

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 21, 2020**

**BOARD OF SUPERVISORS**

**VIRTUAL PUBLIC**

**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**

May 14, 2020

Board of Supervisors  
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Virtual Public Meeting on May 21, 2020 at 6:00 p.m., by visiting <https://us02web.zoom.us/j/88127290297> or by calling **1-929-205-6099** followed by meeting ID **881 2729 0297**. 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 Fee Increase Proposal to Address Personnel Issues
8. Consideration of Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2020-03, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing and Effective Date
10. Discussion: CDD Drug-Free Workplace Policy
11. Consideration of Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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
  - I. February 20, 2020 to March 18, 2020 *(to be provided under separate cover)*
  - II. March 25, 2020 to April 15, 2020 *(to be provided under separate cover)*
  - III. April 17, 2020 to May 20, 2020 *(to be provided under separate cover)*
- D. Other

14. Acceptance of Unaudited Financial Statements as of March 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*
  - I. 2,026 Registered Voters in District as of April 15, 2020
  - II. NEXT MEETING DATE: June 18, 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

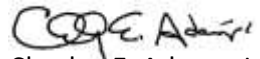
16. Other Business
17. Public Comments (*non-agenda items*)
18. Supervisors' Requests
19. Adjournment

“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can visit <https://us02web.zoom.us/j/88127290297> or call **1-929-205-6099**, followed by **MEETING NUMBER 881 2729 0297**. Additionally, participants are encouraged to submit questions and comments to the District’s manager at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com).

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**OPTIONS FOR MEETING PARTICIPATION**

<https://us02web.zoom.us/j/88127290297>

OR

**CALL IN NUMBER: 1-929-205-6099**

**MEETING NUMBER: 881 2729 0297**



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**





Current

Position	Hours Per Week	Pay Rate	Bill Rate
Supervisor	40	\$13.26	\$15.35
Security Officer	324	\$10.30	\$15.35
Annual Investment			\$290,544.80

Proposed Increase

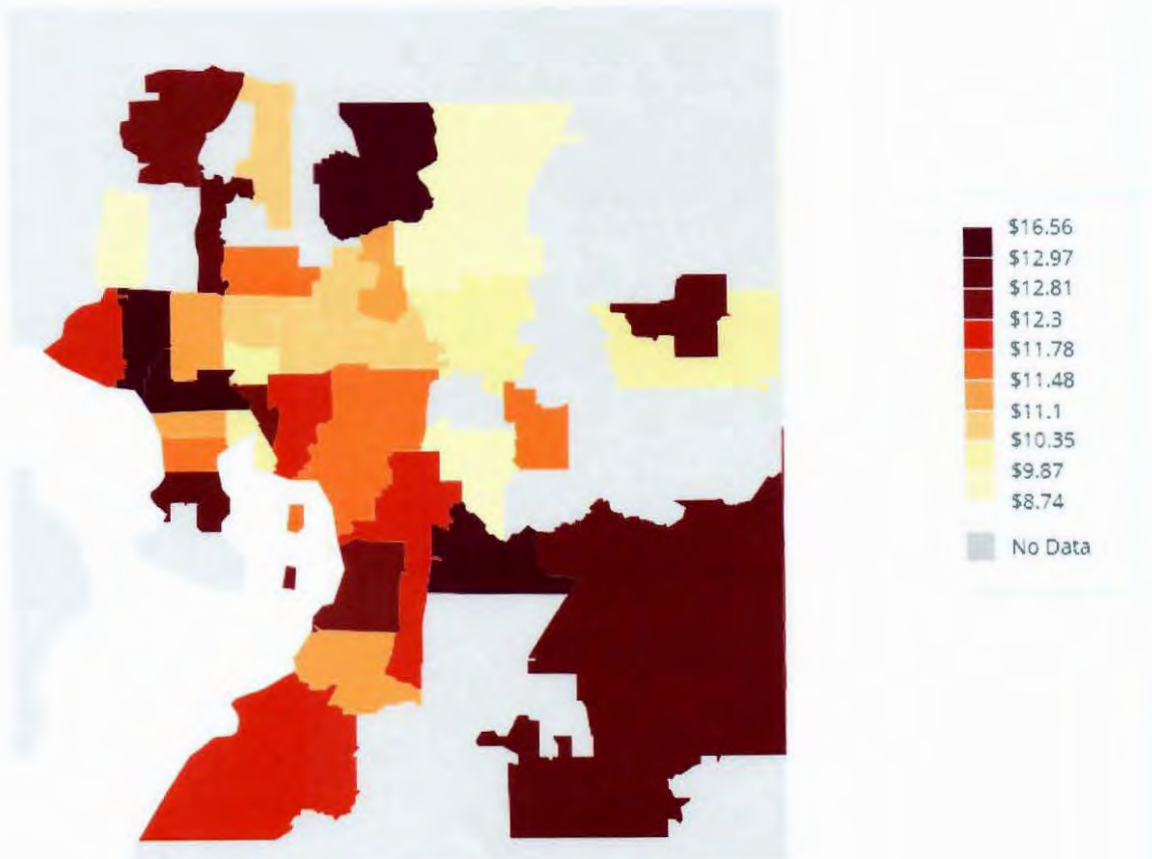
Position	Hours Per Week	Pay Rate	Bill Rate
Supervisor	40	\$15.00	\$17.74
Shift Leads	80	\$12.50	\$17.74
Security Officer	244	\$11.75	\$17.74
Annual Investment			\$335,782.72

The proposed increase will also include vacation time for Linda Davis under our Allied Universal Vacation Plan at no cost to the community.

Fig. 1



Fig. 2



Source: AUS DOMO Card: Pay Rate Map: FIP12057



## Cory Lakes CDD Allied Security Pricing Addendum #1

**March 1<sup>st</sup>, 2019 to September 31<sup>st</sup>, 2019**

POSITION	HPW	CURRENT BLENDED BILL RATE	PROPOSED BLENDED BILL RATE	PROPOSED ANNUAL INVESTMENT
Security Professional & Supervisor	364	\$14.61	\$14.90	\$282,027.20
Sales Tax (Exempt)				\$ 0.00
<b>Total</b>	<b>364</b>			<b>\$282,027.20</b>

**October 1<sup>st</sup>, 2019 to September 31<sup>st</sup>, 2020**

POSITION	HPW	CURRENT BLENDED BILL RATE	PROPOSED BLENDED BILL RATE	PROPOSED ANNUAL INVESTMENT
Security Professional & Supervisor	364	\$14.90	\$15.35	\$290,544.80
Sales Tax (Exempt)				\$ 0.00
<b>Total</b>	<b>364</b>			<b>\$290,544.80</b>

Items that will be direct billed as incurred:

- Allied Universal recognizes seven (7) holidays: New Year's Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Christmas Day (if applicable).
- Overtime rate is 1.5 times the bill rate with less than 48 hours' notice of additional coverage. Client must approve via email any overtime charges.
- CyCop Direct Bill Monthly at \$75.00 per month
- Fuel will be billed as incurred if necessary

Client Name: Cory Lakes CDD

Date:

UNIVERSAL PROTECTION SERVICE, LLC d/b/a  
Allied Universal Security Services:

Date:

*COREAL: MGR/SEC.*

4-10-19

*KM Zell*

4-10-19

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) prior to June 15, 2020, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_, 2020

HOUR: 6:00 P.M.

The hearing may be conducted remotely, pursuant to \_\_\_\_\_ media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY, 2020**

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**Exhibit A: FY 2020/2021 Proposed Budget**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2021  
PREPARED MAY 13, 2020**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
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**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>REVENUES</b>					
Assessment levy: all residents	\$ 1,848,000				\$ 2,046,102
Assessment levy: Cachet	2,170				2,170
Allowable discounts (4%)	(74,007)				(81,931)
Assessment levy - net	1,776,163	\$ 1,680,503	\$ 95,660	\$ 1,776,163	1,966,341
Interest and miscellaneous	30,000	15,556	14,444	30,000	30,000
Total revenues	1,806,163	1,696,059	110,104	1,806,163	1,996,341
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	12,000	4,600	5,300	9,900	12,000
Payroll services	600	403	197	600	600
Payroll taxes - FICA	900	352	548	900	900
Payroll taxes - unemployment	325	-	325	325	325
District management	55,000	27,500	27,500	55,000	55,000
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000
Bond amortization schedule fee	1,500	-	1,500	1,500	1,500
Disclosure report	3,000	1,500	1,500	3,000	3,000
Trustee	7,200	7,112	-	7,112	7,200
Notes payable - Soave Group - DS	21,733	-	21,733	21,733	-
Audit	6,400	2,500	3,900	6,400	6,400
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500
Legal - general counsel	5,000	5,605	5,000	10,605	5,000
Engineering	10,000	3,455	4,500	7,955	10,000
Insurance: general liability & public officials	31,000	30,581	-	30,581	31,000
Insurance: worker's compensation	7,000	4,605	-	4,605	5,500
Legal advertising and Sunshine Board	4,500	1,884	2,000	3,884	4,500
Bank fees	1,500	497	1,003	1,500	1,500
Credit card discount	200	48	152	200	200
Dues & licenses	175	175	-	175	175
Postage	2,000	788	1,000	1,788	2,000
Office supplies	-	-	-	-	-
Tax collector	74,007	33,603	40,404	74,007	81,931
Contingencies	500	113	387	500	500
Total professional & admin	252,040	127,821	121,949	249,770	236,731

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>EXPENDITURES (continued)</b>					
<b>Field Operations</b>					
Utilities					
Communication	20,000	14,119	5,881	20,000	20,000
Website	705	-	705	705	705
ADA website compliance	200	199	-	199	210
Streetlights	90,000	75,770	60,000	135,770	90,000
Electricity	68,000	27,749	29,000	56,749	58,000
Propane	400	-	400	400	400
Water, sewer & irrigation	15,000	9,491	5,509	15,000	15,000
Solid waste removal	6,200	3,465	2,735	6,200	6,200
Sewer lift stations	2,500	900	1,000	1,900	2,500
Security operations					
Security staffing contract services	291,000	131,838	175,000	306,838	340,000
Contractual Virtual Guard	80,000	52,524	42,000	94,524	90,000
Off-duty policing	13,000	7,102	7,000	14,102	14,000
Field office administration					
Field Manager	55,500	28,219	27,281	55,500	58,000
Assistant field manager	13,000	8,127	4,000	12,127	17,000
Office administrator	47,380	21,078	23,000	44,078	47,000
Assistant office administrators	31,775	4,231	4,000	8,231	15,000
Part-time office assistant	10,120	-	-	-	-
Payroll taxes	13,500	5,418	6,000	11,418	13,500
Seasonal decorations	43,700	39,500	4,200	43,700	43,700
Beach club office equipment	3,400	2,630	2,000	4,630	4,500
Beach club office supplies	4,000	1,025	2,975	4,000	4,000
Beach club gym supplies	20,600	13,605	6,995	20,600	20,600
Guard office equipment	1,000	284	716	1,000	1,000
Guard office supplies	1,500	376	1,124	1,500	1,500
Community events supplies	18,500	12,429	6,071	18,500	18,500
Pool & beach club attendants	26,000	9,163	16,837	26,000	26,000

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>EXPENDITURES (continued)</b>					
<b>Property maintenance</b>					
Landscape Maintenance					
Landscaping	370,000	264,921	105,079	370,000	405,000
Beach sand	3,000	2,860	140	3,000	3,000
Annuals & seasonal plant installation	5,500	3,938	1,562	5,500	5,000
Plant replacement	37,500	17,626	19,874	37,500	37,500
Sod replacement	10,000	2,435	7,565	10,000	10,000
Well maintenance - irrigation	5,000	-	2,500	2,500	5,000
Irrigation - maintenance	10,000	4,890	5,110	10,000	10,000
Tree removal and replacement	25,000	5,415	10,000	15,415	25,000
Lake & pond maintenance	52,000	21,750	30,250	52,000	52,000
Facilities maintenance					
Outside facilities maintenance	20,000	8,519	11,481	20,000	20,000
Car and cart repairs and maintenance	6,000	3,974	3,000	6,974	6,000
Rentals and leases	12,720	6,533	6,500	13,033	13,000
Cleaning	16,000	7,868	8,132	16,000	16,000
Pest control	1,800	900	900	1,800	1,800
Security gate maintenance & repair	5,000	3,247	1,753	5,000	5,000
Security gate maintenance & repair - Cachet	2,000	7,197	1,000	8,197	2,000
Monuments & signs	5,000	2,498	2,502	5,000	5,000
Fountains	7,000	1,240	5,760	7,000	7,000
Storm water drainage	20,000	-	20,000	20,000	20,000
Recreation equipment maintenance & repair	15,000	4,158	10,842	15,000	15,000
Building equipment maintenance & repair	15,000	3,504	5,000	8,504	15,000
Pressure washing	5,000	6,160	(1,160)	5,000	7,500
Paver, streets and sidewalk repairs, cleaning	75,000	50,255	24,745	75,000	75,000
Facilities maintenance (pool)					
Pool maintenance	21,000	8,971	12,029	21,000	21,000
Pool repairs	10,000	-	10,000	10,000	10,000
Pool heater utilities	9,000	9,469	-	9,469	10,000
Pool permit	575	-	575	575	575
Total field expenses	<u>1,641,075</u>	<u>917,570</u>	<u>739,568</u>	<u>1,657,138</u>	<u>1,709,690</u>
Total expenditures	<u>1,893,115</u>	<u>1,045,391</u>	<u>861,517</u>	<u>1,906,908</u>	<u>1,946,421</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>EXPENDITURES (continued)</b>					
Excess/(deficiency) of revenues over/(under) expenditures	(86,952)	650,668	(751,413)	(100,745)	49,920
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(14,150)	-	(14,150)	-
Total other financing sources/(uses)	-	(14,150)	-	(14,150)	-
Net change in fund balances	(86,952)	636,518	(751,413)	(114,895)	49,920
Fund balance - beginning (unaudited)	826,154	443,570	1,080,088	443,570	328,675
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279	473,279	486,605
Unassigned	265,923	606,809	(144,604)	(144,604)	(108,010)
Fund balance - ending	<u>\$ 739,202</u>	<u>\$ 1,080,088</u>	<u>\$ 328,675</u>	<u>\$ 328,675</u>	<u>\$ 378,595</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors	\$ 12,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Payroll services	600
Payroll for District employees is provided by ADP Corporation	
Payroll taxes - FICA	900
FICA tax is currently 7.65%.	
Payroll taxes - unemployment	325
District management	55,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	
Assessment roll preparation	5,000
Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	
Bond amortization schedule fee	1,500
Disclosure report	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	7,200
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Audit	6,400
The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc to provide this service.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Legal - general counsel	5,000
Straley, Robin, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Engineering	10,000
<p>Stantec, Inc. provides an array of engineering, consulting, and construction services to the Districts, assisting them in crafting solutions with sustainability for the long-term interests of the communities, while recognizing the needs of the government, environment and maintenance of the communities' facilities.</p>	
Insurance: general liability & public officials	31,000
<p>The Districts carry public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.</p>	
Insurance: worker's compensation	5,500
<p>The Districts worker's compensation for the District employees.</p>	
Legal advertising and Sunshine Board	4,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Bank fees	1,500
<p>Bank charges incurred during the year.</p>	
Dues & licenses	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Postage	2,000
<p>For mailing out agenda packages and debt service payments.</p>	
Tax collector	81,931
<p>The tax collector's fee is 2% of assessments collected.</p>	
Contingencies	500
<p>Automated AP routing and miscellaneous items</p>	
<b>Field Operations</b>	
Utilities	
Communication	20,000
<p>Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.</p>	
Website	705
<p>Intended to cover the cost associated with annual registration and maintenance of the District's website.</p>	
ADA website compliance	210
Streetlights	90,000
<p>Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.</p>	
Electricity	58,000
<p>Intended to cover the cost for electricity at all the District's facilities.</p>	
Propane	400
<p>Intended to cover the cost of propane for the District's facilities.</p>	
Water, sewer & irrigation	15,000
<p>Intended to cover the cost of water and sewer services provided to the District's facilities.</p>	
Solid waste removal	6,200
<p>Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.</p>	
Sewer lift stations	2,500
<p>Intended to cover the cost of operating and maintaining the District's lift station.</p>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Security operations	
Security staffing contract services	340,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	90,000
Covers cost of 5 year financing of new virtual guard equipment at Morris Bridge entry, Pool and Beach Club and new software as well as providing certain virtual guard services.	
Off Duty Policing	14,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	58,000
The District directly employs an on site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant field manager	17,000
Part time position to assist Field Manager in day to day duties.	
Office administrator	47,000
The District directly employs an on site Office Administrator who, among other things, provides over site of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, over sees and coordinates various resident communication venues, receives, reviews and coordinates approval of invoices weekly with Management company and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant Office Administrator	15,000
Fulltime Assistant Office Manager in day to day duties.	
Payroll taxes	13,500
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	43,700
Intended to provide for the supply and install of seasonal decorations at the District Facilities.	
Beach club office equipment	4,500
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Beach club office supplies	4,000
Intended to provide for miscellaneous office supplies.	
Beach club gym supplies	20,600
Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	
Guard office equipment	1,000
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Guard office supplies	1,500
Intended to provide for miscellaneous office supplies.	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Community events supplies	18,500
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	26,000
Intended to provide for the costs of part time employees to provide various services around the pool.	
Landscape Maintenance	
Landscaping	405,000
The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and right of ways.	
Beach sand	3,000
Intended to provide for the periodic replenishment of sand at the Beach Club beach.	
Annuals & seasonal plant installation	5,000
Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	
Plant replacement	37,500
Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	
Sod replacement	10,000
Intended to provide for the replacement of dead or deteriorated sod within the District's common areas and right of ways that is not the result of the maintenance contractor's negligence.	
Well maintenance - irrigation	5,000
Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	
Irrigation - maintenance	10,000
Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.	
Tree removal and replacement	25,000
Intended to provide for the costs of removing and/or replacing tree within the District's common areas and right of ways.	
Lake & pond maintenance	52,000
The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed.	
Facilities maintenance	
Outside facilities maintenance	20,000
Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	
Car and cart repairs and maintenance	6,000
Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	
Rentals and leases	13,000
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term.	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	
Pest control	1,800
Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.	
Security gate maintenance & repair	5,000
Intended to provide for the costs of repairs and maintenance to the gatehouses.	
Security gate maintenance & repair - Cachet	2,000
Intended to provide for the costs of repairs and maintenance to the gate and associated equipment specific to the entrance to Cachet Isle. (paid solely by the residents of Cachet Isles)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's fountains.	
Storm water drainage	20,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	7,500
Intended to provide for the periodic pressure washing of the District's facilities.	
Paver, streets and sidewalk repairs, cleaning	75,000
Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	
Facilities maintenance (pool)	
Pool maintenance	21,000
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	10,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	
Pool heater utilities	10,000
Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	
Pool permit	575
Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	
Total expenditures	<u><u>\$ 1,946,421</u></u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>REVENUE</b>					
Assessment levy - gross	\$ 109,994				\$ 108,634
Allowable discounts (4%)	(4,400)				(4,345)
Assessment levy - net	105,594	\$ 99,697	\$ 5,897	\$ 105,594	104,289
Interest	-	947	-	947	-
Total revenue	<u>105,594</u>	<u>100,644</u>	<u>5,897</u>	<u>106,541</u>	<u>104,289</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	25,000	25,000	-	25,000	25,000
Interest	76,194	38,409	37,784	76,193	74,944
Total debt service	<u>101,194</u>	<u>63,409</u>	<u>37,784</u>	<u>101,193</u>	<u>99,944</u>
<b>Other fees &amp; charges</b>					
Tax collector	4,400	1,994	2,406	4,400	4,345
Total other fees & charges	<u>4,400</u>	<u>1,994</u>	<u>2,406</u>	<u>4,400</u>	<u>4,345</u>
Total expenditures	<u>105,594</u>	<u>65,403</u>	<u>40,190</u>	<u>105,593</u>	<u>104,289</u>
Net change in fund balances	-	35,241	(34,293)	948	-
Beginning fund balance (unaudited)	<u>157,826</u>	<u>162,210</u>	<u>197,451</u>	<u>162,210</u>	<u>163,158</u>
Ending fund balance (projected)	<u><u>\$157,826</u></u>	<u><u>\$197,451</u></u>	<u><u>\$163,158</u></u>	<u><u>\$ 163,158</u></u>	<u><u>163,158</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2021					(30,000)
Interest expense - November 1, 2021					(37,159)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u><u>\$ 74,975</u></u>

# CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	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
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>\$1,290,000.00</b>		<b>\$1,128,834.38</b>	<b>\$2,418,834.38</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>REVENUE</b>					
Assessment levy - gross	\$538,339				\$ 530,075
Allowable discounts (4%)	(21,534)				(21,203)
Assessment levy - net	516,805	\$488,537	\$ 28,268	\$ 516,805	508,872
Prepayments	-	2,494	-	2,494	-
Interest	-	3,085	-	3,085	-
Total revenue	<u>516,805</u>	<u>494,116</u>	<u>28,268</u>	<u>522,384</u>	<u>508,872</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	445,000	-	445,000	445,000	450,000
Principal prepayment	-	10,000	10,000	20,000	-
Interest	50,271	25,135	25,000	50,135	37,669
Total debt service	<u>495,271</u>	<u>35,135</u>	<u>480,000</u>	<u>515,135</u>	<u>487,669</u>
<b>Other fees &amp; charges</b>					
Tax collector	21,534	9,768	11,766	21,534	21,203
Total other fees & charges	<u>21,534</u>	<u>9,768</u>	<u>11,766</u>	<u>21,534</u>	<u>21,203</u>
Total expenditures	<u>516,805</u>	<u>44,903</u>	<u>491,766</u>	<u>536,669</u>	<u>508,872</u>
Net change in fund balances	-	449,213	(463,498)	(14,285)	-
Beginning fund balance (unaudited)	373,479	396,431	845,644	396,431	382,146
Ending fund balance (projected)	<u>\$373,479</u>	<u>\$845,644</u>	<u>\$382,146</u>	<u>\$ 382,146</u>	<u>382,146</u>
Use of fund balance:					
Debt service reserve account balance (required)					(250,854)
Interest expense - November 1, 2021					(12,737)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 118,555</u>

## CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020			18,834.50	18,834.50
05/01/2021	450,000.00	2.710%	18,834.50	468,834.50
11/01/2021			12,737.00	12,737.00
05/01/2022	465,000.00	2.710%	12,737.00	477,737.00
11/01/2022			6,436.25	6,436.25
05/01/2023	475,000.00	2.710%	6,436.25	481,436.25
<b>Total</b>	<b>\$1,390,000.00</b>		<b>\$76,015.50</b>	<b>\$1,466,015.50</b>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
<b>REVENUE</b>					
Assessment levy - gross	\$ 49,044				\$ 49,044
Allowable discounts (4%)	(1,962)				(1,962)
Assessment levy - net	47,082	\$ 44,412	\$ 2,670	\$ 47,082	47,082
Total revenue	47,082	44,412	2,670	47,082	47,082
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Note principal	41,131	41,131	-	41,131	43,131
Note interest	5,275	3,137	2,138	5,275	3,228
Total debt service	46,406	44,268	2,138	46,406	46,359
<b>Other fees &amp; charges</b>					
Tax collector	1,962	888	1,074	1,962	1,962
Total other fees & charges	1,962	888	1,074	1,962	1,962
Total expenditures	48,368	45,156	3,212	48,368	48,321
Excess/(deficiency) of revenues over/(under) expenditures	(1,286)	(744)	(542)	(1,286)	(1,239)
Beginning fund balance (unaudited)	72,241	73,978	73,234	73,978	72,692
Ending fund balance (projected)	<u>\$ 70,955</u>	<u>\$ 73,234</u>	<u>\$ 72,692</u>	<u>\$ 72,692</u>	<u>71,453</u>
Use of fund balance:					
Debt service reserve account balance (required)					(10,000)
Principal payment expense - November 1, 2021					(44,845)
Interest expense - November 1, 2021					(1,090)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 15,518</u>

**CORY LAKES**  
 Community Development District  
 Series 2017 Note  
 \$235,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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	\$87,976.20		\$4,317.30	\$92,293.50

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND BUDGET - ENTRANCE ENHANCEMENT  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
<b>REVENUES</b>					
Interest and miscellaneous	\$ -	\$ 23	\$ (23)	\$ -	\$ -
Total revenues	<u>-</u>	<u>23</u>	<u>(23)</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>					
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES (continued)</b>					
Excess/(deficiency) of revenues over/(under) expenditures	-	23	(23)	-	-
Fund balance - beginning (unaudited)	<u>3,447</u>	<u>3,513</u>	<u>3,536</u>	<u>3,513</u>	<u>3,513</u>
Fund balance - ending (projected)					
Unassigned	<u>3,447</u>	<u>3,513</u>	<u>3,536</u>	<u>3,513</u>	<u>3,513</u>
Fund balance - ending	<u>\$ 3,447</u>	<u>\$ 3,536</u>	<u>\$ 3,513</u>	<u>\$ 3,513</u>	<u>\$ 3,513</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY  
FISCAL YEAR 2021**

**FY 2020 Assessments**

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$46.33
O&M	41	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,850.00	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,850.00	\$0.00	\$0.00
3	90	\$0.00	\$1,137.79	\$0.00	\$1,925.00	\$0.00	\$0.00
4	75	\$0.00	\$476.07	\$0.00	\$1,925.00	\$0.00	\$0.00
5	248	\$0.00	\$1,613.84	\$0.00	\$1,925.00	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$956.47	\$1,925.00	\$0.00	\$0.00
	<b>1,025</b>						
			\$40,869.60				

**FY 2021 Proposed Assessments**

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$46.33
O&M	43	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$4,258.28	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$4,258.28	\$0.00	\$0.00
3	90	\$0.00	\$1,122.31	\$0.00	\$2,129.14	\$0.00	\$0.00
4	73	\$0.00	\$469.59	\$0.00	\$2,129.14	\$0.00	\$0.00
5	248	\$0.00	\$1,591.88	\$0.00	\$2,129.14	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$944.64	\$2,129.14	\$0.00	\$0.00
	<b>1,025</b>						

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2020-03**

**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 21<sup>st</sup> DAY OF MAY, 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:** May 21, 2020

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Cory Lakes Community Development District ("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**, the Board of Supervisors ("Board") of Cory Lakes Community Development District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("Supervisor") to conduct the District's general election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by David Burman, Seat 2, currently held by Bob Woodards and Seat 3, currently held by Jorge Castillo, are scheduled for the General Election in November 2020. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2020, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY, 2020.**

**CORY LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cory Lakes Community Development District will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at County Center, 601 E Kennedy Blvd. 16<sup>th</sup> Floor, Tampa, Florida 33602, (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Cory Lakes Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

District Manager  
Cory Lakes Community Development District



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**13AI**

**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**

**13A11**

**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**

**13AIII**

**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 2<sup>nd</sup>.
- 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 2<sup>nd</sup> 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 29<sup>th</sup>.

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.

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298

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Secretary/Assistant Secretary

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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  
MARCH 31, 2020**

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**MARCH 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	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 9,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,552
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	57,558	-	-	-	-	-	57,558
SunTrust - debit card	122	-	-	-	-	-	122
MMK account	768,176	-	-	-	-	-	768,176
Investments							
Revenue	-	144,067	591,345	62,801	-	-	798,213
Reserve	-	52,409	244,756	10,000	-	-	307,165
Prepayment	-	-	4,776	-	-	-	4,776
Construction	-	-	-	-	3,536	-	3,536
Undeposited funds	250,000	-	-	-	-	-	250,000
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	973	4,766	433	-	-	6,172
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 1,117,989</u>	<u>\$ 197,449</u>	<u>\$ 845,643</u>	<u>\$ 73,234</u>	<u>\$ 3,536</u>	<u>\$ -</u>	<u>\$ 2,237,851</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 31,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,124
Due to other funds							
Debt service fund - series 2013	973	-	-	-	-	-	973
Debt service fund - series 2013A-1	4,766	-	-	-	-	-	4,766
Debt service fund - 2017 note	433	-	-	-	-	-	433
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>37,619</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>37,619</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	197,449	845,643	73,234	-	-	1,116,326
Capital projects	-	-	-	-	3,536	-	3,536
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	583,937	-	-	-	-	-	583,937
Total fund balances	<u>1,080,370</u>	<u>197,449</u>	<u>845,643</u>	<u>73,234</u>	<u>3,536</u>	<u>-</u>	<u>2,200,232</u>
Total liabilities and fund balances	<u>\$ 1,117,989</u>	<u>\$ 197,449</u>	<u>\$ 845,643</u>	<u>\$ 73,234</u>	<u>\$ 3,536</u>	<u>\$ -</u>	<u>\$ 2,237,851</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 16,729	\$ 1,680,503	\$ 1,776,163	95%	\$ 888,082
Interest and miscellaneous	1,739	15,556	30,000	52%	15,000
Total revenues	<u>18,468</u>	<u>1,696,059</u>	<u>1,806,163</u>	94%	<u>903,082</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	-	4,600	12,000	38%	6,000
Payroll services	52	403	600	67%	300
Payroll taxes - FICA	-	352	900	39%	450
Payroll taxes - unemployment	-	-	325	0%	163
District management	4,583	27,500	55,000	50%	27,500
Assessment roll preparation	417	2,500	5,000	50%	2,500
Bond amortization schedule fee	-	-	1,500	0%	750
Disclosure report	250	1,500	3,000	50%	1,500
Trustee	-	7,112	7,200	99%	3,600
Notes payable - Soave Group - DS	-	-	21,733	0%	10,867
Audit	2,500	2,500	6,400	39%	3,200
Arbitrage rebate calculation	-	-	2,500	0%	1,250
Legal - general counsel	105	5,605	5,000	112%	2,500
Engineering	552	3,455	10,000	35%	5,000
Insurance: general liability & public officials	-	30,581	31,000	99%	15,500
Insurance: worker's compensation	-	4,606	7,000	66%	3,500
Legal advertising and Sunshine Board	-	1,885	4,500	42%	2,250
Bank fees	-	497	1,500	33%	750
Credit card discount	8	48	200	24%	100
Dues & licenses	-	175	175	100%	88
Postage	69	788	2,000	39%	1,000
Tax collector	331	33,603	74,007	45%	37,004
Contingencies	101	113	500	23%	250
Total administrative	<u>8,968</u>	<u>127,823</u>	<u>252,040</u>	51%	<u>126,020</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,466	14,119	20,000	71%	10,000
Website	-	-	705	0%	353
ADA website compliance	-	199	200	100%	100
Streetlights	15,390	75,770	90,000	84%	45,000
Electricity	4,680	27,749	68,000	41%	34,000
Propane	-	-	400	0%	200
Water, sewer & irrigation	1,532	9,491	15,000	63%	7,500
Solid waste removal	589	3,465	6,200	56%	3,100
Sewer lift stations	150	900	2,500	36%	1,250
Total utilities	<u>24,807</u>	<u>131,693</u>	<u>203,005</u>	65%	<u>101,503</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 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	29,135	131,838	291,000	45%	145,500
Contractual virtual guard	10,288	52,524	80,000	66%	40,000
Off-duty policing	1,310	7,102	13,000	55%	6,500
Total security operations	<u>40,733</u>	<u>191,464</u>	<u>384,000</u>	50%	<u>192,000</u>
Field office administration					
Field manager	4,274	28,219	55,500	51%	27,750
Assistant field manager	1,371	8,127	13,000	63%	6,500
Office administrator	3,267	21,078	47,380	44%	23,690
Assistant office administrator	587	4,231	31,775	13%	15,888
Part-time office assistant	-	-	10,120	0%	5,060
Payroll taxes	814	5,418	13,500	40%	6,750
Seasonal decorations	-	39,500	43,700	90%	21,850
Beach club office equipment	2	2,630	3,400	77%	1,700
Beach club office supplies	6	911	4,000	23%	2,000
Beach club gym supplies	1,011	13,605	20,600	66%	10,300
Guard office equipment	-	284	1,000	28%	500
Guard office supplies	45	376	1,500	25%	750
Community events supplies	3,108	12,388	18,500	67%	9,250
Pool & beach club attendants	1,138	9,164	26,000	35%	13,000
Total field office administration	<u>15,623</u>	<u>145,931</u>	<u>289,975</u>	50%	<u>144,988</u>
Landscape maintenance					
Landscaping	1,000	264,921	370,000	72%	185,000
Beach sand	-	2,860	3,000	95%	1,500
Annuals & seasonal plant installation	-	3,938	5,500	72%	2,750
Plant replacement	10,061	17,626	37,500	47%	18,750
Sod replacement	-	2,435	10,000	24%	5,000
Well maintenance - irrigation	-	-	5,000	0%	2,500
Irrigation - maintenance	1,380	4,890	10,000	49%	5,000
Tree removal	500	5,415	25,000	22%	12,500
Lake & pond maintenance	3,625	21,750	52,000	42%	26,000
Total landscape maintenance	<u>16,566</u>	<u>323,835</u>	<u>518,000</u>	63%	<u>259,000</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	1,028	8,519	20,000	43%	10,000
Car and cart repairs and maintenance	1,625	3,974	6,000	66%	3,000
Rentals and leases	1,061	6,532	12,720	51%	6,360
Cleaning	98	7,868	16,000	49%	8,000
Pest control	300	900	1,800	50%	900
Security gate maintenance & repair	1,655	3,247	5,000	65%	2,500
Security gate maintenance & repair - cachet	62	7,197	2,000	360%	1,000
Monuments & signs	848	2,498	5,000	50%	2,500
Fountains	1,030	1,240	7,000	18%	3,500
Storm water drainage	-	-	20,000	0%	10,000
Recreation equipment maintenance & repair	2,173	4,158	15,000	28%	7,500
Building equipment maintenance & repair	1,027	3,504	15,000	23%	7,500
Pressure washing	2,550	6,160	5,000	123%	2,500
Paver, streets and sidewalk repairs, cleaning	4,044	50,255	75,000	67%	37,500
Total facilities maintenance	<u>17,501</u>	<u>106,052</u>	<u>205,520</u>	52%	<u>102,760</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	8,970	21,000	43%	10,500
Pool repairs	-	-	10,000	0%	5,000
Pool heater utilities	5,055	9,469	9,000	105%	4,500
Pool permit	-	-	575	0%	288
Total facilities maintenance (pool)	<u>6,550</u>	<u>18,439</u>	<u>40,575</u>	45%	<u>20,288</u>
Total field operations	<u>121,780</u>	<u>917,414</u>	<u>1,641,075</u>	56%	<u>820,538</u>
Total expenditures	<u>130,748</u>	<u>1,045,237</u>	<u>1,893,115</u>	55%	<u>946,558</u>
Excess/(deficiency) of revenues over/(under) expenditures	(112,280)	650,822	(86,952)		
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	(14,150)	(14,150)	-	N/A	
Total other financing sources/(uses)	<u>(14,150)</u>	<u>(14,150)</u>	<u>-</u>	N/A	
Net change in fund balances	<u>(126,430)</u>	<u>636,672</u>	<u>(86,952)</u>	-732%	
Fund balance - beginning (unaudited)	<u>1,206,800</u>	<u>443,698</u>	<u>826,154</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279		
Unassigned	621,241	621,241	265,923		
Fund balance - ending	<u>\$ 1,080,370</u>	<u>\$ 1,080,370</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 MARCH 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 992	\$ 99,697	\$ 105,594	94%
Interest	183	947	-	N/A
Total revenues	<u>1,175</u>	<u>100,644</u>	<u>105,594</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	20	1,996	4,400	45%
Total other fees & charges	<u>20</u>	<u>1,996</u>	<u>4,400</u>	45%
Total expenditures	<u>20</u>	<u>65,405</u>	<u>105,594</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	1,155	35,239	-	
Fund balances - beginning	<u>196,294</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 197,449</u>	<u>\$ 197,449</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 MARCH 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 4,863	\$ 488,537	\$ 516,805	95%
Prepaid assessments	-	2,494	-	N/A
Interest	784	3,085	-	N/A
Total revenues	<u>5,647</u>	<u>494,116</u>	<u>516,805</u>	96%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	97	9,769	21,534	45%
Total other fees & charges	<u>97</u>	<u>9,769</u>	<u>21,534</u>	45%
Total expenditures	<u>97</u>	<u>44,904</u>	<u>516,805</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	5,550	449,212	-	
Fund balances - beginning	840,093	396,431	373,479	
Fund balances - ending	<u>\$ 845,643</u>	<u>\$ 845,643</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 MARCH 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 442	\$ 44,412	\$ 47,082	94%
Total revenues	<u>442</u>	<u>44,412</u>	<u>47,082</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	9	888	1,962	45%
Total other fees & charges	<u>9</u>	<u>888</u>	<u>1,962</u>	45%
Total expenditures	<u>9</u>	<u>45,156</u>	<u>48,368</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	433	(744)	(1,286)	
Fund balances - beginning	72,801	73,978	72,241	
Fund balances - ending	<u>\$ 73,234</u>	<u>\$ 73,234</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 MARCH 31, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 4	\$ 23
Total revenues	4	23
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	4	23
Fund balance - beginning	3,533	3,513
Fund balance - ending	\$ 3,537	\$ 3,536

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

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>14,150</u>	<u>14,150</u>
Total other financing sources/(uses)	<u>14,150</u>	<u>14,150</u>
 Net change in fund balance	 14,150	 14,150
Fund balance - beginning	<u>(14,150)</u>	<u>(14,150)</u>
Fund balance - ending	<u>\$ -</u>	<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
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63

**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>
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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 Monthly Report**

**Meeting date: May 21, 2020**

### **CDD Office**

Our office did start to work remotely on March 19, 2020. We were still able to process new residents and answer community questions. Each Monday the office was open from 9am to 12noon to issue barcodes. There were several residents who could not make this time window, so separate appointments were made to accommodate. During this time, we did not issue fingerprint access to the facilities to minimize staff/resident contact.

### **Events**

- **Breakfast with Critters**

This event was scheduled for the weekend right after closures were announced. This event has been suspended until further notice. The vendor that was booked (DunDee Farms-animal specialist) was very understanding and is open to rescheduling if the option is available in the future. Some residents were already refunded.

- **Rummage Sale**

This event was canceled. Refunds will be issued to all residents who reserved spots.

- **Spring Festival**

This event is suspended until further notice. The vendor that was booked for the entertainment (bounce houses, interactive games, face painters) is open to rescheduling if the option is available in the future.

- **Luau**

This event was canceled. Tickets were not on sale yet, so no refunds must take place. The catering company was very understanding and just canceled our order. The entertainment (luau dancers) are open to rescheduling in the future.

- **End of School Bash**

This event has been canceled. There were no prizes bought or vendors scheduled.

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

**15C**

# Cory Lakes Community Development District

## Facilities Manager

### April. 2020, Activity Report

---

#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Quarterly pest control

#### Pool

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

#### PLAYGROUND

1. Kept clean and organized.

#### GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Replaced faucets in main sink with touch-free units.
4. Repaired magnetic latch on gym door.

#### LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up.
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. Completed enhancements at Morris Bridge entrance.
6. Updated look in front of Morris Bridge pond.

#### 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.
4. Repaired struts and replaced tires on patrol car.

#### 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. Repaired some paver areas around the community. Ongoing
4. Repaired some electrical issues on Morris Bridge Rd. Plant cutbacks allowing access to some hidden and damaged boxes.
5. Working with City of Tampa on manhole project. Ongoing. City will now be doing GPR to look at causes for depressions in some areas.
6. Working with Republic Services and their insurance company on new leak areas.
7. Replaced bulbs in two sconce lights at Morris Bridge entrance
8. Dockworks completed boardwalk repairs.
9. Implementing closings due to COVID 19.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Changed two can light bulbs.
4. Fixed gate arm after being hit multiple times.
5. Cleaned driver's license scanner.
6. Installed stainless steel corner guards and chair rail.

#### 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. Fixed router issues for print readers.

### Action Plan for May

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects.
3. Continue working with Republic Services on oil spills.
4. Continue plant replacements.
5. Install speed limit signs around community.
6. Detail pool area.

# Cory Lakes Community Development District

Facilities Manager

May. 2020, Activity Report

---

## BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Quarterly pest control
4. Defrosted freezer.

## Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Cleaned and waxed slide.
4. Replacing bad bulbs in landscape lighting.
5. Closed due to COVID 19

## PLAYGROUND

1. Kept clean and organized.
2. Closed for COVID 19

## GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Repaired broken tiles in the entry.
4. Patched wall and touched up paint.
5. Removed shelf and installed cubicle unit.
6. Closed due to COVID 19

## LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up.
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. Updated entrance to Capri.
6. Palm tree cutbacks are underway.

#### 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.
4. Working on proposal for Lake Buoy's replacement and resetting.

#### 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.
4. Repaired struts and replaced tires on patrol car.
5. Waiting on door handle to come from dealer.

#### 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. Repaired some paver areas around the community. Ongoing
4. Repaired some electrical issues on Morris Bridge Rd. Plant cutbacks allowing access to some hidden and damaged boxes.
5. Working with City of Tampa on manhole project. Ongoing. City will now be doing GPR to look at causes for depressions in some areas.
6. Working with Republic Services and their insurance company on new leak areas.
7. Implementing closings due to COVID 19.
8. Sanded and repainted hockey goals. Waiting on new nets to arrive from manufacturer.
9. Replaced nets on basketball hoops. Waiting on new backboards to come ground freight.
10. Repaired tennis court screening.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Fixed gate arm after being hit multiple times.
4. Cleaned driver's license scanner.
5. Fixed toilet handle.

### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Cleaned driver's license scanner.
3. Fixed exit gate arm.
4. Fixed resident gate arm.

### Action Plan for June

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects.
3. Continue working with Republic Services on oil spills.
4. Continue plant replacements.
5. Install speed limit signs around community.
6. Detail pool area.



## CORY LAKES CDD

LANDSCAPE INSPECTION

March 30, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

BRIAN MORTILLARO – LMP

BOB TABONE – LMP

PAUL WOODS – OLM, INC.

**SCORE: 93.5%**

**NEXT INSPECTION  
MAY 4, 2020 AT 1:00 PM**

---

### CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 03/02/2020

#### CLUBHOUSE

1. Boat launch driveway: Control Nutsedge in the lawn area.

### CATEGORY II: MAINTENANCE ITEMS

#### BEACH CLUB

1. Confirm irrigation coverage to multi stem Hibiscus adjacent to boat launch. Stagger prune Hibiscus to flush new growth.
2. Common lawn at the boat launch: Control Dollarweed in Nutsedge.
3. Pool seating area: Redistribute mulch to reduce appearance of granular fertilizer around palms.
4. **Confirm irrigation coverage along back of pool slide berm. Replace hot spot damaged turf and turf that does not recover under warranty.**
5. Pool exit near playground: Remove dead Adonidia Palm.
6. Fertilize Allamanda.
7. Pool entrance: Continue to stagger prune multi stem Hibiscus, promoting a low and compact form such that Bird of Paradise remain visible.
8. Deadhead Giant Bird of Paradise.
9. Front of volleyball court: Rejuvenate prune Loropetalum.
10. Cory Lake Blvd right-of-way across from the pool entrance: Verify irrigation coverage.
11. Maintain irrigated turf near tennis court entrance to inhibit grassy weed growth.
12. Improve soft edge across front of tennis courts, eliminating irregularities.

## MORRIS BRIDGE ROAD

13. Cut back Lavender Lantana throughout beds.
14. Remove dead stalk from Fan Palm along exit side drive.
15. Sidewalk crosswalk to Capri Isle: Pocket prune Loropetalum.
16. Remove remaining pruning debris from mulch beds.
17. Along inbound lane: Control disease in Liriope at the electric notice board.
18. Monitor all newly installed material along Morris Bridge frontage.

## COMMONS

19. Capri Isle: Remove Magnolia leaf drop.
20. Capri Isle overflow parking: Fertilize Viburnum.
21. Capri Isle: Improve vigor of Confederate Jasmine near the well.
22. Java Isle entrance: Improve vigor of Dwarf Bougainvillea.
23. Reduce Dwarf and Formosa Azaleas by 1/3 once bloom cycle is complete.
24. Lanai Isle entrance: Remove viney growth from Canary Island Date Palm.
25. Playground: Maintain Loropetalum hedgerows in a rounded form with a wider base than crown.
26. Confirm irrigation coverage at Cory Lake Drive right-of-way across from entrance to Barbados Isle.
27. Barbados Isle frontage: Fertilize turf.
28. 10753 Cory Lake Drive: Prune Oak tree obstructing and striking the streetlamp.

## CROSS CREEK BOULEVARD ENTRANCE

29. Improve vigor of irrigated turf.
30. Deadhead Flax Lilies.
31. Entrance berm: Tip prune Dwarf Allamanda, promoting flush of new growth.
32. Bimini Isle entrance: Rejuvenate prune Bougainvillea by 1/3.

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

NONE

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

1. Today's inspection, with the first week ending in April, is the April Performance Payment Inspection.
2. Following CDC guidelines, landscapes inspections will occur follow social distancing guidelines and individual vehicles for the driving portion using speaker phone to communicate between cars. Contractor and District staff participation is appreciated but not required. Thank you.

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

NONE

PGW:ml

cc: John Hall [clcddf@gmail.com](mailto:clcddf@gmail.com)  
Chuck Adams [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Brian Mortillaro [brian.mortillaro@lmppro.com](mailto:brian.mortillaro@lmppro.com)  
Bob Tabone [Robert.tabone@lmppro.com](mailto:Robert.tabone@lmppro.com)  
Steve Small [Steve.Small@lmppro.com](mailto: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		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	2	Pool slide hot spot
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
MULCHING	5		
PRUNING	5	2	Tree and woodline up to 15’/ contd rejuvenate / do not box sheared
WATER/IRRIGATION MANAGEMENT	15	5	Monitor for drought and coverage
CLEANLINESS	10	1	Contd leaf litter
PLANT INSECT/DISEASE CONTROL	10		
CARRYOVERS	5	1	1

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date 3-30-20 Score: 93.5 Performance Payment™ % 100

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

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

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

*Small*

*PN*



# CORY LAKES CDD

LANDSCAPE INSPECTION

May 4, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

SCOTT CARLSON- LMP

JONATHAN MASSIADA – LMP

BOB TABONE – LMP

PAUL WOODS – OLM, INC.

**SCORE: 93.5%**

**NEXT INSPECTION  
JUNE 1<sup>ST</sup>, 2020 AT 1:00 PM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BEACH CLUB

1. Near the pool entrance: Redistribute palm tree well mulch covering bare soil.
2. Near the storage garage: If possible, allow Ligustrum to loosen, avoiding a heavily sheared appearance. This will improve plant health and allow for better screening of the pool pump enclosure.
3. At the stormwater header wall to the south of the hockey rink: Prune overgrowth along the concrete wall.
4. Near the basketball court entrance: Remove chlorotic foliage from the King Sago palm.
5. **At the rear of the pool slide: Repair under warranty pest damaged turf.**
6. Adjacent to the boat launch: Establish and maintain a uniform height in the Viburnum hedgerow.

### CACHET ISLES

7. Entrance island: Continue to monitor the Silvester palm.
8. Remove spent blooms from Bird of Paradise.
9. Entrance: Cutback the declining Bougainville to green wood.

### CANARY ISLE

10. Exit side: Control weeds in the right of way allowing for infilling growth of the Bermuda grass.

### MORRIS BRIDGE ROAD

11. Control disease in the Liriope.

12. Monitor sprinkler orientation, confirming they are not over wetting roadways.
13. Adjacent to the boat storage yard: Improve fertility to Plumbago.

#### CAPRI ISLE

14. Near the village monument: Lightly pocket prune Loropetalum to eliminate the flat top appearance.
15. Improve turf fertility in the pocket parks.
16. Fiji Isle sidewalk area: Replace failed Loropetalum. Confirm Netafim is properly set at the base of the plants.
17. Avoid beveled soft edging maintaining a crisp and vertical appearance.
18. Tortola Island Way pocket park: Remove the herbicide St. Augustine in the planting bed.

#### MALAKIA ISLE

19. Entrance island: Monitor improvement of palm fertility.

#### BARBADOS ISLE

20. Improve fertility in the Dwarf Bougainville.
21. I recommend removing the volunteer Oyster plant at the base of the village lettering.
22. Across the street improve fertility to Plumbago.
23. Across the street: Remove any declining Thryallis.

#### CROSS CREEK BOULEVARD ENTRANCE

24. Exit side gate: Prune the downward growth in the Oak.
25. Lightly prune Ligustrum Privets, removing any whips and establishing a more natural / looser appearance still with a maintained canopy.
26. Along the west perimeter: Maintain the pond shore mowable to the west of 105588 at the Arbor Green boundary line.
27. Along the west pond shore perimeter: It appears recent pond service has over sprayed the shoreline resulting in dieback on turf areas.

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

1. Cachet Ilse entrance: Provide a price to supplement Dwarf Bougainville with 6 three-gallon.



2. Morris Bridge Road inbound lane near the visitor divider: Provide a price to remove the declining Italian Cypress.
3. At the exit side lane well station: Provide a price for screening material (I.e. Podocarpus or Wax Myrtles) around the well.
4. Provide price to supplement weakened Thryallis along r.o.w. along west bound lane.

**CATEGORY IV: NOTES TO OWNER**

NONE

**CATEGORY V: NOTES TO CONTRACTOR**

1. Contractor is reminded to complete all fertilization prior to the City of Tampa blackout period effective June 1<sup>st</sup>.

PGW:ml

cc: John Hall [cleddfm@gmail.com](mailto:cleddfm@gmail.com)  
Chuck Adams [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
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Bob Tabone [Robert.tabone@lmppro.com](mailto:Robert.tabone@lmppro.com)  
Steve Small [Steve.Small@lmppro.com](mailto:Steve.Small@lmppro.com)

# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Pond shore embankments
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	5	Pool slide lawn
PLANT FERTILITY	5	2	Plumbago
WEED CONTROL – BED AREAS	10		
MULCHING	5	1	Top dress or redistribute
PRUNING	5	2	Azalea reduction
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		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date 4-4-20 Score: 93.5 Performance Payment™ % 100

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

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

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

*[Handwritten signatures: Contractor Signature: [Signature], Inspector Signature: [Signature], Property Representative Signature: [Signature]]*

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **15DI**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 24, 2020

To Whom It May Concern:

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
Cory Lakes	2026

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoe.org](mailto:ewhite@hcsoe.org).

Respectfully,

Enjoli White  
Candidate Services Liaison

[VoteHillsborough.org](http://VoteHillsborough.org) ★ (813) 744 - 5900

Fred B. Karl County Center  
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center  
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

**CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**15DII**

## 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 <b>CANCELED*</b>	Regular Meeting	6:00 PM
April 16, 2020 <b>CANCELED*</b>	Telephonic Public Meeting	6:00 PM
May 21, 2020	Virtual Public 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*

**\*CANCELED** due to the health, safety and welfare of District residents.