 |
| 11/22/2019 22:13 | <a href="#">18039 JAVA ISLE DR</a>              | BURG OF A STRUCTURE   | <a href="#">254</a> |
| 11/21/2019 8:32  | <a href="#">17916 CACHET ISLE DR</a>            | RESID/COMMERIAL ALARM | 254                 |
| 11/20/2019 8:38  | <a href="#">17916 CACHET ISLE DR</a>            | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/19/2019 23:49 | <a href="#">17907 BAHAMA ISLE CR</a>            | TRAFFIC CRASH         | <a href="#">254</a> |
| 11/19/2019 6:36  | <a href="#">17906 SAINT CROIX ISLE DR</a>       | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/16/2019 20:20 | <a href="#">17906 BIMINI ISLE CT</a>            | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/15/2019 7:38  | <a href="#">10457 CANARY ISLE DR</a>            | INFORMATION           | <a href="#">254</a> |
| 11/13/2019 11:33 | <a href="#">15202 FIJI ISLE PL</a>              | INFORMATION           | <a href="#">254</a> |
| 11/11/2019 20:42 | <a href="#">17916 CACHET ISLE DR</a>            | BUILDING CHECK        | <a href="#">254</a> |
| 11/11/2019 16:27 | <a href="#">10547 BERMUDA ISLE DR</a>           | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/9/2019 2:27   | <a href="#">10441 CORY LAKE DR</a>              | BUILDING CHECK        | <a href="#">254</a> |
| 11/7/2019 14:05  | <a href="#">10515 CANARY ISLE DR</a>            | DISTURBANCE           | <a href="#">254</a> |
| 11/7/2019 11:49  | <a href="#">18058 JAVA ISLE DR</a>              | INFORMATION           | <a href="#">254</a> |
| 11/7/2019 9:35   | <a href="#">18058 JAVA ISLE DR</a>              | INFORMATION           | <a href="#">254</a> |
| 11/5/2019 11:45  | <a href="#">18013 MAUI ISLE DR</a>              | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/3/2019 15:57  | <a href="#">10521 CANARY ISLE DR</a>            | INFORMATION           | <a href="#">254</a> |
| 11/3/2019 3:01   | <a href="#">10749 CORY LAKE DR</a>              | INFORMATION           | <a href="#">254</a> |
| 11/2/2019 0:47   | <a href="#">10441 CORY LAKE DR</a>              | BUILDING CHECK        | <a href="#">254</a> |
| 11/1/2019 16:44  | <a href="#">10542 BERMUDA ISLE DR</a>           | RESID/COMMERIAL ALARM | <a href="#">254</a> |
| 11/1/2019 4:43   | <a href="#">10441 CORY LAKE DR</a>              | BUILDING CHECK        | <a href="#">254</a> |
| 11/1/2019 4:01   | <a href="#">MORRIS BRIDGE RD / CORY LAKE BL</a> | BUILDING CHECK        | <a href="#">254</a> |
| 11/1/2019 3:03   | <a href="#">10441 CORY LAKE DR</a>              | BUILDING CHECK        | <a href="#">254</a> |
| 11/1/2019 2:15   | <a href="#">CORY LAKE BL / CORY LAKE DR</a>     | BUILDING CHECK        | <a href="#">254</a> |

**Legent Colors: Sames Addresses/Incidents**

| <b>Events</b>                                  | <b>Total</b> |
|--|--------------|
| Building Check - Beach Club:                   | 4            |
| Similar Residential/Commerial Alarm:           | 9            |
| Traffic Crash:                                 | 1            |
| Vehicle Stop/Traffic:                          | 0            |
| Building Check- Residents/Non-Beachclub:       | 6            |
| Suspicious Vehicles/Person/Prowler:            | 0            |
| Domestic Dispute/Assault/Battery:              | 1            |
| Animal Complaint                               | 0            |
| Nature Unknown:                                | 0            |
| Vandalism/Disturbance/Theft/Criminal Mischief: | 2            |
| Misc:  | 6            |
| Parking Violations:                            | 0            |
| Role Call:                                     | 0            |
| Fire:  | 0            |
| Misdemenor/Felony:                             | 0            |
| <b>TOTAL</b>                                   | <b>29</b>    |

**November Cory Lakes FL State Trooper Report**

| <b>Traffic Citations</b> | <b>Traffic Warnings</b> | <b>Faulty Equipments</b> | <b>Total</b> |
|--------------------------|-------------------------|--------------------------|--------------|
| 22                       | 25                      | 0                        | 47           |

**November Cory Lakes POA/CDD Radar Report**

| <b>Number of POA Speeding Events vs Residents</b> | <b>Number of CDD Speeding Events vs Residents</b> |
|---|---|
| 0 / 0   | 15 / 9  |

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

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

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2019**

|                                     | Major Funds       |                                |                                   |                                     |                                    |                                    | Total<br>Governmental<br>Funds |
|-------------------------------------|-------------------|--------------------------------|-----------------------------------|-------------------------------------|------------------------------------|------------------------------------|--------------------------------|
|                                     | General           | Debt<br>Service<br>Series 2013 | Debt<br>Service<br>Series 2013A-1 | Debt<br>Service<br>Series 2017 Note | Capital<br>Projects<br>Series 2013 | Capital<br>Projects<br>Series 2019 |                                |
| <b>ASSETS</b>                       |                   |                                |                                   |                                     |                                    |                                    |                                |
| Operating account                   |                   |                                |                                   |                                     |                                    |                                    |                                |
| Iberia - operating acct             | \$ 9,542          | \$ -                           | \$ -                              | \$ -                                | \$ -                               | \$ -                               | \$ 9,542                       |
| Iberia - debit card                 | 2,856             | -                              | -                                 | -                                   | -                                  | -                                  | 2,856                          |
| SunTrust - operating acct           | 232,149           | -                              | -                                 | -                                   | -                                  | -                                  | 232,149                        |
| SunTrust - debit card               | 2,285             | -                              | -                                 | -                                   | -                                  | -                                  | 2,285                          |
| MMK account                         | 345,239           | -                              | -                                 | -                                   | -                                  | 5,303                              | 350,542                        |
| Investments                         |                   |                                |                                   |                                     |                                    |                                    |                                |
| Revenue                             | -                 | 46,821                         | 116,293                           | 19,710                              | -                                  | -                                  | 182,824                        |
| Reserve                             | -                 | 52,409                         | 244,756                           | 10,000                              | -                                  | -                                  | 307,165                        |
| Prepayment                          | -                 | -                              | 2,540                             | -                                   | -                                  | -                                  | 2,540                          |
| Construction                        | -                 | -                              | -                                 | -                                   | 3,522                              | -                                  | 3,522                          |
| Due from other                      | 1,571             | -                              | -                                 | -                                   | -                                  | -                                  | 1,571                          |
| Due from other funds                |                   |                                |                                   |                                     |                                    |                                    |                                |
| General                             | -                 | 15,063                         | 73,814                            | 6,710                               | -                                  | -                                  | 95,587                         |
| Deposits                            | 23,154            | -                              | -                                 | -                                   | -                                  | -                                  | 23,154                         |
| Retainer                            | 5,000             | -                              | -                                 | -                                   | -                                  | -                                  | 5,000                          |
| Total assets                        | <u>\$ 621,796</u> | <u>\$ 114,293</u>              | <u>\$ 437,403</u>                 | <u>\$ 36,420</u>                    | <u>\$ 3,522</u>                    | <u>\$ 5,303</u>                    | <u>\$ 1,218,737</u>            |
| <b>LIABILITIES</b>                  |                   |                                |                                   |                                     |                                    |                                    |                                |
| <b>Liabilities:</b>                 |                   |                                |                                   |                                     |                                    |                                    |                                |
| Accounts payable                    | \$ 76,652         | \$ -                           | \$ -                              | \$ -                                | \$ -                               | \$ 19,453                          | \$ 96,105                      |
| Due to other funds                  |                   |                                |                                   |                                     |                                    |                                    |                                |
| Debt service fund - series 2013     | 15,063            | -                              | -                                 | -                                   | -                                  | -                                  | 15,063                         |
| Debt service fund - series 2013A-1  | 73,814            | -                              | -                                 | -                                   | -                                  | -                                  | 73,814                         |
| Debt service fund - 2017 note       | 6,710             | -                              | -                                 | -                                   | -                                  | -                                  | 6,710                          |
| Accrued payroll taxes               | 323               | -                              | -                                 | -                                   | -                                  | -                                  | 323                            |
| Total liabilities                   | <u>172,562</u>    | <u>-</u>                       | <u>-</u>                          | <u>-</u>                            | <u>-</u>                           | <u>19,453</u>                      | <u>192,015</u>                 |
| <b>FUND BALANCES</b>                |                   |                                |                                   |                                     |                                    |                                    |                                |
| Nonspendable                        |                   |                                |                                   |                                     |                                    |                                    |                                |
| Deposits                            | 23,154            | -                              | -                                 | -                                   | -                                  | -                                  | 23,154                         |
| Restricted for:                     |                   |                                |                                   |                                     |                                    |                                    |                                |
| Debt service                        | -                 | 114,293                        | 437,403                           | 36,420                              | -                                  | -                                  | 588,116                        |
| Capital projects                    | -                 | -                              | -                                 | -                                   | 3,522                              | (14,150)                           | (10,628)                       |
| Assigned                            |                   |                                |                                   |                                     |                                    |                                    |                                |
| 3 months working capital            | 473,279           | -                              | -                                 | -                                   | -                                  | -                                  | 473,279                        |
| Unassigned                          | (47,199)          | -                              | -                                 | -                                   | -                                  | -                                  | (47,199)                       |
| Total fund balances                 | <u>449,234</u>    | <u>114,293</u>                 | <u>437,403</u>                    | <u>36,420</u>                       | <u>3,522</u>                       | <u>(14,150)</u>                    | <u>1,026,722</u>               |
| Total liabilities and fund balances | <u>\$ 621,796</u> | <u>\$ 114,293</u>              | <u>\$ 437,403</u>                 | <u>\$ 36,420</u>                    | <u>\$ 3,522</u>                    | <u>\$ 5,303</u>                    | <u>\$ 1,218,737</u>            |



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

|   | Current<br>Month | Year To<br>Date | Adopted<br>Budget | % of<br>Budget | Prorated<br>Budget |
|---|------------------|-----------------|-------------------|----------------|--------------------|
| <b>REVENUES</b>                                 |                  |                 |                   |                |                    |
| Assessment levy: net of discounts               | \$ 259,094       | \$ 259,094      | \$ 1,776,163      | 15%            | \$ 296,027         |
| Interest and miscellaneous                      | 1,362            | 7,181           | 30,000            | 24%            | 5,000              |
| Total revenues                                  | <u>260,456</u>   | <u>266,275</u>  | <u>1,806,163</u>  | 15%            | <u>301,027</u>     |
| <b>EXPENDITURES</b>                             |                  |                 |                   |                |                    |
| <b>Administrative</b>                           |                  |                 |                   |                |                    |
| Supervisors                                     | 800              | 1,600           | 12,000            | 13%            | 2,000              |
| Payroll services                                | 50               | 100             | 600               | 17%            | 100                |
| Payroll taxes - FICA                            | 61               | 122             | 900               | 14%            | 150                |
| Payroll taxes - unemployment                    | -                | -               | 325               | 0%             | 54                 |
| District management                             | 4,583            | 9,167           | 55,000            | 17%            | 9,167              |
| Assessment roll preparation                     | 417              | 833             | 5,000             | 17%            | 833                |
| Bond amortization schedule fee                  | -                | -               | 1,500             | 0%             | 250                |
| Disclosure report                               | 250              | 500             | 3,000             | 17%            | 500                |
| Trustee   | -                | -               | 7,200             | 0%             | 1,200              |
| Notes payable - Soave Group - DS                | -                | -               | 21,733            | 0%             | 3,622              |
| Audit   | -                | -               | 6,400             | 0%             | 1,067              |
| Arbitrage rebate calculation                    | -                | -               | 2,500             | 0%             | 417                |
| Legal - general counsel                         | -                | 720             | 5,000             | 14%            | 833                |
| Engineering                                     | 1,573            | 1,573           | 10,000            | 16%            | 1,667              |
| Insurance: general liability & public officials | -                | 30,581          | 31,000            | 99%            | 5,167              |
| Insurance: worker's compensation                | -                | 4,606           | 7,000             | 66%            | 1,167              |
| Legal advertising and Sunshine Board            | -                | 385             | 4,500             | 9%             | 750                |
| Bank fees                                       | 110              | 214             | 1,500             | 14%            | 250                |
| Credit card discount                            | 5                | 13              | 200               | 7%             | 33                 |
| Dues & licenses                                 | -                | 175             | 175               | 100%           | 29                 |
| Postage   | 133              | 252             | 2,000             | 13%            | 333                |
| Tax collector                                   | 5,182            | 5,182           | 74,007            | 7%             | 12,335             |
| Contingencies                                   | -                | -               | 500               | 0%             | 83                 |
| Total administrative                            | <u>13,164</u>    | <u>56,023</u>   | <u>252,040</u>    | 22%            | <u>42,007</u>      |
| <b>Field operations</b>                         |                  |                 |                   |                |                    |
| <b>Utilities</b>                                |                  |                 |                   |                |                    |
| Communication                                   | 1,750            | 3,376           | 20,000            | 17%            | 3,333              |
| Website   | -                | -               | 705               | 0%             | 118                |
| ADA website compliance                          | -                | -               | 200               | 0%             | 33                 |
| Streetlights                                    | 15,210           | 15,210          | 90,000            | 17%            | 15,000             |
| Electricity                                     | 6,046            | 6,046           | 68,000            | 9%             | 11,333             |
| Propane   | -                | -               | 400               | 0%             | 67                 |
| Water, sewer & irrigation                       | 1,130            | 1,130           | 15,000            | 8%             | 2,500              |
| Solid waste removal                             | 589              | 1,697           | 6,200             | 27%            | 1,033              |
| Sewer lift stations                             | 150              | 300             | 2,500             | 12%            | 417                |
| Total utilities                                 | <u>24,875</u>    | <u>27,759</u>   | <u>203,005</u>    | 14%            | <u>33,834</u>      |

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

|                                       | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Adopted<br/>Budget</u> | <u>% of<br/>Budget</u> | <u>Prorated<br/>Budget</u> |
|---------------------------------------|--------------------------|-------------------------|---------------------------|------------------------|----------------------------|
| Security operations                   |                          |                         |                           |                        |                            |
| Security staffing contract services   | 15,270                   | 27,129                  | 291,000                   | 9%                     | 48,500                     |
| Contractual virtual guard             | 5,617                    | 18,844                  | 80,000                    | 24%                    | 13,333                     |
| Off-duty policing                     | 1,310                    | 1,310                   | 13,000                    | 10%                    | 2,167                      |
| Total security operations             | <u>22,197</u>            | <u>47,283</u>           | <u>384,000</u>            | 12%                    | <u>64,000</u>              |
| Field office administration           |                          |                         |                           |                        |                            |
| Field manager                         | 6,411                    | 10,582                  | 55,500                    | 19%                    | 9,250                      |
| Assistant field manager               | 1,956                    | 2,930                   | 13,000                    | 23%                    | 2,167                      |
| Office administrator                  | 4,385                    | 8,028                   | 47,380                    | 17%                    | 7,897                      |
| Assistant office administrator        | 1,432                    | 1,959                   | 31,775                    | 6%                     | 5,296                      |
| Part-time office assistant            | -                        | -                       | 10,120                    | 0%                     | 1,687                      |
| Payroll taxes                         | 1,294                    | 2,138                   | 13,500                    | 16%                    | 2,250                      |
| Seasonal decorations                  | -                        | 19,750                  | 43,700                    | 45%                    | 7,283                      |
| Beach club office equipment           | 1,683                    | 1,945                   | 3,400                     | 57%                    | 567                        |
| Beach club office supplies            | 54                       | 307                     | 4,000                     | 8%                     | 667                        |
| Beach club gym supplies               | 2,941                    | 4,948                   | 20,600                    | 24%                    | 3,433                      |
| Guard office equipment                | 136                      | 136                     | 1,000                     | 14%                    | 167                        |
| Guard office supplies                 | 331                      | 331                     | 1,500                     | 22%                    | 250                        |
| Community events supplies             | 1,113                    | 4,989                   | 18,500                    | 27%                    | 3,083                      |
| Pool & beach club attendants          | 2,734                    | 4,451                   | 26,000                    | 17%                    | 4,333                      |
| Total field office administration     | <u>24,470</u>            | <u>62,494</u>           | <u>289,975</u>            | 22%                    | <u>48,329</u>              |
| Landscape maintenance                 |                          |                         |                           |                        |                            |
| Landscaping                           | 133                      | 30,902                  | 370,000                   | 8%                     | 61,667                     |
| Beach sand                            | -                        | -                       | 3,000                     | 0%                     | 500                        |
| Annuals & seasonal plant installation | -                        | 2,200                   | 5,500                     | 40%                    | 917                        |
| Plant replacement                     | 1,080                    | 1,232                   | 37,500                    | 3%                     | 6,250                      |
| Sod replacement                       | -                        | -                       | 10,000                    | 0%                     | 1,667                      |
| Well maintenance - irrigation         | -                        | -                       | 5,000                     | 0%                     | 833                        |
| Irrigation - maintenance              | 546                      | 546                     | 10,000                    | 5%                     | 1,667                      |
| Tree removal                          | 380                      | 380                     | 25,000                    | 2%                     | 4,167                      |
| Lake & pond maintenance               | 3,625                    | 7,250                   | 52,000                    | 14%                    | 8,667                      |
| Total landscape maintenance           | <u>5,764</u>             | <u>42,510</u>           | <u>518,000</u>            | 8%                     | <u>86,333</u>              |

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

|  | Current<br>Month  | Year To<br>Date   | Adopted<br>Budget | % of<br>Budget | Prorated<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|--------------------|
| Facilities maintenance                                       |                   |                   |                   |                |                    |
| Outside facilities maintenance                               | 325               | 1,044             | 20,000            | 5%             | 3,333              |
| Car and cart repairs and maintenance                         | 269               | 1,145             | 6,000             | 19%            | 1,000              |
| Rentals and leases   | 1,071             | 2,131             | 12,720            | 17%            | 2,120              |
| Cleaning   | 1,246             | 1,246             | 16,000            | 8%             | 2,667              |
| Pest control   | -                 | 300               | 1,800             | 17%            | 300                |
| Security gate maintenance & repair                           | 759               | 1,069             | 5,000             | 21%            | 833                |
| Security gate maintenance & repair - cachet                  | 433               | 433               | 2,000             | 22%            | 333                |
| Monuments & signs  | -                 | -                 | 5,000             | 0%             | 833                |
| Fountains  | -                 | -                 | 7,000             | 0%             | 1,167              |
| Storm water drainage   | -                 | -                 | 20,000            | 0%             | 3,333              |
| Recreation equipment maintenance & repair                    | 450               | 450               | 15,000            | 3%             | 2,500              |
| Building equipment maintenance & repair                      | 1,469             | 1,469             | 15,000            | 10%            | 2,500              |
| Pressure washing   | -                 | 3,610             | 5,000             | 72%            | 833                |
| Paver, streets and sidewalk repairs, cleaning                | 17,820            | 25,700            | 75,000            | 34%            | 12,500             |
| Total facilities maintenance                                 | <u>23,842</u>     | <u>38,597</u>     | <u>205,520</u>    | 19%            | <u>34,253</u>      |
| Facilities maintenance (pool)                                |                   |                   |                   |                |                    |
| Pool maintenance   | 1,495             | 1,495             | 21,000            | 7%             | 3,500              |
| Pool repairs   | -                 | -                 | 10,000            | 0%             | 1,667              |
| Pool heater utilities  | 51                | 51                | 9,000             | 1%             | 1,500              |
| Pool permit  | -                 | -                 | 575               | 0%             | 96                 |
| Total facilities maintenance (pool)                          | <u>1,546</u>      | <u>1,546</u>      | <u>40,575</u>     | 4%             | <u>6,763</u>       |
| Total field operations                                       | <u>102,694</u>    | <u>220,189</u>    | <u>1,641,075</u>  | 13%            | <u>273,513</u>     |
| Total expenditures   | <u>115,858</u>    | <u>276,212</u>    | <u>1,893,115</u>  | 15%            | <u>315,519</u>     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 144,598           | (9,937)           | (86,952)          |                |                    |
| Fund balance - beginning (unaudited)                         | <u>304,636</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   | (24,045)          | (24,045)          | 265,923           |                |                    |
| Fund balance - ending  | <u>\$ 449,234</u> | <u>\$ 449,234</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 NOVEMBER 30, 2019**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy: net of discounts                            | \$ 15,371                | \$ 15,371               | \$ 105,594        | 15%                    |
| Interest   | 201                      | 428                     | -                 | N/A                    |
| Total revenues   | <u>15,572</u>            | <u>15,799</u>           | <u>105,594</u>    | 15%                    |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Principal  | 25,000                   | 25,000                  | 25,000            | 100%                   |
| Interest   | 38,409                   | 38,409                  | 76,194            | 50%                    |
| Total debt service   | <u>63,409</u>            | <u>63,409</u>           | <u>101,194</u>    | 63%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | 307                      | 307                     | 4,400             | 7%                     |
| Total other fees & charges                                   | <u>307</u>               | <u>307</u>              | <u>4,400</u>      | 7%                     |
| Total expenditures   | <u>63,716</u>            | <u>63,716</u>           | <u>105,594</u>    | 60%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (48,144)                 | (47,917)                | -                 |                        |
| Fund balances - beginning                                    | <u>162,437</u>           | <u>162,210</u>          | <u>157,826</u>    |                        |
| Fund balances - ending                                       | <u>\$ 114,293</u>        | <u>\$ 114,293</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 NOVEMBER 30, 2019**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy: net of discounts                            | \$ 75,321                | \$ 75,321               | \$ 516,805        | 15%                    |
| Prepaid assessments  | -                        | 1,247                   | -                 | N/A                    |
| Interest   | 495                      | 1,045                   | -                 | N/A                    |
| Total revenues   | <u>75,816</u>            | <u>77,613</u>           | <u>516,805</u>    | 15%                    |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Principal  | -                        | -                       | 445,000           | 0%                     |
| Principal prepayment   | 10,000                   | 10,000                  | -                 | N/A                    |
| Interest   | 25,135                   | 25,135                  | 50,271            | 50%                    |
| Total debt service   | <u>35,135</u>            | <u>35,135</u>           | <u>495,271</u>    | 7%                     |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | 1,506                    | 1,506                   | 21,534            | 7%                     |
| Total other fees & charges                                   | <u>1,506</u>             | <u>1,506</u>            | <u>21,534</u>     | 7%                     |
| Total expenditures   | <u>36,641</u>            | <u>36,641</u>           | <u>516,805</u>    | 7%                     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 39,175                   | 40,972                  | -                 |                        |
| Fund balances - beginning                                    | <u>398,228</u>           | <u>396,431</u>          | <u>373,479</u>    |                        |
| Fund balances - ending                                       | <u>\$ 437,403</u>        | <u>\$ 437,403</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 NOVEMBER 30, 2019**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>    | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                  |                        |
| Assessment levy: net of discounts                            | \$ 6,847                 | \$ 6,847                | \$ 47,082        | 15%                    |
| Total revenues   | <u>6,847</u>             | <u>6,847</u>            | <u>47,082</u>    | 15%                    |
| <b>EXPENDITURES</b>  |                          |                         |                  |                        |
| <b>Debt service</b>  |                          |                         |                  |                        |
| Note principal   | 41,131                   | 41,131                  | 41,131           | 100%                   |
| Note interest  | 3,137                    | 3,137                   | 5,275            | 59%                    |
| Total debt service   | <u>44,268</u>            | <u>44,268</u>           | <u>46,406</u>    | 95%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                  |                        |
| Tax collector  | 137                      | 137                     | 1,962            | 7%                     |
| Total other fees & charges                                   | <u>137</u>               | <u>137</u>              | <u>1,962</u>     | 7%                     |
| Total expenditures   | <u>44,405</u>            | <u>44,405</u>           | <u>48,368</u>    | 92%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (37,558)                 | (37,558)                | (1,286)          |                        |
| Fund balances - beginning                                    | 73,978                   | 73,978                  | 72,241           |                        |
| Fund balances - ending                                       | <u>\$ 36,420</u>         | <u>\$ 36,420</u>        | <u>\$ 70,955</u> |                        |

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

|  | Current<br>Month | Year to<br>Date |
|--|------------------|-----------------|
| <b>REVENUES</b>  |                  |                 |
| Interest & miscellaneous                                     | \$ 4             | \$ 9            |
| Total revenues   | 4                | 9               |
| <b>EXPENDITURES</b>  |                  |                 |
| Total expenditures   | -                | -               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 4                | 9               |
| Fund balance - beginning                                     | 3,518            | 3,513           |
| Fund balance - ending  | \$ 3,522         | \$ 3,522        |

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

|  | <u>Current<br/>Month</u>  | <u>Year to<br/>Date</u>   |
|--|---------------------------|---------------------------|
| <b>REVENUES</b>  | <u>\$ -</u>               | <u>\$ -</u>               |
| Total revenues   | <u>-</u>                  | <u>-</u>                  |
| <br><b>EXPENDITURES</b>  | <br><u>-</u>              | <br><u>-</u>              |
| Total expenditures   | <u>-</u>                  | <u>-</u>                  |
| <br>Excess/(deficiency) of revenues<br>over/(under) expenditures | <br>-<br>-                | <br>-<br>-                |
| <br>Fund balance - beginning                                     | <br>(14,150)              | <br>(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             |
| <b>Total</b> | <b>\$1,315,000.00</b> | <b>-</b>      | <b>\$1,205,028.13</b> | <b>\$2,520,028.13</b> |

Beach club gym supplies

**CORY LAKES**

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

**Debt Service Schedule**

| <b>Date</b> | <b>Principal</b> | <b>Coupon</b> | <b>Interest</b> | <b>Total P+I</b> |
|-------------|------------------|---------------|-----------------|------------------|
| 11/01/2019  |                  |               | 25,609.50       | 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**

# **10B**

**Office Administrator & Events, Graphics & Community Relations Monthly Report**  
**Meeting date: January 16, 2020**

**CDD Office**

- Office administrator reviewed with each office staff member the language we use when completing Beach Club rental agreements. So that each staff member understands the importance of making the rules, regulations and policies clear to residents.
- Completed employee reviews for both pool and office staff.
- Routine barcodes, fingerprints, homeowner changes and approved lease processing.

**Graphics**

- Routine updating of sign boards, website, social media and flyers around the community.
- Created flyers for the upcoming events: Breakfast with Critters, rummage sale & Fishing Tournament.

**Events**

*Completed:*

- **Cookies with Santa (December 14 | 1pm-3pm)**

We had 105 residents here to enjoy story time with Santa and cookie decorating. Our event sponsor Jennifer Wiggins, Realtor was present. Each child was able to decorate as many cookies as desired.

*Upcoming:*

- **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. The POA has confirmed that Haresh Ramphal will be present to give a presentation/speech to the residents as well. Security Committee/Neighborhood Watch has also sent in their slide presentation for their part.

- **Fishing Tournament (February 29 | 7am-12pm)**

The advertisement for this event has been created and will appear in the February edition of the Islander. Registration will begin Feb. 1<sup>st</sup> and continue until Feb. 28<sup>th</sup>. The last Fishing Tournament featured a junior division with great success. This new addition will continue for the next event as well.

- **Breakfast with Critters March 14 | 9am-11am)**

The animal specialist that has been used in the past has already been booked for this event. Event Sponsor, Jennifer Wiggins, Realtor, has agreed to sponsor this event as well. Chick-Fil-A catering breakfast including chicken sandwiches, plain biscuits, fruit, coffee and orange juice will be served. After the breakfast and hour long interactive presentation, residents will have time to interact and take pictures with some of the animals. With the sponsor money, goodies will be purchased to hand out to the kids.

- **Rummage Sale (March 28 | 8am-12pm)**

Registration for this event will begin on Feb. 1<sup>st</sup>. Residents will have a chance to reserve their spots for the semi-annual event. A Goodwill donation truck has been reserved to collect unwanted items during this time.

**Community Relations**

- **Welcome Wagon December 2019**

There were 8 new residents. (2 tenants and 6 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**

**10C**

# Cory Lakes Community Development District

## Facilities Manager

### Jan. 2020, Activity Report

---

#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Removed Christmas lights.
4. Installed sand at 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. Reset equipment after people unplugged to plug in personal devices.
6. Reset breakers for women's restroom twice.

#### 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.
4. Replaced dead oleanders along Canary.
5. Replacing annuals due to fungus in soil. Replacing soil as well.



### 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.
4. Still pushing lake grasses back to banks.

### SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems
3. Fixed flat tire on patrol car.
4. Working with Allied management to replace underperforming guards.

### OTHER ACTIONS

1. Cleaning storage area. Ongoing.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
3. Working with Welch tennis on warranty repairs to lighting at courts. Ongoing
4. Repaired some paver areas around the community. Ongoing
5. Lighting company has removed Christmas lights.
6. Completed Beach area sand.
7. Repaired some electrical issues on Morris Bridge Rd.
8. Working with City of Tampa on manhole project. Ongoing.
9. TECO replaced 3 damaged light poles.

### 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. Reset controller for MB exit arm.
5. Repaired motor pulley for MB exit arm.

### Action Plan for Feb

1. Work with LMP on Landscape issues. Ongoing
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. Add hands free faucets to gym bathrooms.
7. Install speed limit signs around community.



## CORY LAKES CDD

LANDSCAPE INSPECTION

January 6, 2020

ATTENDING:

JOHN HALL – CORY LAKE CDD

SCOTT CARLSON- LMP

BOB TABONE- LMP

JONATHAN MESCIADO – LMP

BRIAN MORTILLARO- LMP

PAUL WOODS – OLM, INC.

**SCORE: N/A**

**NEXT INSPECTION  
FEBRUARY 3<sup>RD</sup>, 2020 AT 1:00 PM**

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### CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

### CATEGORY II: MAINTENANCE ITEMS

#### BEACH CLUB

1. Remove the Ball and Spanish Moss in the trees up to 15 feet.
2. Tot lot: Remove the palm volunteers.
3. Monitor the staking on the palms, confirm the strapping is not damaging the trunks.
4. Pool gate adjacent to the tot lot: Prune the Hawthorn overhanging the sidewalk edge.
5. At the pool slide: Remove the dead plants.
6. Pool slide berm: Control Broadleaf and other grassy turf weeds.
7. Along the pool slide berm: I recommend a soil probe to determine the composition and quality of soils.
8. Between the Beach Club and the pool storage: Reduce the grassy weeds with preemergent controls.
9. Across the front of the Beach Club pool pump: Allow the Ligustrum Privets to flush to create a tree form. The Awabuki Viburnum will provide screening for the pump equipment.
10. Adjacent to the parking lot at the tennis courts: Prune and elevate the downward and moss in the trees, do not create stub cuts.
11. North Beach Club perimeter: Control bed weeds.

#### CACHET ISLE

12. Monitor emerging growth in the newly installed Silvester palm.
13. At the gate to The Isles: I recommend a reduction prune in the Plumbago and a cutback

in the center island Red Hibiscus.

14. Detail the Variegated Jasmine off the monument sign.

#### CANARY ISLE

15. Along the south side frontage: Remove the dead Philodendron stump.
16. Along the frontage beds adjacent to the sidewalks: Establish and maintain parallel soft edges, do not enlarge or make the bed irregular.
17. Along the sidewalks: Control crack weeds.

#### MORRIS BRIDGE ROAD ENTRANCE

18. At the west island: Remove the staking on the Canary palm.
19. Tip prune the Crape Myrtles during dormancy, eliminating seed pods crossing branches and weak attachments to 15 feet maintaining a rounded canopy, do not “Crape Murder” the plants.
20. South side of the center island: Monitor the decline in the Italian Cypress.
21. Exit side lane: Remove the Banana and Vitex along the shoreline to improve the visibility of the fountain.
22. Detail to the waters edge any weedy growth.
23. Proceed with seasonal rejuvenational pruning of sage, sinensis and other overgrown hedgerow materials per the December and January reports. Do not globes or “cannonball” hedgerow designs allowing for massed growth form.

#### CAPRI ISLE

24. Anguilla pocket park: Control bed weeds.
25. Anguilla Isle pocket park: Improve vigor and plant health.
26. Adjacent to the mailboxes and visitor parking: Prune the lowest weakest branches on the Oak, promoting and establishing a dominate vertical leader

#### JAVA ISLE

27. The village monument sign: Rejuvenation prune the Bougainville by 50%.

#### COMMONS

28. Throughout the parks: I recommend pocket pruning the Loropetalum, to improve interior growth and flowering. Avoid the repetitive box sheared appearance.
29. At the large park: Prune back the wood line overgrowth extending into mowable areas,

maintaining a buffer between wood line overgrowth and the playground.

30. Unit 10868 Barbados cul-de-sac: Sample declining Phoenix palm for the presence of palm disease.
31. Across from Barbados Isles: Mow back towards the existing conservation easement areas of overgrown grass as accessible.
32. Across from 10759 Corey Lake Isles: Prune back the wood line overgrowth maintaining clearance around the irrigation control structures including the rains shutoff device.
33. Across from 10753: Prune and elevate the Oak striking the streetlamp. Providing additional arbor care service to elevate the tree above contract limits.
34. Common area near the spillway: Monitor the decline in the Queen palm, identify if there is a viable new spear.
35. At the backflow preventer near the Corey Lake outfall: Remove the dead Viburnum shrub.

#### **CROSS CREEK ENTRANCE DRIVE**

36. Adjacent to the Corey Lake Blvd. intersection: With a shovel or rake, remove the accumulation of the gravel, sand, gravel, and weeds in the stormwater inlet.
37. Along the exit side pond: Detail around the stormwater controls structures.
38. Pocket prune the Azaleas along the right of way drives: I recommend treating the localized areas of chlorosis with liquid fertilizers.
39. Tip prune the multi-stem Crape Myrtles during dormancy, avoid heavy pruning.
40. Rake down the fire ant mounds once the insects have been eradicated near the well and on the exit side Azaleas.
41. Control Broadleaf turf weeds in the St. Augustine turf stands.

#### **CATEGORY III: IMPROVEMENTS – PRICING**

1. In front of the Beach Club at the exit of the porte-cochere: Provide a price to install approximately 150 sq. feet of St. Augustine floritam.
2. Beach Club tennis courts: Provide a price to perform arbor care services on the Oak extending into the tennis court.
3. Cory Lake monument sign: Provide a price to remove the declining Flax Lily beds and the declining Dianella. Include soil management and any irrigation modifications for the increase in seasonal color.

#### **CATEGORY IV: NOTES TO OWNER**

1. Please make note of the change in start time for the February inspection.
2. Recent cooler temperatures may result in discoloration or temporary leaf drop from tropical plant materials.
3. Seasonal cutbacks (aka restorative/rejuvenate pruning) are warranted for several reasons; design integrity, removing calluses and damaged plant parts, promote improved flowering and establish an improved form. Due to the absence of several years of this regenerative pruning, the immediate outcomes may appear harsh. The ability for mature and fertilized plants to fully recover is high, however there may be inadvertent loss and is not to be considered failure on the part of the vendor.
4. The District may want to consider the services of a Wildlife Trapper to reduce the presence of the wild pigs on the property damaging the landscape.
5. For additional information on palm disease in Florida, please see [https://edis.ifas.ufl.edu/topic\\_palm\\_diseases](https://edis.ifas.ufl.edu/topic_palm_diseases)
6. Performance Payment Inspection will begin at the February Inspection.

#### **CATEGORY V: NOTES TO CONTRACTOR**

1. Please make note of the change in start time for the February inspection.
2. Confirm the fertilization rounds for the turf will begin in February.
3. Report any wild pig damage in the weekly reports.
4. Provide a schedule for seasonal winter cutbacks. I recommend proceeding in January and February with the Sinensis Ligustrum, Texas Sage, and Loropetalum. Starting with the Texas Sage and reducing the overall plant height between 12 and 20 inches with a staggered pruning form.
5. Contractor is requested to prepare planning calendar of fertility services.
6. The contractor is encouraged to photo document any stressed or declining palms providing tissue samples analysis for the presences of Tropical Palm Diseases.

PGW:kn

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# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

| A. LANDSCAPE MAINTENANCE     | VALUE      | DEDUCTION | REASON FOR DEDUCTION  |
|------------------------------|------------|-----------|---|
| TURF                         | 5          |           |   |
| TURF FERTILITY               | 15         |           |   |
| TURF EDGING                  | 5          | 1         | IMPROVE SOFT EDGING LINES   |
| WEED CONTROL – TURF AREAS    | 5          |           |   |
| TURF INSECT/DISEASE CONTROL  | 10         |           | MONITOR LARGE PATCH/FUNGUS  |
| PLANT FERTILITY              | 5          |           |   |
| WEED CONTROL – BED AREAS     | 10         | 2         | POOL BERM   |
| PLANT INSECT/DISEASE CONTROL | 5          |           |   |
| PRUNING                      | 10         | 5         | IMPROVE TECHNIQUE AND FORM, ELIMINATE BOX SHEARED APPEARANCE<br>USE POCKET AND REJUVENATE |
| CLEANLINESS                  | 5          | 2         | LEAF DUFF BUILD UP<br>REMOVAL   |
| MULCHING                     | 5          |           | CONFIRM TOUCH UP BARE AREAS   |
| WATER/IRRIGATION MANAGEMENT  | 15         |           |   |
| CARRYOVERS                   | 5          |           |   |
| <b>MAXIMUM VALUE</b>         | <b>100</b> |           |   |



Date: 1-6-20

Score: N/A%

Performance Payment 100%

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_

The Inspection Sheet can be modified from time to time at the sole discretion of the Federation in order to effectively facilitate the administration of the Contract.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10D**



**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*