

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

March 19, 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

March 12, 2020

Board of Supervisors
Cory Lakes Community Development District

ATTENDEES: 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 March 19, 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. Update: Landscape Activities
6. Discussion: Envera Gate Technology Package Operating Issues
7. Update: Allied Security Gate Operations Issues/Manning
8. Consideration of Resolution 2020-02, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing and Effective Date
9. Update: Coordination with Florida Power & Light Regarding Painting the Sconces and Street Lights
10. Discussion: CDD Drug-Free Workplace Policy
11. Discussion: CDD Plans/Counter Measures Related to the Coronavirus Outbreak
12. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

13. Approval of Minutes

- A. Board of Supervisors: February 20, 2020
 - I. Summary of Motions
 - II. Staff Directives
 - III. Regular Meeting
- B. LAF Committee: March 5, 2020
- C. Sunshine Board Online Workshop: February 20, 2020 to March 18, 2020 *(to be provided under separate cover)*
- D. Other

14. Acceptance of Unaudited Financial Statements as of January 31, 2020

15. 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: April 16, 2020 at 6:00 P.M.
 - QUORUM CHECK

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

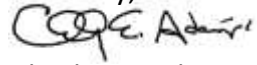
16. Other Business

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

18. Supervisors' Requests

19. 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

8

RESOLUTION 2020-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* being situated entirely within Hillsborough County, Florida; and

WHEREAS, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 19th DAY OF MARCH, 2020.

ATTEST:

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY

1. Purpose.

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Cory Lakes Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
 - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
 - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
 - 1.2.3. Support economical and efficient operations.
 - 1.2.4. Ensure reliability of financial records and reports.
 - 1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

- 2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. "Board" means the Board of Supervisors for the District.
- 2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
 - 4.1.1. Identifying potential hazards.
 - 4.1.2. Evaluating the likelihood and extent of harm.
 - 4.1.3. Identifying cost-justified precautions and implementing those precautions.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
 - 7.1.1.1. Review its operational processes.
 - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
 - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
 - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5)], 218.33(3), *Florida Statutes*

Effective date: March 19, 2020

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on February 20, 2020 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
Jonathan Maceiti	LMP Landscape Services
John Sigona	Allied Security
A.J. Forbes	Resident/ Security Committee Member
Sheryl Springer	Resident/Security Committee
Cyril Spiro	Resident
Don Reich	Resident
Carlos Guzman	Resident
Wesley Paul	Resident

On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, the January 16, 2020 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented, and Regular Meeting Minutes, as amended, the February 3, 2020 Security Committee Meeting Minutes, the February 6, 2020 LAF Committee Meeting Minutes and the January 17, 2020 to February 19, 2020 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
February 20, 2020
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Adams, Staff to study Mr. Wesley Paul's lawn to come up with a solution to prevent motorists from driving onto the resident's front yard without creating a liability to the CDD.
- Mr. Hall to contact the City of Tampa regarding a timeline for the manhole replacement project.

Office Administrator

- Per Mr. Castillo, Staff to continue to withhold a resident's \$500 party rental refund and invite the resident to next month's meeting to make a case for receiving a refund.

District Engineer

District Counsel

District Manager

- Mr. Adams to forward Board Members a packet of interrogatories and admissions regarding the Republic Services litigation.
- Mr. Adams to give an update on the painting of street lights at the next meeting.
- Mr. Adams to forward details of recent RS leaks and communications between Mr. Hall and the RS /insurance adjuster to the Special Counsel.
- Mr. Adams to obtain a Drug-Free Workplace (DFW) outline from the District's insurance carrier and include it as a discussion item on the next agenda.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Jonathan Maceiti	LMP Landscape Services (LMP)
John Sigona	Allied Universal Security Services (Allied)
A.J. Forbes	Resident/ Security Committee Member
Sheryl Springer	Resident/Security Committee
Cyril Spiro	Resident
Don Reich	Resident
Carlos Guzman	Resident
Wesley Paul	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 noted that, at the last few meetings, the Board was flexible with speaking time and interruptions. He hoped that everyone in attendance would be more considerate and disciplined at tonight's meeting and asked residents to keep all public comments to three minutes, unless an agenda item required more time.

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

42 **THIRD ORDER OF BUSINESS****Other Supervisors' Opening Comments**

43

44 Mr. Shah stated the County recently approved the CDD's request for signage reading,
45 "Approaching Cory Lake Boulevard" or "Cory Lake Isles (CLI) community southbound", at no
46 cost to residents. He was still trying to obtain approval for northbound signage. He was
47 advocating for the County to install a third arrow, indicating the turn lane into CLI at the Morris
48 Bridge entrance, and would give periodic updates on the progress.

49

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

52

53 Dr. Cyril Spiro, a resident, asked about the plans to hold town hall meetings regarding
54 the street renovation and repair project. Mr. Castillo recalled recent discussions regarding
55 replacing the pavers in the entire community, since the District's roadways are 20 years old and
56 need constant maintenance. In researching roadway renovations and repairs, the Board
57 considered the following options:

58 ➤ Repave the entire community at a cost of \$28 million.

59 ➤ Utilize a combination of pavers and asphalt at a cost of \$22 million.

60 ➤ Utilize solely asphalt at a cost of \$18 million.

61 Mr. Castillo stated that, to proceed, approval from a majority of the residents would be
62 needed and the process would require town hall meetings to communicate the proposals.
63 Discussion ensued regarding increasing CDD assessments to fund the project, competition with
64 neighboring communities, the City's plans to repair the sanitary sewer system, asphalt, pavers,
65 manholes, etc. Mr. Castillo believed that the City should take some of the responsibility to
66 repave the District's roadways but not most of it.

67 Mr. Carlos Guzman, a resident, questioned why the Board went from considering a \$1.5
68 million estimate for road repairs to entertaining proposals between \$18 million and \$30 million.
69 He asked about plans to provide 24/7 coverage at the Morris Bridge gate. Mr. Castillo stated
70 that he was not in favor of expending \$1.5 million for cosmetic road repairs and not addressing
71 the root cause of the issues. He felt that it would be best to hold off until the City divulges its
72 sewer system repair plan. Discussion ensued regarding brick pavers, cobblestone, new
73 technology and life expectancy of pavers. Mr. Castillo stated, although expanded security

74 coverage at the Morris Bridge gate was on the agenda, it would probably not occur until the
75 Fiscal Year 2021 budget.

76 Mr. Don Reich, a resident, asked about the time frame of the roadway renovations. Mr.
77 Castillo stated the CDD must coordinate with City officials to determine a timetable; however, it
78 usually takes six to ten years for the City to commence major projects. Discussion ensued
79 regarding the condition of the sewer system, manhole repairs and obtaining pricing for
80 cosmetic repairs, such as power washing and sealant applications.

81 Mr. Wesley Paul, a resident, stated, because his home is near a popular intersection,
82 motorists routinely drive onto his yard to make turns, which destroys the grass. He asked about
83 placing boulders around the lawn to protect his property. Mr. Adams suggested that Staff
84 review the property to determine the best approach to resolve the issue, through landscaping.
85 It would not be prudent to create additional liability by adding boulders and bollards.

86

87 **FIFTH ORDER OF BUSINESS**

Update: Landscape Activities

88

89 Mr. Maceiti, of LMP, presented the Monthly Landscape Inspection Report and
90 responded to questions, as follows:

- 91 ➤ All of the items flagged by OLM were cut back and/or trimmed
- 92 ➤ The February inspection score was 94.5%.
- 93 ➤ The next inspection was scheduled for March 2nd.
- 94 ➤ The banana plants on Morris Bridge and Cory Lake Drive would be addressed and an
95 update would be given at the next meeting.

96

97 **SIXTH ORDER OF BUSINESS**

**Discussion: Allied Security Gate Operations
Issues**

98

99

100 Mr. John Sigona, of Allied, gave the following update:

- 101 ➤ After discussions with Mr. Hall and Linda, it was determined that the security issues at
102 the guardhouses were not due to lack of supervision or training; rather, they were because of
103 guard turnover. Guards are being offered \$1.45 more per hour at neighboring communities.
- 104 ➤ Allied has excellent recruiting and backup provisions necessary for coverage and to
105 remain operational.

106 Mr. Hall discussed inaction by security guards, rovers, staffing and communication
107 issues and stated it would take several complaints for Management at Allied to respond. Mr.
108 Sigona stated closer inspection would be given to activity reports and, although Allied has been
109 issuing raises to certain guards, the turnover issue persisted.

110 Mr. Castillo asked about the costs and time frame to restore coverage at the Morris
111 Bridge gate from 10:00 p.m., to 6:00 a.m., seven days per week. Mr. Sigona stated the CDD
112 should inform Allied of the desired start date for expanded coverage and allow two weeks' lead
113 time; the additional cost would be the same standard rate that the District is currently paying.
114 Mr. Castillo stated this item would be discussed later in the meeting. He asked Mr. Sigona to
115 attend meetings every two months and to prepare a cost comparison. Mr. Sigona would
116 forward information to Mr. Hall.

117 On behalf of the Board and residents, Mr. Shah thanked Ms. Springer and Mr. Forbes for
118 hosting another Morris Bridge cleanup event.

119

120 **SEVENTH ORDER OF BUSINESS**

**Discussion: Potential Revisions to CDD
Rules and Regulations**

121
122

123 Mr. Adams presented the Rules and Regulations, which were last updated November 6,
124 2017. The Board and Staff reviewed the policies and the following revisions were made:

125 Page 3, "Guest": Insert "or pool" after "Facilities"

126 Page 7, Item 6a: Insert "or guardian on behalf of Minor" after "Minor"

127 Page 9, Item 32: Change "jaw" to "law"

128 Page 10, Item 1, "Hours": Insert "as posted" after "District" and delete "These hours are
129 generally the normal operating hours of 8:00 am to 5:00 pm Monday through Saturday."

130 Page 10, "Beach Club Facility Rental Policies": Delete "Friday Preceding Spring Break",
131 "Last Day of School", "Good Friday", "Father's Day" and "Mother's Day"

132 Page 11, Item 1, "Reservations": Change "Ninety (90)" to "Thirty (30)"

133 Page 11, Item 5f: Insert "at the discretion of the Board" after "staff time"

134 Page 11, Item 6d: Change "increased" to "adjusted".

135 Page 11, after Item 6e: Insert Item 7 "Swimwear Policy"

136 Page 12, Item 13: Change "Ballons" to "Balloons"

137 Page 12: Delete "Pool Party Rental Fee: \$50"

138 Page 14, Item 5: Insert “or older” after “(14)”

139 Page 14, Item 5b: Change “Fourteen (14) years old or less” to “Under Fourteen (14)
140 years old”

141 Page 15, Item 8: Delete “Proper Attire:”

142 Pages 16 and 17: Move, “Tennis Court Policies” from Page 17 to Page 16 under “Rules
143 for Tennis Courts”

144 Page 18, Item 8: Insert “except dual swing” after “equipment”

145

146 **EIGHTH ORDER OF BUSINESS**

Committee Reports

147

148 **A. Security**

149 Mr. Forbes thought that Allied should put rules in place informing guards of what is
150 required of them, if they cannot follow the rules. Mr. Castillo concurred and stated that
151 turnover is one of the District’s main issues with Allied. Guard turnover, guard compensation in
152 CLI compared to neighboring communities, instituting a tier program and rewarding two guards
153 for their dedication and for maintaining their positions for a decade, were discussed.

154 Mr. Castillo felt that compensation could be tiered but how to incorporate it into the
155 budget so that funds are allocated and raises are merit-based must be determined. Ms. Haque
156 asked if pay increases were factored into the bids. Mr. Adams stated bids usually include the
157 billing rate for all man hours in the contract. This is the second year of a blended rate
158 adjustment addendum that will end September 30, 2020. The Board has flexibility to work with
159 Allied as long as it finds their service satisfactory. Mr. Burman voiced his opinion that Allied is
160 using the CDD as a training ground for guards and then transferring them elsewhere for higher
161 pay. Mr. Adams suggested Mr. Sigona prepare a proposal reflecting where the numbers ought
162 to be and for Staff to contact neighboring communities to compare security guard pay rates.

163 Mr. Forbes announced a Tampa Police Department (TPD) Roll Call on March 2nd at 7:00
164 p.m., at the Beach Club. He presented the Speeding Events Report on traffic enforcements and
165 infractions. Regarding frequent speeding infractions by visitors, Ms. Haque suggested having
166 the resident associated with the visitor obtain a barcode so that fines can be levied against
167 them. In response to a question regarding Envera, Mr. Hall stated that Envera was invited to the
168 March meeting and Envera and Allied would address the Board at the April meeting.

169 **B. Landscape Aquascape Facilities**

170 There being no report, the next item followed.

171 **C. Spirit Committee**

172 There being no report, the next item followed.

173 **The meeting recessed at 8:05 p.m., and reconvened at 8:11 p.m.**

174

175 **NINTH ORDER OF BUSINESS**

Approval of Minutes

176

177 **A. Board of Supervisors: January 16, 2020**

178 **I. Summary of Motions**

179 Insert "Anoop Reddy" and "Resident"

180 **II. Staff Directives**

181 **III. Regular Meeting**

182 The following changes were made:

183 Line 29: Insert "Anoop Reddy" and "Resident"

184 Lines 71 through 76: Delete entire paragraph.

185 Line 209: Delete "of" after "dismissal" and insert "copy of the lawsuit and" before
186 "dismissal"

187 Line 210: Delete "the arbitration"

188 Mr. Shah inquired about not receiving copies of legal filings regarding Republic Services

189 (RS). Mr. Adams would forward the RS interrogatories and admissions to the Board Members.

190 **B. Security Committee: February 3, 2020**

191 **C. LAF Committee: February 6, 2020**

192 **D. Sunshine Board Online Workshop: January 17, 2020 to February 19, 2020 (to be**
193 ***provided under separate cover*)**

194 **E. Other**

195

196 **On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, the**
197 **January 16, 2020 Board of Supervisors Summary of Motions, as amended, Staff**
198 **Directives, as presented, and Regular Meeting Minutes, as amended, and the**
199 **February 3, 2020 Security Committee Meeting Minutes, February 6, 2020 LAF**
200 **Committee Meeting Minutes and January 17, 2020 to February 19, 2020**
201 **Sunshine Board Online Workshop Minutes, as presented, were approved.**

202

203

204 In response to questions regarding Yoga classes, Mr. Hall reported that there were
205 approximately 10 participants at the most recent class and there was a request for another
206 class on February 29th.

207 Mr. Shah stated that the CDD's email address was used on the women's only luncheon
208 flyer, instead of the resident organizer's email, which he thought was not the first time this has
209 happened. Mr. Castillo suggested that resident's seeking approval for events present a draft of
210 the flyer prior to circulation. The Board discussed feedback from the women's luncheon. Mr.
211 Shah felt that it was wrong to have requested permission to hold a non-political meeting at the
212 Clubhouse but then for the POA President's to be asked wife political questions at the event;
213 the questions were posed by the organizers, not residents. Ms. Haque felt that, in the future,
214 the Board should require the individual requesting permission to have his or her email address
215 on the flyers and not the CDD's email. Mr. Adams stated, going forward, the required wording
216 on any advertising or promotion must include the phrase; "This is not a CDD-sponsored event."
217 And, if the party making the request does not comply, the event would be denied.

218

219 **TENTH ORDER OF BUSINESS**

**Discussion: Allied Security Gate Operations
Issues**

220

221

222 This item was discussed during the Sixth Order of Business.

223

224 **ELEVENTH ORDER OF BUSINESS**

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

225

226

227 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2019. He
228 responded to questions regarding the "Revenues", at 88%, "Tax collector" at 42%, "Landscape
229 maintenance" at 8% and outstanding DTE invoices. The financials were accepted.

230

231 **TWELFTH ORDER OF BUSINESS**

Staff Reports

232

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

234 There being no report, the next item followed.

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

236 The Office Administrator's Monthly Report was included for informational purposes.

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

238 Mr. Hall reported that a rental deposit refund of \$500 was being withheld from a
239 resident pending the Board's decision. The rental agreement was from 4:00 p.m., to 6:00 p.m.;
240 however, the party started late, went over by two hours and staff was inconvenienced greatly
241 as they worked overtime to clean up. Ms. Haque felt that the deposit should be withheld.
242 Discussion ensued regarding the event, the resident, changing the 4:00 to 10:00 p.m., rental
243 time to 6:00 p.m., to 12:00 a.m., the 10 p.m. noise ordinance, being cited by TPD and being
244 more lenient with residents. Mr. Castillo stated, in this case, the consensus was to withhold the
245 \$500 deposit and, if the resident continues to demand a refund, Staff should invite them to the
246 next meeting to make their case.

247 Mr. Hall presented the Monthly Activity Report and highlighted the following:

- 248 ➤ Coordinated with OLM and LMP to return CLI to the desired standards.
- 249 ➤ Educated landscapers and irrigation technicians about irrigation issues.

250 A resident asked about the tennis court lighting. Mr. Hall stated that a few drivers in a
251 lighting panel have burned out and would be replaced under warranty. In response to Mr.
252 Castillo's question, Mr. Adams stated he is coordinating with Florida Power & Light (FPL)
253 regarding the painting of the sconces and light bulbs and would give an update at the next
254 meeting. Mr. Hall suggested budgeting in Fiscal Year 2021 to replace the sconces. He
255 responded to questions regarding palm tree replacement costs, the boardwalk, manhole
256 replacements and security issues at the gates. Mr. Adams stated Staff would try to obtain a
257 true-up amount for the hourly rate from Mr. Sigona.

258 Mr. Burman asked about a recent incident involving an RS truck. Mr. Hall stated
259 another hydraulic leak occurred near Mr. Burman's home. A report would be filed with RS. He
260 asked RS about past leaks and pressure washing and was informed that a supervisor would
261 address the issues; RS accepted responsibility for two recent spills. He would follow up with
262 RS's insurance company/adjuster and forward the information to Mr. Adams.

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

- 264 • **NEXT MEETING DATE: March 19, 2020 at 6:00 P.M.**

- 265 ○ **QUORUM CHECK**

266 All Supervisors, except Mr. Castillo, confirmed their attendance at the March 19, 2020
267 meeting.

268

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

270

271 Mr. Burman recalled that there would be an election on March 17, 2020.

272

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

274

275 Mr. Guzman voiced his view that the community was more appealing than before.

276 Discussion ensued regarding the palm trees in CLI compared to Arbor Green and affixing lights
277 to the palm trees.

278

279 **FIFTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

280

281 Mr. Castillo stated that the Board should consider timing of manhole and sewer repairs
282 by the City, Mr. Wesley Paul's lawn, avoiding the creation of more liability, curb options and the
283 CDD's for installation and maintenance responsibility.

284 Mr. Shah proposed instituting mandatory drug testing for CDD Staff. Mr. Adams stated
285 the Board must formally adopt a Drug-Free Workplace (DFW). He would obtain an outline from
286 the District's insurance carrier and include this as a discussion item at the next meeting.

287

288 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

289

290 There being no further business to discuss, the meeting adjourned at 9:49 p.m.

291
292
293
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295
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297
298

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13B

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

The Landscape/Aquascape/Facilities Committee meeting was held on Thursday, March 5, 2020 at 4:50 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Rich Carpenter Scott Hall, and John Hall (Facilities Manager).

First Order of Business: Call to Order: Attendance

1. The meeting was convened at 4:50 p.m.

Second Order of Business: Landscape

2. John reported that the newly planted items were watered by irrigation or by water tank where no irrigation is present
3. John reported that the hogs are coming into the property at the Morris Bridge entrance. He would ask Swiftmud to move traps closer to the entrance, if possible, in the hopes of trapping more hogs.
4. John reported that the two remaining (missing plants) near the Canary entrance have been installed.
5. The next street tree trimming is scheduled for May.
6. The Ligustrum trees at the Cross Cree entrance have been trimmed for the present, and John will request that at the next trimming they be trimmed more uniformly.
7. The bluish-green look to some of the grass areas is due to fertilization and a coloring agent to show the spread of the fertilizer.

Third Order of Business: Aquascape

8. John inspected the lake this week by boat, and noted that all the grass-like plants have been treated and that the lake is clear of growth within it.

Fourth Order of Business: Other Items

9. The committee agreed that LMP appears to be performing to satisfaction. However, the irrigation team needed prodding and watching, according to John.
10. The committee agreed that OLM was performing to satisfaction. In conjunction with LMP, the landscaping and grounds look great so far.
11. The committee agreed that planting more flowering trees is warranted. John was asked to check for areas where more trees could be planted and to try to do at least two or three per year. John has 12 black diamond crepe myrtles that will be planted soon.
12. John reported that the landscaping in Capri Isle has been completed, with all areas that were suggested by the committee having plantings.
13. John mentioned that in the future we will need to plan to remove old mulch from the plant beds, as it's becoming so thick that it is harming and not helping plant growth.

Fifth Order of Business: Adjournment 5:20 p.m.

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

14

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2020**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2020**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 9,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,546
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	87,708	-	-	-	-	-	87,708
SunTrust - debit card	920	-	-	-	-	-	920
MMK account	1,445,956	-	-	-	-	5,303	1,451,259
Investments							
Revenue	-	141,851	581,195	61,951	-	-	784,997
Reserve	-	52,409	244,756	10,000	-	-	307,165
Prepayment	-	-	4,298	-	-	-	4,298
Construction	-	-	-	-	3,530	-	3,530
Due from other	1,221	-	-	-	-	-	1,221
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 1,576,361</u>	<u>\$ 194,260</u>	<u>\$ 830,249</u>	<u>\$ 71,951</u>	<u>\$ 3,530</u>	<u>\$ 5,303</u>	<u>\$ 2,681,654</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 69,345	\$ -	\$ -	\$ -	\$ -	\$ 19,453	\$ 88,798
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>69,668</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,453</u>	<u>89,121</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	194,260	830,249	71,951	-	-	1,096,460
Capital projects	-	-	-	-	3,530	(14,150)	(10,620)
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	1,010,260	-	-	-	-	-	1,010,260
Total fund balances	<u>1,506,693</u>	<u>194,260</u>	<u>830,249</u>	<u>71,951</u>	<u>3,530</u>	<u>(14,150)</u>	<u>2,592,533</u>
Total liabilities and fund balances	<u>\$ 1,576,361</u>	<u>\$ 194,260</u>	<u>\$ 830,249</u>	<u>\$ 71,951</u>	<u>\$ 3,530</u>	<u>\$ 5,303</u>	<u>\$ 2,681,654</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2020**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 70,692	\$ 1,630,965	\$ 1,776,163	92%	\$ 592,054
Interest and miscellaneous	2,938	12,330	30,000	41%	10,000
Total revenues	<u>73,630</u>	<u>1,643,295</u>	<u>1,806,163</u>	91%	<u>602,054</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	3,600	12,000	30%	4,000
Payroll services	149	299	600	50%	200
Payroll taxes - FICA	77	275	900	31%	300
Payroll taxes - unemployment	-	-	325	0%	108
District management	4,583	18,333	55,000	33%	18,333
Assessment roll preparation	417	1,667	5,000	33%	1,667
Bond amortization schedule fee	-	-	1,500	0%	500
Disclosure report	250	1,000	3,000	33%	1,000
Trustee	7,112	7,112	7,200	99%	2,400
Notes payable - Soave Group - DS	-	-	21,733	0%	7,244
Audit	-	-	6,400	0%	2,133
Arbitrage rebate calculation	-	-	2,500	0%	833
Legal - general counsel	325	5,500	5,000	110%	1,667
Engineering	225	2,903	10,000	29%	3,333
Insurance: general liability & public officials	-	30,581	31,000	99%	10,333
Insurance: worker's compensation	-	4,606	7,000	66%	2,333
Legal advertising and Sunshine Board	1,500	1,885	4,500	42%	1,500
Bank fees	-	253	1,500	17%	500
Credit card discount	10	37	200	19%	67
Dues & licenses	-	175	175	100%	58
Postage	147	555	2,000	28%	667
Tax collector	1,408	32,616	74,007	44%	24,669
Contingencies	110	161	500	32%	167
Total administrative	<u>17,313</u>	<u>111,558</u>	<u>252,040</u>	44%	<u>84,013</u>
Field operations					
Utilities					
Communication	2,463	9,199	20,000	46%	6,667
Website	-	-	705	0%	235
ADA website compliance	199	199	200	100%	67
Streetlights	14,641	45,262	90,000	50%	30,000
Electricity	5,317	17,245	68,000	25%	22,667
Propane	-	-	400	0%	133
Water, sewer & irrigation	1,739	6,421	15,000	43%	5,000
Solid waste removal	589	2,286	6,200	37%	2,067
Sewer lift stations	150	600	2,500	24%	833
Total utilities	<u>25,098</u>	<u>81,212</u>	<u>203,005</u>	40%	<u>67,668</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	21,200	69,369	291,000	24%	97,000
Contractual virtual guard	7,488	36,620	80,000	46%	26,667
Off-duty policing	1,862	4,482	13,000	34%	4,333
Total security operations	<u>30,550</u>	<u>110,471</u>	<u>384,000</u>	29%	<u>128,000</u>
Field office administration					
Field manager	4,274	19,671	55,500	35%	18,500
Assistant field manager	1,156	5,439	13,000	42%	4,333
Office administrator	3,077	14,580	47,380	31%	15,793
Assistant office administrator	270	3,035	31,775	10%	10,592
Part-time office assistant	-	-	10,120	0%	3,373
Payroll taxes	764	3,812	13,500	28%	4,500
Seasonal decorations	-	19,750	43,700	45%	14,567
Beach club office equipment	393	2,340	3,400	69%	1,133
Beach club office supplies	71	688	4,000	17%	1,333
Beach club gym supplies	2,487	9,375	20,600	46%	6,867
Guard office equipment	-	136	1,000	14%	333
Guard office supplies	-	331	1,500	22%	500
Community events supplies	2,857	9,031	18,500	49%	6,167
Pool & beach club attendants	1,207	7,110	26,000	27%	8,667
Total field office administration	<u>16,556</u>	<u>95,298</u>	<u>289,975</u>	33%	<u>96,658</u>
Landscape maintenance					
Landscaping	59,056	89,957	370,000	24%	123,333
Beach sand	-	2,860	3,000	95%	1,000
Annuals & seasonal plant installation	1,738	3,938	5,500	72%	1,833
Plant replacement	259	7,566	37,500	20%	12,500
Sod replacement	1,485	1,485	10,000	15%	3,333
Well maintenance - irrigation	-	-	5,000	0%	1,667
Irrigation - maintenance	588	2,518	10,000	25%	3,333
Tree removal	-	380	25,000	2%	8,333
Lake & pond maintenance	3,625	14,500	52,000	28%	17,333
Total landscape maintenance	<u>66,751</u>	<u>123,204</u>	<u>518,000</u>	24%	<u>172,667</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	1,280	5,705	20,000	29%	6,667
Car and cart repairs and maintenance	373	1,874	6,000	31%	2,000
Rentals and leases	1,061	4,252	12,720	33%	4,240
Cleaning	2,492	5,278	16,000	33%	5,333
Pest control	300	600	1,800	33%	600
Security gate maintenance & repair	524	1,592	5,000	32%	1,667
Security gate maintenance & repair - cachet	6,514	6,947	2,000	347%	667
Monuments & signs	228	1,650	5,000	33%	1,667
Fountains	-	-	7,000	0%	2,333
Storm water drainage	-	-	20,000	0%	6,667
Recreation equipment maintenance & repair	900	1,350	15,000	9%	5,000
Building equipment maintenance & repair	159	1,881	15,000	13%	5,000
Pressure washing	-	3,610	5,000	72%	1,667
Paver, streets and sidewalk repairs, cleaning	5,231	30,931	75,000	41%	25,000
Total facilities maintenance	<u>19,062</u>	<u>65,670</u>	<u>205,520</u>	32%	<u>68,507</u>
Facilities maintenance (pool)					
Pool maintenance	2,990	5,980	21,000	28%	7,000
Pool repairs	-	-	10,000	0%	3,333
Pool heater utilities	2,012	2,380	9,000	26%	3,000
Pool permit	-	-	575	0%	192
Total facilities maintenance (pool)	<u>5,002</u>	<u>8,360</u>	<u>40,575</u>	21%	<u>13,525</u>
Total field operations	<u>163,019</u>	<u>484,215</u>	<u>1,641,075</u>	30%	<u>547,025</u>
Total expenditures	<u>180,332</u>	<u>595,773</u>	<u>1,893,115</u>	31%	<u>631,038</u>
Excess/(deficiency) of revenues over/(under) expenditures	(106,702)	1,047,522	(86,952)		
Fund balance - beginning (unaudited)	<u>1,613,395</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	1,033,414	1,033,414	265,923		
Fund balance - ending	<u>\$ 1,506,693</u>	<u>\$ 1,506,693</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 JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 4,194	\$ 96,758	\$ 105,594	92%
Interest	103	637	-	N/A
Total revenues	<u>4,297</u>	<u>97,395</u>	<u>105,594</u>	92%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	38,409	76,194	50%
Total debt service	<u>-</u>	<u>63,409</u>	<u>101,194</u>	63%
Other fees & charges				
Tax collector	84	1,936	4,400	44%
Total other fees & charges	<u>84</u>	<u>1,936</u>	<u>4,400</u>	44%
Total expenditures	<u>84</u>	<u>65,345</u>	<u>105,594</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	4,213	32,050	-	
Fund balances - beginning	<u>190,047</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 194,260</u>	<u>\$ 194,260</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 JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 20,551	\$ 474,136	\$ 516,805	92%
Prepaid assessments	-	2,494	-	N/A
Interest	378	1,803	-	N/A
Total revenues	<u>20,929</u>	<u>478,433</u>	<u>516,805</u>	93%
EXPENDITURES				
Debt service				
Principal	-	-	445,000	0%
Principal prepayment	-	10,000	-	N/A
Interest	-	25,135	50,271	50%
Total debt service	<u>-</u>	<u>35,135</u>	<u>495,271</u>	7%
Other fees & charges				
Tax collector	409	9,480	21,534	44%
Total other fees & charges	<u>409</u>	<u>9,480</u>	<u>21,534</u>	44%
Total expenditures	<u>409</u>	<u>44,615</u>	<u>516,805</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	20,520	433,818	-	
Fund balances - beginning	<u>809,729</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 830,249</u>	<u>\$ 830,249</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 JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,868	\$ 43,103	\$ 47,082	92%
Total revenues	<u>1,868</u>	<u>43,103</u>	<u>47,082</u>	92%
EXPENDITURES				
Debt service				
Note principal	-	41,131	41,131	100%
Note interest	-	3,137	5,275	59%
Total debt service	<u>-</u>	<u>44,268</u>	<u>46,406</u>	95%
Other fees & charges				
Tax collector	37	862	1,962	44%
Total other fees & charges	<u>37</u>	<u>862</u>	<u>1,962</u>	44%
Total expenditures	<u>37</u>	<u>45,130</u>	<u>48,368</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	1,831	(2,027)	(1,286)	
Fund balances - beginning	70,120	73,978	72,241	
Fund balances - ending	<u>\$ 71,951</u>	<u>\$ 71,951</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 JANUARY 31, 2020**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 4	\$ 17
Total revenues	4	17
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	4	17
Fund balance - beginning	3,526	3,513
Fund balance - ending	\$ 3,530	\$ 3,530

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2019
FOR THE PERIOD ENDED JANUARY 31, 2020**

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

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

Debt Service Schedule

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

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

Debt Service Schedule

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

Beach club gym supplies

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019			25,609.50	25,609.50
05/01/2020	455,000.00	2.710%	25,609.50	480,609.50
11/01/2020			19,444.25	19,444.25
05/01/2021	465,000.00	2.710%	19,444.25	484,444.25
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$1,890,000.00	-	\$129,673.50	\$2,019,673.50

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

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

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

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

15B

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: March 19, 2020

CDD Office

- Routine barcodes, fingerprints, homeowner changes and approved lease processing.
- Started the process of interviewing and hiring pool staff for the upcoming summer season.
- Continued office project to gather 2018-2019 fiscal year information to be organized and stored. (Beach Club Rental agreements, aging reports, etc.)
- Updated current office task checklists to reflect the correct procedures.
- Interviewed 4 candidates for pool attendant position to be trained during the Spring Break week. One person hired. Training will start March 16.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Created flyers for the upcoming events: End of School Bash, Luau

Events

Completed:

- **Fishing Tournament | February 29**

There were 18 participants registered for this event with 100% attendance. 6 trophies were awarded to the winners of each category. All who participated did comment how much fun they had.

Upcoming:

- **Breakfast with Critters March 14 | 9am-11am) TICKETS ON SALE NOW**

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 OPEN**

Registration for this event will begin on Feb. 1st. 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 tenant and 6 homeowners) Small tabletop plants were purchased for each new resident. A welcome card including CDD information was placed on each new resident's doorstep.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

15C

Cory Lakes Community Development District

Facilities Manager

March 2020, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Reset breakers for fingerprint readers.
4. Replaced plants in planters.
5. Fixed armrest to wooden chair.
6. Fixed freezer.
7. Soft washed parking lot and sidewalks.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Replaced pool heater.
4. Replaced batteries in soap and paper towel dispensers.
5. Repaired flush valve in men's handicap toilet.
6. Repaired pavers at top of stairs.

PLAYGROUND

1. Kept clean and organized.
2. Pressure washed all parks.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Unclogged toilets in both bathrooms. People still use paper towels.
4. Replaced AC filters and flushed drain lines.
5. Replaced grip controls on elliptical machines.
6. Reset breakers for women's restroom.
7. Purchased aerobic steps.
8. Purchased weighted balance bars.

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 make improvements each month.
3. Working on seasonal cutbacks of flowering shrubs.
4. Working on irrigation issues around the community.
5. Installed lorapetulum hedges in Capri Isle.
6. Completed enhancements at CLD & CLBE intersection.
7. Completed enhancements at Morris Bridge entrance.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Treating lakes and ponds to prevent algae blooms.
3. To a ride around the lake and the grasses look to be under control.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working to install speed limit and other signage.
3. Working with Allied management on proposals for guard increases.

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. Welch Tennis repaired all but one light fixture on the newer tennis courts.
4. Repaired some paver areas around the community. Ongoing
5. Repaired some electrical issues on Morris Bridge Rd. Plant cutbacks allowing access to some hidden and damaged boxes.
6. Working with City of Tampa on manhole project. Ongoing. City will now be doing GPR to look at causes for depressions in some areas.
7. Working with Republic Services and their insurance company on new leak areas.
8. Working on repairs to hockey rink fencing.
9. Repaired short in wiring at CLD & CLBW monument.
10. Replaced bulbs in two sconce lights at Morris Bridge entrance
11. Replaced bulbs in two lights at Cross Creek and CLBW intersection.
12. Repaired short in landscape lighting at Cross Creek entrance.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Changed two can light bulbs.
4. Changed bulbs in two sconce lights.
5. Fixed gate arm after it was hit multiple times.
6. Installed toe stop on entry door.
7. Cleaned driver's license scanner.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Reset phone, internet and computer for guards.
3. Cleaned driver's license scanner.
4. Changed bulbs in can light exit side.
5. Replaced bulbs in sconce light at guardhouse.
6. Cleaned up hog damage around MB entrance.

Action Plan for April

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects.
3. Work with Dockworks on Boardwalk and fishing pier 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.
8. Detail pool area.



CORY LAKES CDD

LANDSCAPE INSPECTION

March 2, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

BRIAN MORTILLARO – LMP

BOB TABONE – LMP

PAUL WOODS – OLM, INC.

SCORE: 94%

**NEXT INSPECTION
MARCH 30, 2020 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Boat launch driveway: Control Nutsedge in the lawn area.
2. Along the south perimeter of the bathhouse: I recommend a reduction prune on the Awabuki Viburnum maintain the plant at approximately 4 1/2 to 5 feet, allowing the White Bird of Paradise to be the dominate plant.
3. Upper pool slide: Remove the Dollarweed in the grass beds.
4. South end of the pool slide common lawn with the canal: Prune back the wood line overgrowth extending over the turf areas.
5. Pool slide lawn: Apply a liquid fertilizer on the turf areas.
6. Between the bridge and the pool bathhouse: Rejuvenate prune the Formosa Azaleas and Loropetalum once they complete their bloom cycle.
7. Adjacent to the tennis courts parking: Prune the stubs from the Oleanders.
8. Avoid herbicide use that results in burn or chemical edging damage.
9. Around the tennis court perimeter: Improve the color and bloom in the Bottlebrush trees.

CACHE ISLE

10. Avoid cannon ball shearing the Jacks Frost Ligustrum in the large center island, promoting horizontal growth to create a massed hedgerow.

MORRIS BRIDGE

11. Monitor the strapping on the Italian Cypress once they are firmly rooted.

12. Remove bed weeds after herbicide services.
13. Improve the color in the Downey Jasmine.

CAPRI ISLE

14. Pocket parks: Control turf weeds.

MALAKAI ISLE

15. Monitor the recovery of frost injury on the Plumbago. Ensure good rooting of the root balls and provide temporary irrigation in the areas of new plants.

CORY LAKE BOULEVARD

16. Remove trash along the wood lines weekly.

CROSS CREEK

17. On the inbound lane: Reshape the Azalea that is blocking the notice board in conjunction with the bloom cycle.
18. Throughout: Complete the cutback of the Bananas.
19. To the right of the exit gate: Ground prune the declining Oleander.
20. Entrance: Confirm the irrigation coverage area between the sidewalk and entrance planting. Identify if the irrigation needs to be extended to improve the coverage.
21. Throughout the entrance monuments: Improve the fertility in the Loropetalum.
22. Throughout the entrance islands: Improve the turf color.
23. Inbound lane west of the electric notice board: Monitor the Canary Island Date palm.

CATEGORY III: IMPROVEMENTS – PRICING

1. Morris Bridge entrance; throughout the center median island: Provide a price for a one-time palm debooting of the Washingtonian and Dactyl palms. This work is not covered in the scope of work.
2. Barbados; cul-de-sac: Provide a price to remove the dead Silvester palm.

CATEGORY IV: NOTES TO OWNER

1. Please note date change for April inspection.

CATEGORY V: NOTES TO CONTRACTOR

1. Please note date change for April inspection.

PGW:kn

cc: John Hall cleddfm@gmail.com
Chuck Adams adamsc@whhassociates.com
Scott Carlson scott.carlson@lmppro.com
Brian Mortillaro brian.mortillaro@lmppro.com
Bob Tabone Robert.tabone@lmppro.com
Steve Small Steve.Small@lmppro.com

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15	3	Improve color
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	2	Loropetalum, jasmine
WEED CONTROL – BED AREAS	10		
MULCHING	5		
PRUNING	5	2	Woodlines
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	10		
PLANT INSECT/DISEASE CONTROL	10		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	2	Improve Cory Lake entry median island
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date 3-1-20 Score: 94.0 Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

15D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

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

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

Exception:

**December Meeting Date is one week earlier*