

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**July 23, 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**

July 16, 2020

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Virtual Public Meeting on July 23, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/83737109272>, Meeting ID **837 3710 9272** or by calling **1-929-205-6099**, followed by Meeting ID **837 3710 9272**. 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. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2019, Prepared to Grau & Associates
6. Consideration of Resolution 2020-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019
7. Continued Discussion: Reopening of District Amenities
8. Update: Landscape Activities
9. Update/Discussion: Ongoing Settlement Discussions in the Republic Services Oil Leak Matter
10. Update: Qualified Elector Candidates for 2020 General Election Cycle
  - A. Seat 1
    - Ronald W Acoff [18002 Lanai Isles Dr.]
    - Amritbhai Patel [10721 Cory Lake Drive]

- B. Seat 2
    - Rene Fontcha [10536 Cory Lake Dr.]
    - Christopher Ryan Hill [18007 Java Isle Dr]
  - C. Seat 3
    - Jorge Castillo [18049 Java Isle Dr.]
    - Daniel J Wolnik [11014 Tahiti Isle Lane]
11. Committee Reports
- A. Security
  - B. Landscape Aquascape Facilities
  - C. Spirit Committee
12. Approval of Minutes
- A. Board of Supervisors: June 18, 2020
    - I. Summary of Motions
    - II. Staff Directives
    - III. Virtual Public Meeting
  - B. Sunshine Board Online Workshop: June 19, 2020 to July 22, 2020 (*to be provided under separate cover*)
  - C. Further Revisions to Previously Approved Board of Supervisors Meeting Minutes
    - I. September 19, 2019
    - II. October 17, 2019
    - III. November 21, 2019
    - IV. December 12, 2019
    - V. May 21, 2020
  - D. Other
13. Acceptance of Unaudited Financial Statements as of May 31, 2020
14. Staff Reports
- A. District Engineer: *Johnson Engineering, Inc.*
  - B. Office Administrator: *Amanda Schewe*

- C. Facilities Manager: *John Hall*
  - Consideration of Dock and Electrical Proposals
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: August 20, 2020 at 6:00 P.M.
    - QUORUM CHECK

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

- 15. Other Business
- 16. Public Comments (*non-agenda items*)
- 17. Supervisors' Requests
- 18. 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/83737109272>, Meeting ID **837 3710 9272** or call **1-929-205-6099**, followed by **MEETING ID 837 3710 9272**. 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/83737109272>

**OR**

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

**MEETING ID: 837 3710 9272**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

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**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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**Grau & Associates**  
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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Cory Lakes Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Cory Lakes Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Boyer & Associates*

June 24, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cory Lakes Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year resulting in a net position balance of \$10,122,000.
- The change in the District's total net position in comparison with the prior fiscal year was (\$336,617), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$1,081,154, a decrease of (\$166,260) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for deposits and prepaids, assigned for subsequent year expenditures and working capital, restricted for debt service, and the remainder is unassigned deficit fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service 2013 fund, debt service 2017 fund and capital projects fund, in which all the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 1,187,377	\$ 1,301,070
Capital assets, net of depreciation	12,415,762	13,130,550
Total assets	<u>13,603,139</u>	<u>14,431,620</u>
Current liabilities	161,791	115,675
Long-term liabilities	3,319,348	3,857,328
Total liabilities	<u>3,481,139</u>	<u>3,973,003</u>
Net position		
Net investment in capital assets	9,096,414	9,273,222
Restricted	577,052	546,038
Unrestricted	448,534	639,357
Total net position	<u>\$ 10,122,000</u>	<u>\$ 10,458,617</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The largest portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 2,661,703	\$ 2,426,093
Operating grants and contributions	12,461	6,532
General revenues	586	604
Total revenues	<u>2,674,750</u>	<u>2,433,229</u>
Expenses:		
General government	339,518	307,240
Maintenance and operations	2,528,146	2,550,577
Interest	143,703	139,670
Total expenses	<u>3,011,367</u>	<u>2,997,487</u>
Change in net position	(336,617)	(564,258)
Net position - beginning	10,458,617	11,022,875
Net position - ending	<u>\$ 10,122,000</u>	<u>\$ 10,458,617</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$3,011,367. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years. The increase in program revenues is the result of an increase in the current year assessments. The increase in expenses is largely due to additional administrative costs in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$16,762 and increase appropriations by \$197,079. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$25,792,632 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$13,376,870 has been taken which resulted in a net book value of \$12,415,762. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$3,170,000 in Bonds outstanding for its governmental activities. In addition, the District had notes payable of \$149,348 outstanding at September 30, 2019. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cory Lakes Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 493,218
Assessment receivable	21,183
Accounts receivable	1,571
Deposits	23,154
Prepays	13,511
Restricted assets:	
Cash	77,663
Investments	557,077
Capital assets:	
Nondepreciable	1,811,228
Depreciable, net	10,604,534
Total assets	13,603,139
<b>LIABILITIES</b>	
Accounts payable	106,223
Accrued interest payable	55,568
Non-current liabilities:	
Due within one year	531,371
Due in more than one year	2,787,977
Total liabilities	3,481,139
<b>NET POSITION</b>	
Net investment in capital assets	9,096,414
Restricted for debt service	577,052
Unrestricted	448,534
Total net position	\$ 10,122,000

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 339,518	\$ 339,518	\$ -	\$ -
Maintenance and operations	2,528,146	1,482,890	-	(1,045,256)
Interest on long-term debt	143,703	839,295	12,461	708,053
Total governmental activities	3,011,367	2,661,703	12,461	(337,203)
General revenues:				
				586
				586
				(336,617)
				10,458,617
				\$ 10,122,000

See notes to the financial statements



**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds				Total Governmental Funds
	General	Debt Service 2013	Debt Service 2017	Capital Projects	
<b>ASSETS</b>					
Cash	\$ 493,218	\$ -	\$ 73,595	\$ 4,068	\$ 570,881
Investments	-	553,564	-	3,513	557,077
Assessment receivable	14,487	5,078	383	1,235	21,183
Accounts receivable	1,571	-	-	-	1,571
Prepays	13,511	-	-	-	13,511
Deposits	23,154	-	-	-	23,154
Total assets	<u>\$ 545,941</u>	<u>\$ 558,642</u>	<u>\$ 73,978</u>	<u>\$ 8,816</u>	<u>\$ 1,187,377</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 86,770	\$ -	\$ -	\$ 19,453	\$ 106,223
Total liabilities	<u>86,770</u>	<u>-</u>	<u>-</u>	<u>19,453</u>	<u>106,223</u>
Fund balances:					
Nonspendable:					
Deposits and prepaids	36,665	-	-	-	36,665
Restricted for:					
Debt service	-	558,642	73,978	-	632,620
Assigned to:					
Subsequent year expenditures	86,952	-	-	-	86,952
Working capital	335,554	-	-	-	335,554
Unassigned	-	-	-	(10,637)	(10,637)
Total fund balances	<u>459,171</u>	<u>558,642</u>	<u>73,978</u>	<u>(10,637)</u>	<u>1,081,154</u>
Total liabilities and fund balances	<u>\$ 545,941</u>	<u>\$ 558,642</u>	<u>\$ 73,978</u>	<u>\$ 8,816</u>	<u>\$ 1,187,377</u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 1,081,154

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	25,792,632	
Accumulated depreciation	<u>(13,376,870)</u>	12,415,762

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(55,568)	
Bonds and notes payable	<u>(3,319,348)</u>	<u>(3,374,916)</u>
Net position of governmental activities		<u><u>\$ 10,122,000</u></u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Capital Projects	Total Governmental Funds
	General	Debt Service 2013	Debt Service 2017		
<b>REVENUES</b>					
Assessments	\$ 1,791,826	\$ 639,126	\$ 47,422	\$ 152,747	\$ 2,631,121
Miscellaneous	30,582	-	-	-	30,582
Interest	520	12,461	-	66	13,047
Total revenues	<u>1,822,928</u>	<u>651,587</u>	<u>47,422</u>	<u>152,813</u>	<u>2,674,750</u>
<b>EXPENDITURES</b>					
Current:					
General government	329,654	7,480	565	1,819	339,518
Maintenance and operations	1,648,280	-	-	19,453	1,667,733
Debt Service:					
Principal	18,849	480,000	39,131	-	537,980
Interest	2,884	140,045	7,225	-	150,154
Capital outlay	-	-	-	145,625	145,625
Total expenditures	<u>1,999,667</u>	<u>627,525</u>	<u>46,921</u>	<u>166,897</u>	<u>2,841,010</u>
Excess (deficiency) of revenues over (under) expenditures	(176,739)	24,062	501	(14,084)	(166,260)
Fund balances - beginning	<u>635,910</u>	<u>534,580</u>	<u>73,477</u>	<u>3,447</u>	<u>1,247,414</u>
Fund balances - ending	<u>\$ 459,171</u>	<u>\$ 558,642</u>	<u>\$ 73,978</u>	<u>\$ (10,637)</u>	<u>\$ 1,081,154</u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds		\$ (166,260)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		145,625
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		537,980
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		6,451
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(860,413)</u>
Change in net position of governmental activities		<u>\$ (336,617)</u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Cory Lakes Community Development District ("District") was created by Ordinance 91-162 of the City of Tampa, Florida, effective on September 5, 1991, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board members are elected on an at large basis by the owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund 2013

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2013 Bonds and Series 2013 Refunding Bonds.

### Debt Service Fund 2017

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2017 Notes.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity**

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when purchased rather than when consumed.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	5 - 20
Furniture and equipment	5 - 10
Infrastructure	5 - 50

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's operating cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments**

The District's investments were held as follows at September 30, 2019:

	Amortized Costs	Credit Risk	Maturities
First American Government Obligation Fund CL Y	\$ 557,077	S&P AAAm	Weighted average of the fund portfolio: 24 days
Total Investments	<u>\$ 557,077</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 1,811,228	\$ -	\$ -	\$ 1,811,228
Total capital assets, not being depreciated	1,811,228	-	-	1,811,228
Capital assets, being depreciated				
Improvements	1,835,797	-	-	1,835,797
Infrastructure	21,279,016	-	-	21,279,016
Furniture and equipment	720,966	145,625	-	866,591
Total capital assets, being depreciated	23,835,779	145,625	-	23,981,404
Less accumulated depreciation for:				
Improvements	674,878	106,732	-	781,610
Infrastructure	11,429,274	715,753	-	12,145,027
Furniture and equipment	412,305	37,928	-	450,233
Total accumulated depreciation	12,516,457	860,413	-	13,376,870
Total capital assets, being depreciated, net	11,319,322	(714,788)	-	10,604,534
Governmental activities capital assets, net	\$ 13,130,550	\$ (714,788)	\$ -	\$ 12,415,762

Depreciation was charged to the maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2013

On April 2, 2013, the District issued \$1,425,000 of Special Assessment Revenue Bonds, Series 2013, due November 1, 2043 with interest rates from 5.0% to 6.125%. The Bonds were issued to acquire certain assessable improvements (the "Phase 7 Project"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2014 through November 1, 2043.

The portion of the Series 2013 Bonds maturing on or before November 1, 2023 are not subject to optional redemption. The remaining Series 2013 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Series 2013 Refunding Bonds

On December 13, 2013, the District issued \$4,245,000 of Special Assessment Revenue Refunding Bonds, Series 2013, due on May 1, 2023 with a fixed interest rate of 2.71%. The Bonds were issued to refund the remaining Series 2001A Bonds which had a balance of \$3,915,000 at the time of the refunding. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2014. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2023.

The Series 2013 Refunding Bonds are not subject to optional redemption. The Series 2013 Refunding Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

**Series 2013 Refunding Bonds (Continued)**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

**Equipment Note Payable**

In July 2010, the District issued a \$150,000 promissory note to acquire certain recreational improvements. The Note bears a fixed interest rate of 7.38% compounded annually. The Note is to be paid in annual installments of \$21,733 commencing July 1, 2011 through July 1, 2020.

**Special Assessment Note Payable**

In April 2017, the District issued a \$235,000 special assessment revenue note. The Note bears a fixed interest rate of 4% compounded annually. Interest is to be paid semiannually on each May 1 and November 1, commencing on November 1, 2017. Principal on the Note is to be paid serially commencing November 1, 2017 through November 1, 2021. In the current year the District prepaid the Note by \$11,476. The note was issued to partially pay off the 1996 Bonds.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 1,340,000	\$ -	\$ 25,000	\$ 1,315,000	\$ 25,000
Series 2013 Refunding	2,310,000	-	455,000	1,855,000	445,000
Equipment Note Payable	39,090	-	18,849	20,241	20,240
2017 Special Assessment Note	168,238	-	39,131	129,107	41,131
Total	<u>\$ 3,857,328</u>	<u>\$ -</u>	<u>\$ 537,980</u>	<u>\$ 3,319,348</u>	<u>\$ 531,371</u>

At September 30, 2019, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 531,371	\$ 131,740	\$ 663,111
2021	523,131	116,383	639,514
2022	544,846	100,540	645,386
2023	515,000	85,213	600,213
2024	30,000	70,569	100,569
2025-2029	185,000	323,922	508,922
2030-2034	245,000	264,016	509,016
2035-2039	320,000	181,606	501,606
2040-2044	425,000	68,141	493,141
Total	<u>\$ 3,319,348</u>	<u>\$ 1,342,130</u>	<u>\$ 4,661,478</u>

**NOTE 7 – LANDOWNER TRANSACTION AND RELATED INFORMATION**

The Major Landowner owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Major Landowner.

**NOTE 8 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Major Landowner, the loss of which could have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 1,776,165	\$ 1,791,826	\$ 1,791,826	\$ -
Interest and miscellaneous	30,000	31,101	31,102	1
Total revenues	1,806,165	1,822,927	1,822,928	1
<b>EXPENDITURES</b>				
Current:				
General government	226,498	289,089	329,654	(40,565)
Maintenance and operations	1,665,675	1,791,910	1,648,280	143,630
Debt Service:				
Principal	18,848	18,848	18,849	(1)
Interest	2,885	2,885	2,884	1
Capital outlay	-	8,253	-	8,253
Total expenditures	1,913,906	2,110,985	1,999,667	111,318
Excess (deficiency) of revenues over (under) expenditures	\$ (107,741)	\$ (288,058)	(176,739)	\$ 111,319
Fund balance - beginning			635,910	
Fund balance - ending			\$ 459,171	

See notes to required supplementary information

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$16,762 and increase appropriations by \$197,079. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Cory Lakes Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cory Lakes Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B. & Associates*

June 24, 2020



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cory Lakes Community Development District  
Hillsborough County, Florida

We have examined Cory Lakes Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cory Lakes Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 24, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Cory Lakes Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cory Lakes Community Development District, Hillsborough County, Florida, ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 24, 2020.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2020, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cory Lakes Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cory Lakes Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

June 24, 2020

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2020-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2019;

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

1. The Audited Financial Report for Fiscal Year 2019, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2019, for the period ending September 30, 2019; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2019 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2020.

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12AI**

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on June 18, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/85974804170> and 1-929-205-6099, meeting ID 859 7480 4170.

**Present at the meeting, via telephone, were:**

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

**Also present, via telephone, were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Rene Fontcha	Resident
Amrit Patel	Resident
Nadia Khalil	Resident
Mr. Dibai	Resident
Prashant Bodhe	Resident
Ron Acoff	Resident

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the May 21, 2020 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Virtual Public Meeting Minutes, as amended, and the May 22, 2020 to June 17, 2020, Sunshine Board Online Workshop Minutes, as presented, were approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Unaudited Financial Statements as of April 30, 2020, were accepted.**



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12A11**

**CORY LAKES CDD**  
**June 18, 2020**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Mr. Hall to obtain dock and electrical proposals for presentation at the next meeting.
- Mr. Hall to contact the City Councilman again regarding outstanding manhole repairs.

**Office Administrator**

- Ms. Schewe to inform the community of the Board's decision to delay the re-openings of District amenities for a few more weeks due to the recent surge in COVID-19 cases in Florida, post her re-opening plan on the Sunshine Board and forward it to Board Members.
- Ms. Schewe to create a sign directing residents to the office to sign a waiver and be fingerprinted in order to access the amenities
- Ms. Schewe to supply Board Members with hard copies of the agenda packets prior to virtual meetings until Management is able to resume hard-copy distribution of agendas.
- Ms. Schewe to draft and circulate a document informing residents of the District's apolitical stance.

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams to investigate and make sure that the CDD website is updated.
- Per Mr. Castillo, Mr. Adams to highlight the "Contractual Virtual Guard" section in the General Ledger and email it to Board Members specifically.
- Per Mr. Shah, Mr. Adams to increase the "Stormwater drainage" line item by enough dollars to bring the assessment up to \$225, and include it in the mailed notices for the August public hearing.
- Mr. Adams to ask Administrative Staff to review the October meeting minutes, delete the public comments regarding "Brown -skinned people" and racial tensions in the community and insert similar language used in the May meeting, striking the conversation. This item would be placed on the next agenda , presented for Board approval and the minutes would be re-posted on the website.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12AIII**

**DRAFT**

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on June 18, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/85974804170> and 1-929-205-6099, meeting ID 859 7480 4170.

**Present at the meeting, virtually or telephonically, were:**

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

**Also present, virtually or telephonically, were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Rene Fontcha	Resident
Amrit Patel	Resident
Nadia Khalil	Resident
Mr. Dibai	Resident
Prashant Bodhe	Resident
Ron Acoff	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:03 p.m. Supervisors Shah, Haque and Burman were present. Supervisors Castillo and Woodards were not present at roll call. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including video conference and telephonically. The meeting was advertised to be held via video conference and telephonically and the meeting agenda was posted on the District’s website.

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

41 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

42

43 Mr. Adams stated Mr. Castillo would be delayed. Mr. Shah convened the meeting and  
44 stated that the Board was taking all reasonable steps to protect all residents during the COVID-  
45 19 pandemic but it is up to the residents to follow the Centers for Disease Control (CDC)  
46 distancing and sanitary guidelines.

47

48 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

49

50 There being no other Supervisor’s opening remarks, the next item followed.

51

52 **FOURTH ORDER OF BUSINESS**

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

54

55 Resident Parag Shah asked for an update on the volleyball court improvements and  
56 commented that the CDD website was outdated, specifically, recent meeting minutes were not  
57 posted and Ms. Darby was still listed as Office Administrator instead of Ms. Schewe. Mr. Hall  
58 stated the volleyball court improvements were recently completed. Mr. Adams would have the  
59 website updated.

60 Resident Mr. Rene Fontcha asked if the Board could consider relaxing the gym  
61 restrictions and allow gym use from 6:00 to 7:00 a.m., to accommodate residents who work out  
62 before work. Mr. Adams stated re-opening the District amenities would be discussed next.

63 A resident asked for an update on algae maintenance in the lake and a time frame for  
64 the CDD fee increase. He voiced his concern about speeders and illegal parking on walkways.

65 **Mr. Castillo joined the meeting at 6:16 p.m.**

66 Regarding algae, Mr. Hall stated Staff was actively monitoring and treating the lake. The  
67 lake is treated twice each week and four or five hotspots were treated yesterday. SOLitude Lake  
68 Management (SOLitude) was being careful with the treatments because too much could cause  
69 a fishkill. Regarding the fee increase, Mr. Shah explained that, when Capri was built, the CDD  
70 had an agreement with Kolter to freeze the CDD fees at \$1,925 for seven years, which would  
71 expire on September 30, 2020 and CDD fees would increase for Fiscal Year 2021. He stated that  
72 speeding was a universal problem and, although a camera was installed, the CDD/POA Boards  
73 need the community’s support to control speeding. Every effort was being made to control  
74 speeding, within the limits of the budget.

75 Resident Nadia Khalil proposed having a solidarity drive to combat racial injustice,  
76 where participants would drive their vehicles around the neighborhood on a pre-specified path.  
77 The event would be very limited in duration and, since participants would be in their vehicles  
78 the risk of transmission of the COVID-19 virus would be minimized. The event would give  
79 community members an opportunity to demonstrate solidarity and members of the community  
80 who do not wish to participate would be notified of the event details in advance so as to avoid  
81 traffic issues. The event would be private, controlled and the number of participants would be  
82 limited. Mr. Shah asked who would host the event. Ms. Khalil stated that she would serve as  
83 host. Mr. Shah stated Board Members would discuss the proposal and provide an answer near  
84 the end of the meeting.

85

86 **FIFTH ORDER OF BUSINESS**

**Discussion: Phase 2 Reopening of District Amenities**

87

88

89 Mr. Adams stated that to further reopen District amenities Staff must observe the  
90 guidelines, which provide an outline for relaxing the restrictions while keeping proper social  
91 distancing and CDC cleaning and sanitation protocols. He read the following statement from the  
92 District’s insurance carrier:

93 “Gyms and fitness centers can operate at full capacity with the appropriate social  
94 distancing. The District should review the size and layout of the fitness centers to determine if  
95 operations at full capacity would still allow for appropriate social distancing and consider  
96 operating with limited capacity if needed. CDC cleaning and sanitation protocols should still be  
97 maintained.”

98 Mr. Adams stated the CDD must be very cognizant of the CDC cleaning and sanitation  
99 protocols because those procedure add an additional unbudgeted expense and simply putting a  
100 sign on the outside of the gym that reads, “Workout at your own risk.” is not sufficient if the  
101 insurance carrier is put in a position of having to defend the District in the event of a lawsuit.  
102 Another item applicable to the CDD is “Amenity Centers and Clubhouses”, which states that  
103 occupancy should be no more than 50%, posting signage reminding residents to follow proper  
104 social distancing guidelines and practice proper hand hygiene and CDC cleaning and sanitation  
105 protocols need to be maintained. The same applies for “Amenity Centers and Clubhouse  
106 Rentals”. In this regard, the organizer of the rental would have their name on the rental

107 agreement, sign a waiver and be responsible for all individuals that will participate in the event  
108 for which the facility was rented. Mr. Adams stated that Phase 2 requires that individuals “avoid  
109 congregating in groups larger than 50”. He discussed the previously agreed upon waiver for  
110 pool and gym use, social distancing and cleaning standards.

111 Ms. Schewe described the current protocols for pool and gym use and outlined her re-  
112 opening plan, which included continuing with limited hours, the same procedure of having a  
113 staff member check individuals in and then, over the next few weeks, have everyone sign the  
114 waiver to have access with their fingerprints. Once implemented, the gym hours would be  
115 extended. She was actively training and interviewing potential staffers and shared that the  
116 Envera Security Fingerprinting Program would eliminate the need for a staff member to stand  
117 guard to check waivers at the gym and pool, which would reduce labor costs. Mr. Adams stated  
118 that process was consistent with how other Pasco County communities have opened their  
119 amenities. Ms. Schewe’s plan not only benefits the residents, in terms of opening up the  
120 facilities for additional hours, but it also helps the CDD in staying within budget. Mr. Shah asked  
121 for the administrative office schedule to change to being closed one weekday afternoon and  
122 open on Saturdays to accommodate working residents, along with opening the gym for more  
123 hours. Ms. Schewe stated there was currently no gym attendant to facilitate opening the gym  
124 before the office opens but the plan includes eventually opening the gym on Saturdays from  
125 9:00 a.m. to 5:00 p.m. Discussion ensued regarding the recent surge in COVID-19 cases in the  
126 State, a Hillsborough County meeting that would issue new rules, whether to implement a  
127 “senior hour” at the gym, opening the gym 24/7 without supervision in the coming weeks, City  
128 ordinances requiring wearing masks in the gym, displaying signage that limits gym use to five or  
129 six individuals at one time and engaging a security guard at the gym. Mr. Burman stated he  
130 would rather be cautious and curtail the services rather than open them and risk people getting  
131 sick. The consensus was to continue as is and delay the Phase 2 re-opening plan, due to the  
132 surge in positive cases, and post the decision on the Sunshine Board. Ms. Schewe would inform  
133 residents of the Board’s decision and post the reopening plan on the Sunshine Board and  
134 forward it to the Board. Mr. Hall stated the current amenity issues include individuals opening  
135 the door for others and people snatching the gym door and causing damage. Staff would  
136 continue to monitor the gym because some residents were unwilling to follow the policy. Ms.  
137 Schewe requested clear direction on how long to keep the current plan in place and when to

138 implement the new plan with residents signing the waiver in the office with the fingerprinting  
 139 program. Mr. Castillo stated that there should be a sign at the pool directing residents to the  
 140 office. Ms. Schewe would create a sign directing residents to the office to sign a waiver and be  
 141 fingerprinted to use the amenities.

142

143 **SIXTH ORDER OF BUSINESS**

**Update: Landscape Activities**

144

145 Mr. Hall gave the following update:

146 ➤ LMP completed trimming the resident trees and was almost finished with the  
 147 community palm trees.

148 ➤ All summer cutbacks were completed.

149 ➤ There were no landscaping issues to report; LMP was properly maintaining the  
 150 community and OLM conducts monthly inspections to make sure landscape activities are  
 151 performed as scheduled.

152

153 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Proposed Fiscal Year  
2021 Budget**

154

155

156 Mr. Adams stated that there were no changes to the proposed Fiscal Year 2021 budget  
 157 since the previous meeting. He reviewed line item increases, decreases, adjustments and/or  
 158 deletions compared to the Fiscal Year 2020 budget and discussed the reasons for any changes.  
 159 Discussion ensued regarding the increase in expenditures, impending assessment increase,  
 160 increase to fund balance, stormwater drainage maintenance costs and the Contractual Virtual  
 161 Guard line item. Mr. Castillo commented on the significant Contractual Virtual Guard costs and  
 162 requested a cost breakdown. Mr. Adams stated expenditure details are outlined in the general  
 163 ledger, which is transmitted as a part of the electronic agenda each month; he would highlight  
 164 the Contractual Virtual Guard section and email it to the Board. Mr. Shah proposed an  
 165 assessment increase of \$225 per household to fund the future stormwater drainage project,  
 166 rather than the proposed \$200 increase. Mr. Adams would increase the “Stormwater drainage”  
 167 line item by enough to bring the assessment increase up to \$225, and include it in the mailed  
 168 notices for the August public hearing.

169

170 **EIGHTH ORDER OF BUSINESS**

**Committee Reports**



171

172 **A. Security**

173 There being no report, the next item followed.

174 **B. Landscape Aquascape Facilities**

175 There being no report, the next item followed.

176 **C. Spirit Committee**

177 There being no report, the next item followed.

178

179 **NINTH ORDER OF BUSINESS**

**Approval of Minutes**

180

181 **A. Board of Supervisors: May 21, 2020**

182 **I. Summary of Motions**

183 **II. Staff Directives**

184 **III. Virtual Public Meeting**

185 The following changes were made:

186 Line 23: Change "Grisham" to "Gracia"

187 Lines 299 through 310: Condense public comments to read "POA discussion ensued."

188 Mr. Shah stated that the public comments made were in response to the October  
189 meeting, wherein he and Mr. Castillo were not present and, if the narrative is being purged  
190 from the May meeting, he felt that it must also be purged from the October meeting. Mr.  
191 Adams asked if the Board was consenting to going back to purge the record of any POA  
192 discussions that are not joint business related.

193 Regarding the budget, Mr. Adams stated, per the Board's direction, the "Storm water  
194 drainage" line item would increase from \$20,000 to \$38,440, resulting in a \$225 per unit  
195 assessment increase.

196 Mr. Shah noted that comments about "brown-skinned" people were made at the  
197 October and May meetings and it would be unfair to the residents to allow the comments in  
198 one meeting and the minutes and not in the other.

199 Mr. Adams stated that the May, October and other minutes would be reviewed and  
200 edited to reflect that "A POA or non-District business item discussion ensued."

201 Mr. Adams stated that this item would be on the next agenda for Board approval and  
202 those revised minutes would be posted on the website.

203 B. Sunshine Board Online Workshop: May 22, 2020 to June 17, 2020 (to be provided  
204 under separate cover)

205 C. Other

206

207 On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the  
208 May 21, 2020 Board of Supervisors Summary of Motions and Staff Directives,  
209 as presented, and Virtual Public Meeting Minutes, as amended, and the May  
210 22, 2020 to June 17, 2020, Sunshine Board Online Workshop Minutes, as  
211 presented, were approved.

212

213

214 TENTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
215 Statements as of April 30, 2020

216

217 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2020. In  
218 response to Mr. Castillo’s question, Mr. Adams stated that total expenditures were at 64%, with  
219 a straight proration of 58%; the excess funds amount was \$86,000.

220

221 On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the  
222 Unaudited Financial Statements as of April 30, 2020, were accepted.

223

224

225 ELEVENTH ORDER OF BUSINESS Staff Reports

226

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

228 There being no report, the next item followed.

229 B. Office Administrator: *Amanda Schewe*

230 The Office Administrator’s Monthly Report was included for informational purposes.

231 C. Facilities Manager: *John Hall*

232 Mr. Hall presented the Monthly Activity Report and answered questions as follows:

233 ➤ The wall systems of the hockey rink are outdated; it would cost \$61,000 to update them.

234 ➤ The preliminary cost for a 20’ x 20’ covered gazebo, with an Americans with Disability  
235 Act (ADA) accessible ramp, at the Cross Creek entrance and Cory Lake Drive was \$21,000,  
236 including installation.

237 ➤ Dockworks was being researched to possibly install a fishing dock with a seating area.  
238 The dock could have electricity included for \$2,000 per month. Proposals for the dock and  
239 electrical would be presented at the next meeting.

240 ➤ SOLitude was continuing to treat the lake to eliminate the algae.

241 Mr. Castillo voiced his opinion that the reclinata palm trees are unsightly, not being  
242 maintained by homeowners and the POA should take action. Mr. Hall stated some of the trees  
243 are on two property lines and homeowners are reluctant to trim trees that hang over someone  
244 else's property.

245 ➤ The Utility Department repaired four manholes and was still researching what to do  
246 with the remainder of the manholes and depressions, as the issues were unclear. The  
247 Councilman's office would be contacted again to obtain answers.

248 ➤ Regarding Republic Services (RS), Mr. Adams conferred with the Special Counsel and a  
249 response on the counter offer was pending.

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

- 251 • **NEXT MEETING DATE: July 16, 2020 at 6:00 P.M.**

252 Mr. Shah asked to change the July 16<sup>th</sup> meeting date to July 9<sup>th</sup> or July 23<sup>rd</sup>. Mr. Adams  
253 replied that the meeting could be changed to July 23<sup>rd</sup> if it is held virtually.

- 254 ○ **QUORUM CHECK**

255 All Supervisors confirmed their attendance at the July 23, 2020 meeting.

256

257 **TWELTH ORDER OF BUSINESS**

**Other Business**

258

259 The Board and Staff discussed the solidarity drive proposed by Ms. Khalil during public  
260 comments. The Board declined to authorize the Solidarity Drive event, as the CDD lacked the  
261 resources to handle the unknown. Ms. Schewe would inform Ms. Khalil of the Board's decision.

262

263 **THIRTEENTH ORDER OF BUSINESS**

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

264

265 Mr. Fontcha asked if District Management considered refinancing the bond to reduce  
266 costs, as the interest rates are currently low. Mr. Adams stated Staff continues to monitor  
267 refinancing the bonds; however, the long-term note for Capri Isle is not currently eligible for

268 refinancing because it is still in the “no-call period”. The bond could be refinanced in 2023 at  
269 the earliest.

270 Ms. Khalil thanked the Board for discussing the solidarity drive and asked if, as an  
271 alternative, the Board could consent to allowing a statement against racial injustice on behalf of  
272 the neighborhood on the digital sign at the front entrance or in the newsletter. Mr. Castillo  
273 stated that the District Manager could best comment on the appropriateness of the request,  
274 based on the CDD rules. Mr. Adams counseled against the Board taking a position on the issue.

275 Resident and POA President Harry Ramphal voiced his opposition to the solidarity drive  
276 event, as he felt that the community, as a governmental body, should stay out of politics.

277 Resident Prashant Bodhe commented that the new landscape company was doing a  
278 good job and thanked the Board for their leadership.

279 Mr. Castillo asked for an update on the wells. Mr. Hall stated he previously submitted  
280 proposals to have the wells re-drilled. The two wells on Morris Bridge require the most  
281 attention and are sprayed once a month to reduce rust.

282 Resident Ron Acoff asked if there is a CDD policy regarding being apolitical and, if not,  
283 whether the CDD could develop and distribute a policy for residents to refer to when  
284 requesting permission for certain events. Mr. Castillo directed Staff to draft a document and e-  
285 blast it informing residents that the CDD is apolitical.

286

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

288

289 There being no Supervisors’ requests, the next item followed.

290

291 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

292

293 There being no further business to discuss, the meeting adjourned at 8:27 p.m.

294

295

296 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

297  
298  
299  
300  
301  
302  
303  
304

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12CI**

**REDLINE – PROPOSED EDITS**

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on September 19, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

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

**Also present were:**

- |                |                           |
|----------------|---------------------------|
| Chuck Adams    | District Manager          |
| Phil Chang     | District Engineer         |
| John Hall      | Facilities Manager        |
| Scott Brady    | Down to Earth Landscaping |
| Molly Schwartz | Tennis Instructor         |
| Coach B.       | Tennis Instructor         |
| Harry Ramphal  | Resident/POA President    |

The following residents were present:

- |                  |                    |
|------------------|--------------------|
| Dr. Anoop Reddy  | Prashant Bodhe     |
| Prashant Jhaveri | Dr. Rob Amin       |
| Parag Shah       | Tim Corrigan       |
| Carlos Guzman    | Ron Akoff          |
| Pankaj Jha       | Michelle Shaw      |
| Dr. Ashwin Shah  | Dr. Prashant Patel |
| Michelle Bird    | Steven Hancz       |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

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

**CORY LAKES CDD**

**September 19, 2019**

43 Mr. Castillo shared that a minor altercation occurred recently involving his daughter, her  
44 boyfriend and two other young male CDD residents. A video of the incident revealed it was a  
45 case of bullying, wherein a young man reacted violently and disrespectfully towards Ms. Castillo  
46 and her boyfriend after Ms. Castillo reprimanded him for littering. The incident was reported to  
47 District Counsel and the District Manager to send a letter advising that access to all amenities  
48 would be denied for 30 days and could be extended or made permanent if there were any  
49 other incidents. All actions would be taken to prevent future occurrences.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

51 Mr. Burman stated that he emailed Mr. Adams about a sign posted throughout the  
52 community that reads, "Speed and Stop Sign Awareness; Respect our Neighborhood, Safety for  
53 our residents." He saw nothing wrong with the message but felt that permission should have  
54 obtained first.

55 Mr. Shah voiced his feelings regarding the incident Mr. Castillo spoke about and shared  
56 that he experienced something similar a few years ago. This kind of behavior should not be  
57 tolerated and he fully supports any corrective action taken against the aggressor. Residents  
58 should report any similar incidents. Mr. Burman felt that parents are responsible for their  
59 children's actions and asked about denying amenity access to the parents as well.

**FOURTH ORDER OF BUSINESS**

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

62 Mr. Parag Shah, a resident, stated, although he is not a resident of Capri Isle, he was  
63 asked by 10 Capri Isle residents to read [a statement on the record. He read the statement](#)  
64 [outlining disappointment in the content of an email Mr. Burman had recently sent out to a](#)  
65 [select group of Cory Lakes residents and requested Mr. Burman's resignation from the CDD](#)  
66 [Board.](#)

67 Mr. Prashant Bodhe, a resident, stated his agreement with Mr. Parag Shah expressed his  
68 opinion that Mr. Burman should resign from the CDD Board. He asked about removal of a  
69 Supervisor. Mr. Adams stated that an attorney should be retained and, typically, only the  
70 Governor can remove a Supervisor from a CDD Board.

**Deleted:** following  
**Deleted:** "Dear Mr. David Burman, ¶  
On Friday, August 16, you sent out a private email with a subject line saying to 20 residents that has since gone public and is difficult to read, very disappointing and unacceptable. You say in your email, "We have nobody from our group to counter their demands, their being the residents of Capri Isle." Excuse us, Mr. Burman, but this is not an us versus them thing. Have you forgotten that Capri Isle is part of CLI just like every other Isle? We are all one; our \$100 bill is worth the same as your \$100 bill, our fees are the exact same with what everyone else is paying. You also write in your email; For the past couple of years they have approved new sidewalks, new playgrounds, a fountain and now new landscaping. For starters, it is offensive that you refer to us as they. Furthermore, Mr. Burman, when was the last time you stepped foot in Capri Isle? Probably not once, if you had, you would see that those expenses were necessary to bring Capri Isle up to the standards of every other home in this community. As a refresher, residents, not just Capri Isle residents, did not like people walking on the main road. The sidewalks were a safety concern. Mr. Burman, are you anti-hate? Regarding the playground, Mr. Burman, which Isle has the highest concentration of children than any other Isle? The fact that you say this without doing your research shows you are not fit to be a CDD Supervisor. Regarding the fountain, the fountain is enjoyed by everyone, not just Capri Isle residents. Your propaganda is unwarranted. Regarding the landscaping, if you recall, the landscaping was voted in to bring it up to the standards of the rest of the community. How quickly you forget you voted for landscaping. Your email then goes on and takes a swipe at POA President, Harry Ramphal and taking legal action when you did not like the POA election results; it is repulsive. You go on to write, my no vote on these CDD matters counts only once when the opposition has four votes. We cannot even imagine what the other Board Members think of this sentence. For you to call Sheila, Jorge, Robert and Sid your opposition clearly proves you have a bias and you are not fit to represent your constituents. Mr. Burman, shame on you. What is your problem with Capri Isle? There is evidence to suggest you are targeting Capri Isle because of the large Indian-American population. On many occasions, you have referred to Indian-Americans as those people. While we are not going to go as far as calling you a racist, all of your actions indicate that you are anti-Indian. Your email is disgusting and reprehensible. You should be ashamed and embarrassed. The reason this email was leaked is because several of the people you sent this to do not agree and find it sickening. Mr. Burman, your hatred is not welcomed in this community; you are not fit to be a CDD Supervisor. Please resign immediately." ¶  
Mr. Shah referred to County Court Case #19-CC-034774 as evidence that Mr. Burman sued the POA.



CORY LAKES CDD

September 19, 2019

138 Mr. Harry Ramphal, a resident and POA President, also called for Mr. Burman’s  
139 resignation from the CDD Board. Mr. Ramphal stated his regret about the altercation involving  
140 Mr. Castillo’s daughter and that the community needs to heal and come together.

**Deleted:** stated that Capri Isle is an entity of Cory Lake Isles (CLI) and

**Deleted:** he felt that it was shameful that it was the target of Mr. Burman’s email; such action is unexpected of a CDD Supervisor. He

141 Mr. Prashant Jhaveri, a resident, stated that the landscaping work commenced in Capri  
142 Isle but was incomplete and asked the Board to ensure that landscaping crews continue  
143 maintenance on a regular basis. In response to Mr. Castillo’s question regarding a specific area,  
144 Mr. Jhaveri stated that there were dead leaves on the road leading from Morris Bridge to the  
145 gate. Discussion ensued regarding landscaping issues and areas that are not being properly  
146 maintained and mowed. Mr. Adams stated that a Down to Earth Landscaping (DTE) Manager  
147 would provide an update later in the meeting.

148 Dr. Rob Amin, a resident, voiced his opinion that everybody was talking about Capri Isle  
149 and ignoring the needs of the rest of CLI, specifically, the need for a new fountain and new  
150 pavers. Mr. Castillo stated that every item brought up during a meeting is taken seriously.

151 Mr. Carlos Guzman, a resident, voiced his disagreement with the calls for Mr. Burman’s  
152 resignation simply because he holds different opinions.

**Deleted:** noted that, unlike the CDD Board, there is no diversity on the POA Board and the optic was not good when all POA Board Members are from one ethnic group. He

153 Mr. Pankaj Jha, a resident, asked why a CDD Supervisor singled out and was only  
154 concerned about Capri Isle instead of in the entire community. In his opinion, Mr. Burman  
155 should step down from his position as CDD Supervisor.

**Deleted:** from most Capri Isle residents

**Deleted:** Dr. Anoop Reddy, a resident, expressed his belief that the previous POA Board was mainly Caucasian and it was very contentious, unlike the present POA Board, with individuals from all backgrounds, colors and religions, who were voted in by the CLI community. ¶

156 Mr. Ron Akoff, a resident, stated that he found it ironic that the individuals hurling  
157 insults and behaving disrespectfully at tonight’s CDD meeting were the same ones who ask for  
158 respect in POA meetings. Several hateful emails were sent by various attendees, yet the focus  
159 has been on one specific email. He lamented the divisiveness and stated that everyone should  
160 be concerned about the betterment of the community.

**Deleted:** such behavior was biased. He asked

**Deleted:** to

161 Ms. Michelle Shaw, a resident, stated that she was saddened by the divisiveness. She  
162 hoped that everyone could come together for the betterment of the community. Mr. Castillo  
163 concurred and voiced his opinion that, if everyone would stop gossiping on social media and  
164 circulating hateful emails and start meeting with one another, there would be more unity.

**Deleted:** and not get caught up in discrimination

165 Dr. Ashwin Shah, a resident, reported that the sidewalk palm trees in Barbados Isle were  
166 not trimmed, as promised at the last meeting. Mr. Castillo’s understanding was that all palm  
167 tree trimming was completed and that the next rotation would occur the first two weeks of  
168 October. He directed Mr. Hall to obtain the addresses of residents who need tree trimming.

188 | Mr. Sid Shah condemned the email and assured that the CDD Board was neutral and  
189 well-balanced. He called for Mr. Burman’s resignation.

Deleted: that angered Capri Isle residents

190 ▪ **Presentation Tennis Lesson Vendors**

191 **This item, previously the Sixth Order of Business, was presented out of order.**

192 • **Molly Schwartz**

193 Ms. Schwartz distributed a handout and reported the following about MJS Tennis (MJS):

- 194 ➤ Several residents requested her services.
- 195 ➤ MJS is a full-service tennis program for children as young as three to adults; its goal is  
196 “Building Community through Tennis.”
- 197 ➤ She is a member of the United States Tennis Association (USTA).
- 198 ➤ MJS services several neighboring communities.
- 199 ➤ MJS is made up of a team of coaches and subcontractors and there is no exclusivity.
- 200 ➤ MJS carries liability insurance.

201 Ms. Schwartz responded to questions regarding her qualifications, coaching schedule,  
202 rates, profit-sharing, other tennis instructors in the community and sharing courts with  
203 residents. Mr. Shah stated that the Board previously adopted a Tennis Policy because there  
204 were issues with past tennis coaches taking over the courts and preventing residents from  
205 playing. Mr. Castillo stated that Ms. Schwartz would teach at the times most convenient for  
206 residents to play, 4:30 to 8:00 p.m. The Board would deliberate, review the MJS proposal and  
207 render its decision at a future meeting. Mr. Hall was asked to follow up with Ms. Schwartz.

208 Dr. Prashant Patel, a resident, stated that he previously drafted the Tennis Policy and  
209 asked the Board to enter in a contract with coaches who would only coach CLI residents.

210 • **Coach B**

211 Coach B introduced himself and presented the following:

- 212 ➤ He has taught tennis in the community for more than 13 years and would love the  
213 opportunity to enter into a contract with the District.
- 214 ➤ He had no issues with the number of courts. He works around resident schedules and  
215 was flexible.
- 216 ➤ He teaches over 55 children in the community and would like to expand. He hosts local  
217 tennis tournaments and meets.
- 218 ➤ He would strictly teach CLI residents.

**CORY LAKES CDD**

**September 19, 2019**

220 Discussion ensued regarding Coach B’s professional qualifications, rates, coaching  
221 schedule, USTA membership and liability insurance. Mr. Castillo requested a formal proposal of  
222 Coach B’s profit-sharing plan/contract for the Board to review and make a decision.

223 Mr. Steven Hancz, a resident, asked if the pro or the CDD needs to be insured. Ms.  
224 Haque stated that any vendor is required to have liability insurance. Mr. Hancz felt that Coach B  
225 understood the community and seemed more flexible; he preferred Coach B over MJS.

226 Ms. Michelle Bird, a resident, stated that this was her first CDD meeting, as she recently  
227 purchased her home. She felt like she was in a high school rather than a Board meeting, as  
228 everyone has been out of line. She attended to see what all of the drama on Facebook,  
229 Nextdoor and the circulated email was about and the meeting did not disappoint. Mr. Castillo  
230 stated that, typically, CDD meetings are tactful but tonight’s meeting was unusually divisive  
231 because residents felt strongly about certain issues and wanted to voice their opinions.

232

**FIFTH ORDER OF BUSINESS**

**Landscape Maintenance Updates – DTE  
Landscape**

234

235

236 Referencing a handout, Mr. Scott Brady, of DTE, provided the following update:

237 ➤ Five Capri Isle landscape beds were completed and one in Anguilla Isle was partly  
238 completed.

239 ➤ Fresh, quarterly annuals were installed at all CLI entrances and at the back entrance.

240 ➤ All ligustrum at the front Cross Creek entrance were pruned and the bottlebrush was  
241 trimmed, rendering the light poles more visible.

242 ➤ The July and August rainfall was unprecedented and created challenges, such as  
243 accessing certain areas. As conditions become drier, several projects would be completed.

244 ➤ Zoysia along the center media of Morris Bridge was being treated and improved greatly.

245 ➤ Once the City lifts the fertilizer ban, the Clubhouse St. Augustine grass would be treated.

246 ➤ Future projects included oleander removal and aggressive cutbacks of native grasses.

247 In response to Ms. Haque’s question regarding the palm trees, Mr. Brady stated that the  
248 trimming process started but was abandoned due to resident complaints of aggressive cutting.  
249 Since homeowners have very different tastes, a plan must be developed for the next round of  
250 cuts. The rainy season greatly-impacted the weeding, as it was impossible for crews to pull all  
251 the weeds. As conditions become drier, crews would catch up on the weeding and other

**CORY LAKES CDD**

**September 19, 2019**

252 projects. Discussion ensued regarding the weather, maintenance of the common areas,  
253 entrances, gates, the Clubhouse and pool areas. Ms. Haque asked if the maps changed since the  
254 previous month. Mr. Brady stated he was unsure but he would work with the District and make  
255 appropriate adjustments. Mr. Castillo asked whether additional crew members were added, per  
256 the contract and as promised at the last meeting. Mr. Brady stated that seven crew members  
257 were dispatched to the community daily. Mr. Shah disputed the number and stated that the  
258 Board was promised that there would be five mowers plus three detailers, for a total of eight,  
259 five days per week, which he felt was not being provided. Discussion ensued regarding the LAF  
260 Committee’s displeasure with DTE, Mr. Hall’s complaints and communications with DTE crews  
261 and managers and incomplete and shoddy work. Mr. Brady expressed frustration with the  
262 situation and stated that he has only been with DTE for a few months and was not familiar with  
263 the contract details. He stated that he takes pride in his work and asked for a few days to  
264 review the contract and ensured that an English-speaking Foreman would be on site on  
265 Monday to resolve several landscaping issues. Mr. Castillo stated that the goal was to continue  
266 to work with DTE for the long-term but there were several eyesores in the community; if  
267 necessary, the CDD would withhold payment. Mr. Brady assured the Board that he would take  
268 control and work to resolve the landscaping issues by capitalizing on the current dry season and  
269 tackling the items on the list. A new program would be implemented over the next few months  
270 with a new map. Mr. Brady would coordinate with the new Foreman and Mr. Nowotney and  
271 follow up with Mr. Hall. Mr. Hall was asked to tour the community regularly with members of  
272 the LAF Committee and Mr. Brady to oversee the landscaping.

273 Mr. Tim Corrigan, a resident, stated that a tree near his home that was trimmed over a  
274 week ago died and asked if the CDD would replace it. Mr. Castillo stated it is not the CDD’s  
275 responsibility to replace street trees. The CDD has a contract with a tree company to replace  
276 trees at the resident’s expense.

277

**SIXTH ORDER OF BUSINESS**

**Presentation Tennis Lesson Vendors**

278

279 • **Coach B**

280 • **Molly Schwartz**

281 This item was presented following the Fourth Order of Business.

282

283

284 SEVENTH ORDER OF BUSINESS

Update: Communication with Republic  
Services Regarding Recent Leaks

285  
286  
287 Mr. Adams stated there was no update from the Special Litigator, who was most likely  
288 researching case law and a counter-offer to Republic Services. An update would be provided.

289 ▪ Discussion: Gym Expansion Options

290 This item, previously the Ninth Order of Business was presented out of order.

291 Mr. Castillo recalled that, at the previous meeting, discussion commenced about gym  
292 expansion options. Most recently, Management was asked to conduct a study and found that a  
293 community the size of CLI requires 2,500 to 3,000 square feet of gym space to keep up with  
294 number of residents. Discussions centered on expanding the Clubhouse to fit a gym and, in  
295 order to do so, an architect must be engaged. Mr. Chang stated a new concept would cost  
296 \$20,000 to \$30,000, not including construction plans, which could cost \$30,000 to \$50,000.  
297 Discussion ensued regarding resident feedback, crowding in the current gym and levying a  
298 special assessment or selling the Meadows to fund the project. Mr. Corrigan voiced his opinion  
299 that the core of the neighborhood must be elevated and brought up to standard before a gym  
300 can be considered. Mr. Castillo stated that a decision was not yet made. Mr. Shah felt that a  
301 community of this size needs a bigger gym to attract young professionals and business people.

302 The meeting recessed at 8:51 p.m., and reconvened at 8:59 p.m.

303

304 EIGHTH ORDER OF BUSINESS

Consideration of Bar Code Policy

305

306 Mr. Adams presented the revised Non-Resident Immediate Family Member and  
307 Caregiver Bar Code Policy. Discussion ensued regarding the revised policy. Typographical,  
308 grammatical and/or punctuation errors would be corrected.

309

310 On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the  
311 Revised Non-Resident Immediate Family Member and Caregiver Bar Code  
312 Policy, as amended to correct any typographical, grammatical and/or  
313 punctuation errors, was approved.

314

315

316 NINTH ORDER OF BUSINESS

Discussion: Gym Expansion Options

317

318 This item was presented following the Seventh Order of Business.

319

320 **TENTH ORDER OF BUSINESS**

**Update: Activities**

321  
322 This item was not addressed.

323  
324 **ELEVENTH ORDER OF BUSINESS**

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

325  
326  
327 Mr. Hall stated that he contacted a contractor for a feasibility study and price estimate  
328 but the contractor’s busy schedule prevented him from making an on-site visit to assess the  
329 wells and prepare a proposal to drill new wells. Mr. Adams stated this item would be added on  
330 to the next agenda. In response to Mr. Shah’s question, Mr. Hall confirmed that new, deeper  
331 wells would resolve the iron stain issues near Morris Bridge.

332  
333 **TWELFTH ORDER OF BUSINESS**

**Discussion: Fountain at West Cory and Cory Lake Drive**

334  
335  
336 Mr. Castillo asked if there were funds in the budget to complete the project in the  
337 current fiscal year. Mr. Adams stated that the Board had not programmed any capital outlay for  
338 the fountain in Fiscal Year 2020; Fiscal Year 2021 would be the first opportunity to increase  
339 assessments and true-up the operation and maintenance (O&M) assessment costs with the  
340 assessment. Discussion ensued regarding the budget, location of the fountain, whether to  
341 construct a decorative fountain, cameras, a gazebo, a deck, costs, etc.

342  
343 **THIRTEENTH ORDER OF BUSINESS**

**Committee Reports**

344  
345 **A. Security**

346 There being no report, the next item followed.

347 **B. Landscape Aquascape Facilities**

348 There being no report, the next item followed.

349 **C. Spirit Committee**

350 There being no report, the next item followed.

351  
352 **FOURTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

353  
354 **A. Board of Supervisors: August 15, 2019**

355 i. Summary of Motions

356 The following change was made:

357 Attendees: Add Rich Carpenter, Dr. Rob Amin and Sheryl Springer

358 ii. Staff Directives

359 iii. Regular Meeting

360 Ms. Haque asked if titles should be added to certain individual names, as Ms. Springer is  
361 a Security Committee Member, a POA Board Member and POA Communications Liaison.

362 The following changes were made:

363 Line 25: Insert "LAF Committee Member" after "Resident"

364 Line 30: Insert "Security Committee and POA Board Member" after "Resident"

365 Line 31: Insert "Dr. Rob Amin" and "Resident"

366 Line 62: Change "Mr. Bodhe" to "Dr. Amin"

367 Line 102: Change "should" to "may"

368 B. Spirit Committee: August 28, 2019 (to be provided under separate cover)

369 C. Sunshine Board Online Workshop: September 3, 2019 to September 17, 2019 (to be  
370 provided under separate cover)

371 D. Other

372

373 On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the  
374 August 15, 2019 Board of Supervisors Staff Directives, as presented, and  
375 Summary of Motions and Regular Meeting Minutes, as amended, and the  
376 September 3, 2019 to September 17, 2019 Sunshine Board Online Workshop  
377 Minutes, as presented, were approved.

378

379

380 FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
381 Statements as of July 31, 2019

382

383 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2019. Mr.

384 Burman asked why the "Streetlights" line item, on Page 2, was at 152%. Mr. Adams stated that

385 it was due to a slow adjustment period from Florida Power & Light (FPL) and additional lighting;

386 an adjustment from TECO would be requested. Discussion ensued regarding building

387 equipment repairs, the new gym floor and LED lighting in the pool.

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**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Chang’s report was presented during the Ninth Order of Business.

**B. Office Administrator: *Wendy Darby***

The Monthly Report was included for informational purposes

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

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

➤ The Cache entrance controller must be replaced; three proposals were submitted and ranged from \$5,800 to \$6,500.

➤ \$3,800 was budgeted for gate maintenance for Cache.

Mr. Castillo suggested utilizing the budgeted gate maintenance funds to replace the controller in Cache.

Discussion ensued regarding Ms. Schewe’s departure from her position, holiday lighting, Capri fountain repairs, Capri residents’ landscaping complaints, the landscape update handout, DTE’s personnel and poor overall performance, withholding payment until landscaping projects are fulfilled and the main entrance gates.

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

○ **NEXT MEETING DATE: October 17, 2019 at 6:00 P.M.**

The next meeting will be held on October 17, 2019 at 6:00 p.m.

**SEVENTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

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

There being no public comments, the next item followed.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**



**CORY LAKES CDD**

**September 19, 2019**

423 Ms. Haque stated that, due to recent requests to change committee meeting times, she  
424 researched 637 CDD websites and found most meet in the morning, with just a few in the  
425 afternoon. Aside from those that meet in the morning, 6:00 p.m., was the most popular  
426 meeting time. Discussion ensued regarding committee meetings, landscaping, the walking trail,  
427 manholes, pavers, which Tennis Instructor to enter into a cost-sharing agreement with,  
428 whether to proceed with plans to renovate the gym, road repairs and holding town hall  
429 meetings to facilitate making impactful decisions.

430 Mr. Shah stated that Mr. Burman’s lawsuit against the POA was dismissed. He requested  
431 a joint POA/CDD meeting.

432

433 **TWENTIETH ORDER OF BUSINESS**

**Adjournment**

434

435 There being no further business to discuss, the meeting adjourned at 11:05 p.m.

436

437

438

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**CORY LAKES CDD**

**September 19, 2019**

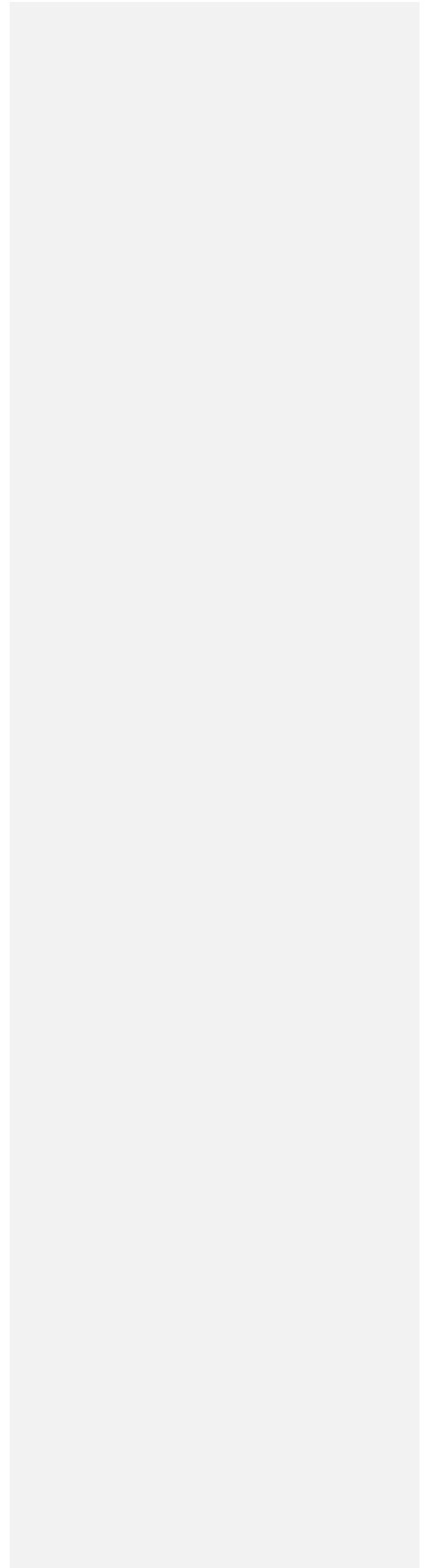
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Secretary/Assistant Secretary

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Chair/Vice Chair



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12CII**

**REDLINE – PROPOSED EDITS**

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

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

**Present at the meeting were:**

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

**Also present were:**

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

The following residents were present:

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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

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

43  
44 There being no Chairman’s opening comments, the next item followed.

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

47  
48 There being no other Supervisors’ opening comments, the next item followed.

49  
50 **FOURTH ORDER OF BUSINESS** **Public Comments (*agenda items*) [3**  
51 **minutes per speaker]**

52  
53 There being no public comments, the next item followed.

54  
55 **FIFTH ORDER OF BUSINESS** **Landscape Maintenance Updates – DTE**  
56 **Landscape**

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

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

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

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

82

83 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Tennis Lesson Vendors**

84

85

86 • **Coach B**

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

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

101 • **Molly Schwartz**

102 This item was not addressed.

103

104 **SEVENTH ORDER OF BUSINESS**

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

105

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

115

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

116

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120

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Roadway  
 Replacement**

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124

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

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

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

140

141 **NINTH ORDER OF BUSINESS**

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

143

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

158

159 **TENTH ORDER OF BUSINESS**

**Committee Reports**

160

161 **A. Security**

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



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

171 **B. Landscape Aquascape Facilities**

172 There being no report, the next item followed.

173 **C. Spirit Committee**

174 There being no report, the next item followed.

175

176 **ELEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

177

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

179 i. **Summary of Motions**

180 ii. **Staff Directives**

181 iii. **Regular Meeting**

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

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

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

186 **E. Other**

187

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

194

195

196 **TWELFTH ORDER OF BUSINESS**

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

197

198

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

203 The financial statements were accepted.

204

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

206

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

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

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

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

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

212 ➤ The rummage sale was a success.

213 ➤ Eight new residents attended the New Resident Mixer.

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

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

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

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

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

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

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

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

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

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

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

231 ○ **QUORUM CHECK**

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

234

235 **FOURTEENTH ORDER OF BUSINESS** **Other Business**

236

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

244

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

249

250

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

253 The Board and Staff discussed which tennis coach to enter into an agreement with,  
254 including compensation, advertising, Certificate of Insurance (COI), a tennis policy and notifying  
255 the candidates of the Board’s decision to partner with Coach B. Mr. Adams would draft an  
256 agreement, inform Coach B of the decision and invite him to the December meeting. The Board  
257 would email specific items they want included in the agreement. Ms. Schewe was asked to  
258 forward a prior tennis agreement between CLI and PROtential to the Board. Mr. Adams would  
259 alert Mr. Shah and Mr. Castillo of the decision to contract with Coach B and include their  
260 contributions in the Tennis Coach Agreement.

261 Discussion ensued regarding the recycling program.

262

263 **FIFTEENTH ORDER OF BUSINESS** **Public Comments (non-agenda items)**

264

265 Mr. Ron Acoff, a resident, expressed his appreciation that tonight’s meeting was  
 266 peaceful and professional, in contrast with the previous meeting. Ms. Cindy McIntyre, a  
 267 resident, stated that she, along with a number of residents, were exceptionally appalled at  
 268 what occurred at the last meeting and read statement into the record taking issue with specific  
 269 items contained within the statement Mr. Parag Shah read into the record at the September  
 270 meeting and follow up comments by others.

**Deleted:** If the Chair and Vice Chair were in attendance he would ask how they could allow such animosity at a Board meeting and felt that they, along with the residents who called for Mr. Burman’s ouster from the CDD Board, owe Mr. Burman an apology.¶

**Deleted:** the following

**Deleted:** :

**Deleted:** “At the last CDD Meeting, Parag Shah read a statement accusing Dr. Burman of racism. I am here to set the record straight regarding the distortions and lies Parag expressed in his statement. ¶

I was a recipient of the original email and as such am familiar with not only the contents but the intent of the email. The email was in response to the fact that Dr. Burman is frequently contacted by homeowners with concerns. In response, Dr. Burman encouraged the recipients of the email to attend CDD meetings to represent their needs. ¶ He used Capri Isle as an example of ‘squeaky wheel gets the oil’ because people from Capri Isle attend CDD meetings and make their needs known. As a result, Capri Isle has had many CDD funded additions. He never said CAPRI ISLE DOES NOT DESERVE THESE THINGS. ¶

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

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

Those are the facts. ¶

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

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

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

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

Unfortunately, there is a select small group of people in CLI with Sid Shah as their leader who use these same false racist accusations as bullying tactics against Dr. Burman that they used to get ...

273 **SIXTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

274  
 275 There being no Supervisor’s request, the next item followed.

277 **SEVENTIETH ORDER OF BUSINESS** **Adjournment**

278  
 279 There being no further business to discuss, the meeting adjourned.

280  
 281 **On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor,**  
 282 **the meeting adjourned at 8:31 p.m.**

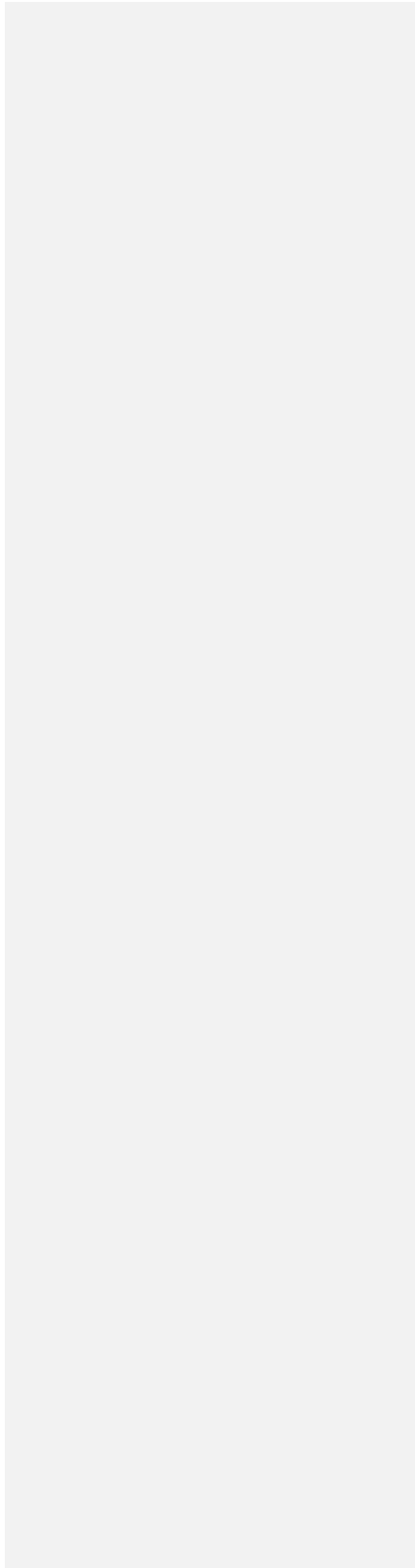
**CORY LAKES CDD**

**October 17, 2019**

422  
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426  
427  
428

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

\_\_\_\_\_  
Chair/Vice Chair



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12CIII**

**REDLINE – PROPOSED EDITS**

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

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

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member
Harry Ramphal	Resident/POA President
Steve Small	LMP
Bill Levins	LMP
Brian Atolano	LMP
Paul Woods	OLM Inc.
Cindy McIntyre	Resident
Ron Acoff	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

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

43 Mr. Castillo stated that the community should come together and the only way to be  
44 united would be to stop focusing on social media gossip and negativity, start attending CDD  
45 meetings and move forward for the betterment of the community.

**Deleted:** Mr. Shah voiced his opinion that Mr. Burman's August 16<sup>th</sup> private email to a group of 20 was unethical. He felt that Mr. Acoff should ask Mr. Burman to recant his email in order for him to consider apologizing.

47 **THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

48  
49 Mr. Burman gave the following update from a recent New Tampa Council meeting:

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

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

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

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

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

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

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



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

77

78 **FOURTH ORDER OF BUSINESS** **Public Comments (agenda items) [3**  
79 **minutes per speaker]**  
80

81 Mr. Ron Acoff, a resident, stated that there was nothing negative about his comments at  
82 the previous meeting and his statements were an appeal to decency and respect. He voiced his  
83 opinion that everyone deserves respect and Dr. Burman was attacked and disrespected in many  
84 ways at the September 19<sup>th</sup> meeting. It is the responsibility of the Board, particularly the Chair  
85 and Vice Chair, to conduct meetings in an orderly fashion and several attendees at that  
86 particular meeting were out of order but nothing was done to stop it.

87 Mr. Harry Ramphal, a resident and POA President, discussed home values in Capri Isles  
88 and the POA. Mr. Castillo acknowledged that there are politics within the community and some  
89 groups want to unite while others want to divide and stated that the best way to move forward  
90 is to unite and focus on increasing property values.

Deleted: ,  
Deleted: Mr. Burman's emails,  
Deleted: , racism and division in the community

91

92 **FIFTH ORDER OF BUSINESS** **Landscape Maintenance Updates: DTE**  
93 **Landscape**  
94

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

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

108 community looked great was when LMP had the contract and OLM conducted oversight, which  
109 was why the LAF Committee recommended hiring both OLM and LMP.

110 Mr. Paul Woods, of OLM Inc., circulated brochures, stated that OLM specializes in  
111 project management with a goal of enhancing and maintaining the marketability of properties,  
112 has been in business for 35 years, etc. He responded to questions regarding the inspection  
113 process, his role as an evaluator/inspector, a performance clause, fees, cost variance,  
114 coordinating with LMP to service the CDD and DTE’s failures.

115

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

116

117

118

119

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

120

121

122

123

124

125

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

126

127

128

129

130

**SIXTH ORDER OF BUSINESS**

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

131

132

133

134

135

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142

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

143 **SEVENTH ORDER OF BUSINESS** **Continued** **Discussion:** **Roadway**  
144 **Replacement**

145  
146 Mr. Adams distributed and reviewed the Roadway Re-investment Project Estimated  
147 Costs Analysis and the Roadway Quantities Road Surface Replacement table, as follows:

- 148 ➤ The three scenarios, outlined by Mr. Chang at the last meeting, reflected financing, with
- 149 the Debt Service Reserve (DSR) and Cost of Issuance (COI) for every CLI property owner.
- 150 ➤ Each scenario reflected a 30-year loan, at 5%, and the annual per-unit payment for
- 151 1,024 units.
- 152 ➤ The handouts reflected estimates to refer to as discussions continue over the next few
- 153 years.

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

157  
158 **EIGHTH ORDER OF BUSINESS** **Committee Reports**

159  
160 **A. Security**

- 161 Mr. Forbes reported the following:
- 162 ➤ There was an attempted home burglary.
  - 163 ➤ On October 31<sup>st</sup>, several automobiles were burglarized.

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

168 **B. Landscape Aquascape Facilities**

169 Ms. Haque stated that the committee discussed switching landscaping companies and  
170 promoting Mr. Hall's assistant, T.J., to a full-time position. Mr. Castillo recommended holding  
171 off on hiring a full-time assistant, as the budget was very tight. Mr. Hall stated that T.J. has his  
172 own business and may not accept the position; he was comfortable working two to three days

173 per week. Discussion ensued regarding T.J.'s hourly rate and duties, the security guard/rover,  
174 special landscaping projects and the LAF minutes.

175 **C. Spirit Committee**

176 There being no report, the next item followed.

177

178 **NINTH ORDER OF BUSINESS** **Approval of Minutes**

179

180 Mr. Shah expressed his opinion that Ms. McIntyre made a personal attack on him and

181 his son, Parag, Discussion ensued regarding the back and forth personal attacks of the past  
182 several meetings.

183 Mr. Castillo suggested that Supervisors Burman and Shah meet to work out their  
184 differences and come to an understanding.

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

186 **i. Summary of Motions**

187 **ii. Staff Directives**

188 The following change was made:

189 Sixth bullet point: Delete the period after "type"

190 **iii. Regular Meeting**

191 The following changes were made:

192 Line 146: Change "Mr. Adams" to "Mr. Hall"

193 Lines 147 and 148: Change "to kill the vegetation" to "that would kill the landscaping"

194 Line 223: Change "the contractor" to "Mr. Rick Derry"

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

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

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

200 **D. Other**

201

**Deleted:** , starting on line 270 of the October 17, 2019 minutes

**Deleted:** Mr. Shah read his personal rebuttal, for the record, as follows:¶

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

Mr. Burman stated that he purposefully stayed out of the discussion not to add fuel to the fire and invited Mr. Shah to his home to view documentation and videos of the perpetrator who vandalized his property. The intent of his email was to alert and inform residents that, if they would like to get projects done in their community, they must show up, en masse, to CDD or POA meetings and voice their requests, just like Capri Isle residents. Mr. Shah voiced his opinion that the email did not say that, which he felt was evidenced by the quote "We have nobody from our group to counter their demands", from the email. Mr. Shah stated that he sensed hatred against Capri residents, by Mr. Burman. Discussion ensued regarding the email. Mr. Shah felt that, during the July 18, 2019 CDD Meeting, Supervisor Burman was not truthful about his personal lawsuit against the POA. Supervisor Burman repeated that he filed for an arbitration hearing, not a civil lawsuit.



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

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

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

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

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

- 296 ○ **QUORUM CHECK**

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

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

301

302 **THIRTEENTH ORDER OF BUSINESS**

**Other Business**

303

304 Referencing a map, Ms. Haque stated that, in reviewing Cory Lake Limited Properties,  
305 she found that one is technically inside CLI, which is the boat storage, and two along Morris  
306 Bridge are not inside the neighborhood. She reviewed properties within the triangle in red and  
307 one property north of it with tax liens. She mentioned tax deed sale dates and auction dates.  
308 She contacted the County regarding opportunities for the CDD to acquire the properties before  
309 they are auctioned and the County Attorney suggested that it was better to do eminent domain  
310 or adverse possession because that provides a legal standing versus the public auction.  
311 Discussion ensued regarding the options, title searches, Mr. Gene Thomason, the boat storage  
312 area, the CDD's maintenance of the properties in question and cost.

313 Ms. Haque stated that she reviewed the CDD's Rules and Regulations and agreed with  
314 Mr. Forbes that the document needs to be updated. The Board and Staff discussed the  
315 following changes that need to be made:

- 316 ➤ Residents can be denied bar code access if there is a non-compliance issue or if they  
317 violated the CDD Rules.

- 318 ➤ Delete redundancies.
- 319 ➤ The age for minors to use the amenities should be consistent.
- 320 ➤ Running over the gate arms.
- 321 ➤ Mowing to the waters' edge.
- 322 ➤ Boating rules.
- 323 Mr. Adams would include the CDD Rules and Regulations on the January agenda.

324

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

326

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

334

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

336

337 There being no Supervisor's requests, the next item followed.

338

339 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

340

341 There being no further business to discuss, the meeting adjourned at 9:40.

342

343

344 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**CORY LAKES CDD**

**November 21, 2019**

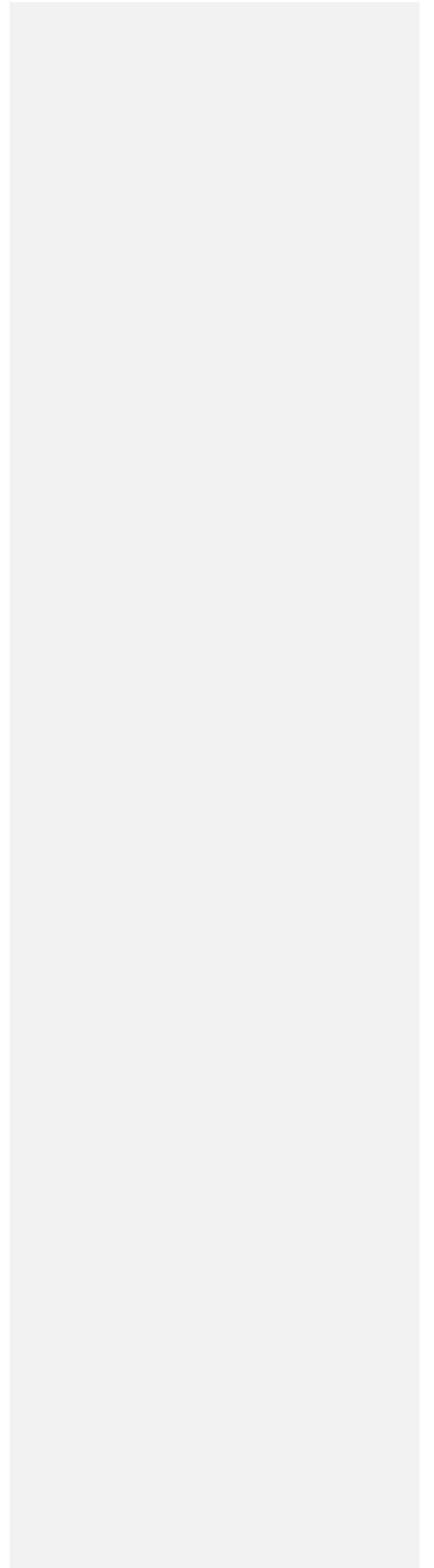
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Secretary/Assistant Secretary

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Chair/Vice Chair





# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12 CIV**

**REDLINE – PROPOSED EDITS**

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

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

**Present at the meeting were:**

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

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

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

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

41 **FOURTH ORDER OF BUSINESS**

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

42  
43  
44 Dr. Samir Musinpally, a resident, stated that he was new to the community and recently  
45 rented the Clubhouse for a birthday celebration. He gave an explanation as to why the party  
46 exceeded the allotted time by 30 minutes and requested reimbursement of the \$500 deposit  
47 that was required. The Board and Staff discussed the event, the rover and the cleanup delays.  
48 Mr. Castillo stated that the Board would deliberate and render a decision regarding a refund.

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

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

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

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

65  
66 **FIFTH ORDER OF BUSINESS** **Update/Discussion: Options to Potentially**  
67 **Acquire Cory Lakes LTD Properties**  
68

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

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

79 **Continued Discussion: Long-Term Exclusive Tennis Program Agreement with Coach B**  
80 **This item was an addition to the agenda**

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

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

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

100 **SIXTH ORDER OF BUSINESS**

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

101  
102  
103 Mr. Adams stated that an update would be provided after the holidays.

104  
105 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Roadway  
Replacement**

106  
107

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

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

112

113 **EIGHTH ORDER OF BUSINESS**

**Committee Reports**

114

115 **A. Security**

116 Mr. Castillo stated the committee gathered socially on December 2<sup>nd</sup> and discussed  
117 securing cones for placement at bus stops, Neighborhood Watch, recent break ins, a virtual  
118 guard and reinstating the manned security presence at Morris Bridge, between the hours of  
119 10:00 p.m., and 6:00 a.m.

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

131 **B. Landscape Aquascape Facilities**

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

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

137 **C. Spirit Committee**

138 There being no report, the next item followed.

139

140 **NINTH ORDER OF BUSINESS**

**Approval of Minutes**

141

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

143 **i. Summary of Motions**

144 **ii. Staff Directives**

145 **iii. Regular Meeting**

146 The following changes were made:

147 Line 54: Insert "the Keenan Connector" after "go through"

148 Lines 58: Change "Kaybar Ranch" to "K-Bar Ranch"

149 Line 79: Change "October 17<sup>th</sup> meeting" to "September 19<sup>th</sup> meeting"

150 Line 187: Change "met" to "backed"

151 Line 190: Insert "not"

152 Line 199: Change "email," to "email."

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

158 **B. LAF Committee**

159 **I. November 13, 2019**

160 **II. December 4, 2019**

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

163 **D. Other**

164

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

171

172

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

175 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
176 **Statements as of October 31, 2019**

177  
178 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2019. In  
179 response to Mr. Burman’s question, Mr. Adams stated that the lights on the palm trees were  
180 capital improvements done in 2019 and a separate capital fund was set up to accommodate  
181 them. The two projects were the decorations and landscaping, with repurposed funds from the  
182 fountains. The financial statements were accepted.

183  
184 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

185  
186 **A. District Engineer: *Johnson Engineering, Inc.***

187 There being no report, the next item followed.

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

189 Ms. Schewe presented the Monthly Report and answered questions regarding the  
190 upcoming holiday boat parade.

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

192 Mr. Hall presented the Facilities Manager Activity Report. The Board and Staff discussed  
193 the three deck/boardwalk repair proposals and compared the costs.

194  
195 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the**  
196 **Elfers & Elfers, Inc., proposal for walkway repair and Community Center dock**  
197 **skirt, in a not-to-exceed amount of \$17,500, was approved.**

198  
199  
200 Mr. Hall responded to questions regarding palm tree trimming rotations, landscaping  
201 contracts, LMP’s level of service, work crews, manhole repairs, the light poles and whether to  
202 refund a \$500 deposit to a Clubhouse renter for violating the contract. The Board’s consensus  
203 was to withhold \$100 of the \$500 deposit and provide a detailed explanation to the resident for  
204 the rationale behind the decision.

205  
206 **On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, to**  
207 **withhold \$100 of a \$500 deposit for the Clubhouse rental, was approved.**

208  
209

CORY LAKES CDD

December 12, 2019

210 Discussion ensued regarding carpet cleaning, the maintenance account and  
211 miscellaneous income.

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

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

- 214 ○ QUORUM CHECK

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

217

218 TWELFTH ORDER OF BUSINESS Other Business

219

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

222 Mr. Burman stated that it was time to set the record straight and read a statement into  
223 the record countering many points in a statement read into the record by Mr. Parag Shah in the  
224 September 2019 meeting, concluding that he felt slandered by the request for his resignation  
225 over the last several meetings.

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

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

235

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

237

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

239

240 FOURTEENTH ORDER OF BUSINESS Supervisors’ Requests

241

Deleted: the following

Deleted: :

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

First and foremost, the issues that we are about to bring up are POA issues and not CDD business. I find it an unacceptable action by a few to muddy the waters by inserting POA issues into a CDD session. ¶ On September 19, 2019, an anonymous letter was read into the minutes (see lines 66 – 100 of the minutes of that meeting), which stated on lines 94 – 96 that I defamed the Indian community. This is false. I hereby submit to you the original email which has NO mention of the Indian community. I have never defamed the Indian community publicly or in writing. My voting record in fact will provide that I have voted in favor of amenities for Capri Isle and even made motions to build a play area in Capri. The sole intent of my email was to encourage members of our community to attend POA and CDD meetings. ¶

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

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

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

To the group assembled here: I have given Mr. Adams a thumb drive with pictures of the damages my home, (which, if you want, he could show if necessary) so there is no question as to the dama...



**CORY LAKES CDD**

**December 12, 2019**

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

394

395 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

396

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

398

399

400

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**CORY LAKES CDD**

**December 12, 2019**

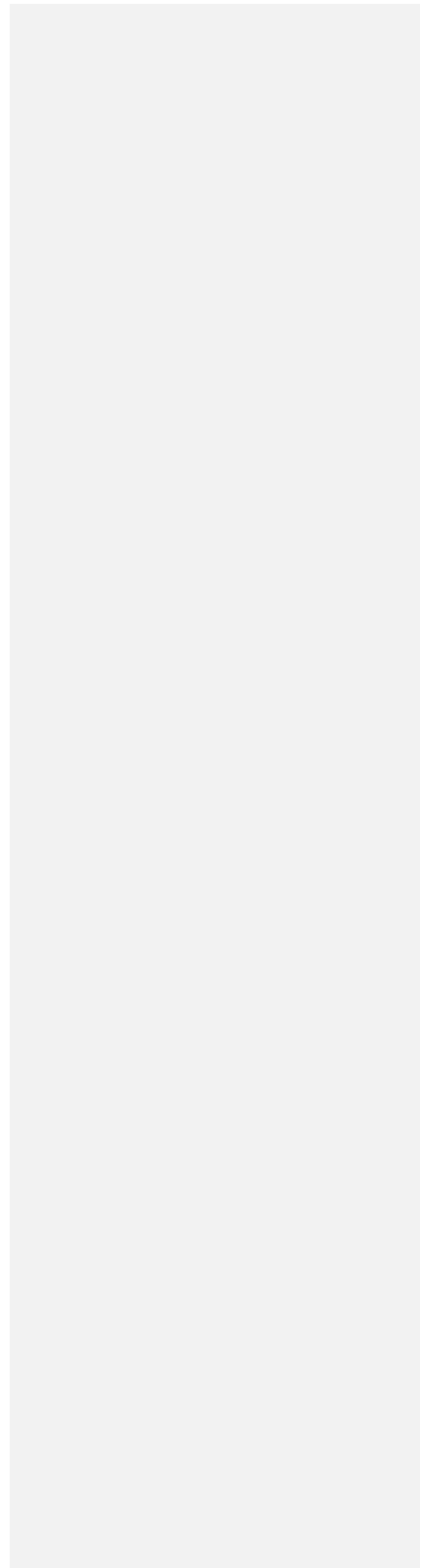
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Secretary/Assistant Secretary

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Chair/Vice Chair



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12CV**

REDLINE – PROPOSED EDITS

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on May 21, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/88127290297> and 1-929-205-6099, meeting ID 881-2729 0297.

**Present at the meeting, virtually or telephonically, were:**

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

**Also present, virtually or telephonically, were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Heidi Grisham	Resident
Roberta Carroll	Resident
Anne Bellyea	Resident
Cynthia McIntyre	Resident
Luise Burman	Resident
Beth Mitchell	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:02 p.m. Supervisors Castillo, Shah, Haque and Burman were present virtually or telephonically. Supervisor Woodards was not present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders 20-52, 20-69 and 20-112, issued on March 9, 2020, March 20, 2020 and April 29, 2020, respectively, which allow local governmental public meetings to occur by means of communications media technology, including video conference and telephonically. The meeting was advertised to be held via video conference and telephonically and the meeting agenda was posted on the District’s website.

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

41 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

42  
43 Mr. Castillo had no opening remarks.

44  
45 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

46  
47 Mr. Shah thanked all attendees for taking COVID-19 seriously and all CLI residents for  
48 their overwhelming support. CLI staff was committed to taking care of resident needs, as Staff  
49 worked remotely to issue new vehicle permits, answer questions by phone or email and  
50 perform routine maintenance work. He thanked essential workers, medical staff, first  
51 responders and all key professionals working in the Tampa area.

52 Mr. Burman noted that Supervisors were not compensated for the past few meetings,  
53 due to the pandemic and suggested giving Mr. Hall and Ms. Schewe a bonus of \$200 each for  
54 their outstanding work during the pandemic.

55 Mr. Shah suggested that each Supervisor donate tonight’s compensation to a charity of  
56 their choice.

57  
58 **On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor,**  
59 **authorizing payment of a \$200 bonus, net of taxes, to both Mr. Hall and Ms.**  
60 **Schewe, for providing outstanding work during the pandemic, was approved.**

61  
62  
63 Mr. Castillo stated charity donations should be kept on a personal level. Ms. Haque  
64 stated the Board could not donate to a charity, as far as payment was concerned. The  
65 consensus was to hold off on the charity donation and keep the bonus amount at \$200 each.

66 Mr. Burman discussed a recent social media post about a woman who had trouble  
67 walking her stroller between two sidewalks because the streets were blocked by vendor  
68 vehicles. He felt that the Board should take action. Discussion ensued regarding vendors and  
69 others who block driveways, keeping the community safe, engaging a daytime rover and  
70 enforcement by the Tampa Police Department (TPD). Mr. Castillo would ask the TPD and FHP to  
71 issue warnings once everything is back to normal.

72  
73 **FOURTH ORDER OF BUSINESS**

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

76 Ms. Heidi Grisham, a resident, asked when the gym and other amenities would open.  
77 Mr. Castillo stated the CDD was following the path of larger municipalities, such as the County  
78 and City, while also following Centers for Disease Control (CDC) guidelines. Staff must be  
79 mindful of posting cleaning requirements, especially around pools, gyms and community  
80 centers. Discussion ensued regarding asking residents to sign a waiver to use the amenities at  
81 their own risk, scheduling gym appointments, providing gloves and disinfectants, hiring staff to  
82 monitor the pool and the gym, etc. Mr. Castillo stated the CDD needs two weeks to plan the  
83 logistics and to mirror how neighboring communities are operating/monitoring their gyms.

84 Ms. Roberta Carroll, a resident, stated that the CDC suggested having residents sign  
85 waivers before gym and pool use and that disinfectants/wipes be available.

86 Ms. Anne Bellyea, a resident, suggested using a fogging machine with a special liquid  
87 approved to kill the virus. She would provide Ms. Schewe with more information about the  
88 fogging machine.

89 Mr. Parag Shah, a resident, asked about opening the playgrounds. Mr. Castillo stated  
90 Staff could open the playground in the morning. Mr. Hall stated Hillsborough County has yet to  
91 open parks and picnic areas to the public. The consensus was to reopen the playgrounds.

92 Ms. Cynthia McIntyre, a resident, voiced her opinion that Lines 207 through 209 and 213  
93 through 215, in the February 20, 2020 draft meeting minutes, should be amended. She stated  
94 that she did not use the CDD’s email on the flyer to publicize the women’s luncheon; the email  
95 address that was used was [corylakeislescommunity@gmail.com](mailto:corylakeislescommunity@gmail.com) and her group had used that  
96 address for almost three years.

97 Ms. Luise Burman, a resident, felt that Lines 211 and 212 of the February 20, 2020  
98 minutes should be deleted. In her opinion, the sentences accuse her of having political  
99 conversations with the POA President’s wife and no such discussions occurred at the luncheon.  
100 Mr. Castillo stated the sentences would be stricken from the record.

101 Ms. Beth Mitchell, a resident, stated the fogging machine mentioned earlier is called a  
102 “sniping” machine. Health care workers utilize it to sanitize gowns. She was unsure if the  
103 device would work on electronic equipment, as it gives off a fog or a mist.

104

105 **FIFTH ORDER OF BUSINESS**

**Update: Landscape Activities**

106

107 Mr. Adams stated there was no LMP representative at tonight’s meeting. OLM has been  
108 sending monthly reports to the Board and Management. The general consensus was that the  
109 landscaping had improved tremendously and residents were complimenting Staff.

110

111 **SIXTH ORDER OF BUSINESS** **Discussion: Envera Gate Technology**  
112 **Package Operating Issues**

113

114 This item was deferred to the next in-person meeting.

115

116 **SEVENTH ORDER OF BUSINESS** **Update: Allied Security Fee Increase**  
117 **Proposal to Address Personnel Issues**

118

119 As an Allied representative was not present, this item was deferred to the next meeting.

120

121 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2020-02,**  
122 **Approving a Proposed Budget for Fiscal**  
123 **Year 2020/2021 and Setting a Public**  
124 **Hearing Thereon Pursuant to Florida Law;**  
125 **Addressing Transmittal, Posting and**  
126 **Publication Requirements; Addressing**  
127 **Severability; and Providing an Effective**  
128 **Date**

129

130 Mr. Adams presented Resolution 2020-02. Assessments would increase approximately  
131 \$200 per unit; this would be discussed in greater detail at the next meeting. Regarding reserve  
132 funds, Mr. Adams stated the ending fund balance would be \$328,675. Discussion ensued  
133 regarding the reasons for the assessment increase, the unassigned line item and reserves.

134

135 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor,**  
136 **Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021**  
137 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20,**  
138 **2020 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa**  
139 **Florida 33647; Addressing Transmittal, Posting and Publication Requirements;**  
140 **Addressing Severability; and Providing an Effective Date, was adopted.**

141

142  
143 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2020-03,**  
144 **Adopting an Internal Controls Policy**  
145 **Consistent with Section 218.33, Florida**  
146 **Statutes; Providing an Effective Date**

147 Mr. Adams presented Resolution 2020-03. Management already employs an internal  
 148 controls policy. During the most recent legislative session, a bill was passed that requires local  
 149 governments to formally adopt an internal controls policy by resolution.

150  
 151 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor,**  
 152 **Resolution 2020-03, Adopting an Internal Controls Policy Consistent with**  
 153 **Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

154  
155  
156 **TENTH ORDER OF BUSINESS**

**Discussion: CDD Drug-Free Workplace Policy**

157  
158  
159 Mr. Adams provided a copy of the CDD Drug-Free Workplace (DFW) Policy outline  
 160 provided by the District’s current insurance carrier. After conferring with the agent, it was  
 161 determined that it would not make financial sense for the District to execute the policy because  
 162 the discount would not come near to covering the cost to actually implement. CLI currently  
 163 employs two full-time, two part-time and a number of seasonal employees and the overall  
 164 salaries and discount percentage for operating a DFW do not offset the costs of implementation  
 165 all the standards that must be met in order to receive credit. Discussion ensued regarding costs  
 166 to implement the program, drug-testing and DFW requirements.

167  
168 **ELEVENTH ORDER OF BUSINESS**

**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**

169 Mr. Adams presented Resolution 2020-04. Seats 1, 2 and 3, currently held by  
 180 Supervisors Burman, Woodard and Castillo, respectively, would be up for election at the  
 181 November General Election. Resolution 2020-04 acknowledges the qualification process and  
 182 requirements. Candidates interested in qualifying should file their paperwork with the  
 183 Hillsborough County Supervisor of Elections (SOE) during the week of June 8. 2020.

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**On MOTION by Mr. Shah and seconded by Ms Haque, with all in favor, 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, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. Springer stated, due to the pandemic, the Committee had not met and meetings would resume once the Committee is allowed to meet. Mr. Adams stated the Committee could host virtual meetings, via Zoom. Once Ms. Springer sets them up, she should alert management, for posting purposes, so that the public could participate. As to when on-site meetings could resume, Mr. Adams stated subcommittees should follow the CDD and the CDD should follow along the Governor’s Executive Orders.

**B. Landscape Aquascape Facilities**

Ms. Haque stated that the Committee did not meet. She noted that her neighbor and fellow LAF Committee member, Mr. Scott Hall, passed away; which is a huge loss to Cory Lakes.

Mr. Shah voiced his opinion that LMP and OLM are doing a tremendous job on the landscaping and have turned the community around.

**C. Spirit Committee**

There being no report, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: February 20, 2020**

- I. Summary of Motions**
- II. Staff Directives**
- III. Regular Meeting**

The following changes were made:  
Lines 76 through 78: Delete entire sentence.  
Line 101: Change “Linda” to “Ms. Linda Davis”

219 Lines 213 through 215: Change “Ms. Haque felt that, in the future, the Board should  
220 require the individual requesting permission to have his or her email address on the flyers and  
221 not the CDD’s email.” to “Ms. Haque felt that whoever organizes the event, it should be their  
222 contact information.”

223 Line 45: Delete “Approaching” and “Cory Lake Isles (CLI) community southbound”

224 Line 187: Change “arbitration” to “lawsuit”

225 Line 209: Insert “Ms. McIntyre clarified that the email address used on the women’s  
226 luncheon flyer was [corylakeislescommunity@gmail.com](mailto:corylakeislescommunity@gmail.com) and not the official CDD email.”

227 Line 212: Change “President’s to be asked wife” to “President’s wife to be asked”

228 Lines 210 through 212: Delete entirely.

229 Discussion ensued regarding Lines 207 through 209, the women’s luncheon event,  
230 ongoing tensions between different factions in the community, election challenges, POA  
231 lawsuits and differing legal opinions on holding joint POA/CDD workshop meetings.

232 Mr. Castillo stated that he recently saw a lot of infractions behind homes that should be  
233 addressed by the POA, including several dilapidated docks and homes with tarps, which are an  
234 eyesore. He suggested that the POA perform routine inspections and issue citations to  
235 negligent homeowners.

236 B. LAF Committee: March 5, 2020

237 C. Sunshine Board Online Workshop

238 I. February 20, 2020 to March 18, 2020 (to be provided under separate cover)

239 II. March 25, 2020 to April 15, 2020 (to be provided under separate cover)

240 III. April 17, 2020 to May 20, 2020 (to be provided under separate cover)

241 D. Other

242

243 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the**  
244 **February 20, 2020 Board of Supervisors Summary of Motions and Staff**  
245 **Directives, as presented, and Regular Meeting Minutes, as amended, the**  
246 **March 5, 2020 LAF Committee Meeting Minutes, as presented, and the**  
247 **February 20, 2020 to March 18, 2020, March 25, 2020 to April 15, 2020 and**  
248 **April 17 to May 20, 2020 Sunshine Board Online Workshop Minutes, as**  
249 **presented, were approved.**

250

251

252 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2020**

253

254 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2020. The  
255 financials were accepted.

256

257 **FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

258

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

260 There being no report, the next item followed.

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

262 The Office Administrator’s Monthly Report was included for informational purposes.

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

264 Mr. Hall presented the Monthly Activity Report. He highlighted and answered questions  
265 as follows:

266 ➤ Due to the pandemic, several vendors and suppliers were closed; there were a lot of  
267 shipping delays.

268 ➤ Worked closely with LMP and OLM.

269 ➤ Oversaw landscaping and gym improvements.

270 ➤ The basketball backboard was changed out.

271 ➤ Cubbies were placed in the gym.

272 ➤ Deck project was completed with water-contact boards and has a lengthy warranty.

273 ➤ LMP finished trimming residents’ palms but was still trimming the community palms.

274 ➤ Algae was being treated.

275 ➤ Regarding manholes, the City of Tampa (COT) was behind on standard repairs, due to  
276 the pandemic. He would contact the City and report the findings at the next meeting.

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

278 Mr. Shah requested an update on the legal action with Republic Services (RS). Mr.  
279 Adams stated the new leak was added to the current lawsuit, the attorney for RS countered  
280 with a \$25,000 increase, which brings the RS offer up to \$175,000. Staff planned to counter  
281 with a \$10,000 decrease from the District’s initial demand amount of approximately \$500,000;  
282 the dialogue would continue. Staff was researching the disparity in the proposal that RS  
283 secured from Dura-guard versus the proposals Staff received from three different vendors to  
284 repair the pavers.

285 **I. 2,026 Registered Voters in District as of April 15, 2020**

286 There were 2,026 registered voters residing within the District as of April 15, 2020.

287 **II. NEXT MEETING DATE: June 18, 2020 at 6:00 P.M.**

288 **o QUORUM CHECK**

289 The next meeting will be held June 18, 2020.

290

291 **SIXTEENTH ORDER OF BUSINESS**

**Other Business**

292

293 Mr. Adams asked if a large alligator in the lake was captured. Mr. Hall stated that efforts  
294 to capture the gator were unsuccessful and, since the District is a conservation area, there are  
295 several restrictions when setting traps. The alligator must be captured alive and turned in alive.

296

297 **SEVENTEENTH ORDER OF BUSINESS**

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

298

299 Mr. Harry Ramphal, a resident and POA President, voiced his opinion that certain  
300 individuals tend to change the narrative/minutes to suit their needs. Mr. Castillo stated that  
301 discussions regarding racial issues would not be allowed in future meetings. Discussion ensued  
302 regarding the community, the POA addressing the issue of property owners who do not take  
303 care of their homes, issuing citations and selective enforcement.

304 Ms. McIntyre clarified her statements from the October 2019 meeting. Discussion  
305 ensued.

306

307 **EIGHTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

308

309 Mr. Shah stated that two signs, on both ends of Morris Bridge, and additional arrows  
310 turning into Cory Lake were installed.

311 Mr. Castillo thanked everyone who attended the meeting.

312

313 **NINETEENTH ORDER OF BUSINESS**

**Adjournment**

314

315 There being no further business to discuss, the meeting adjourned at 9:05 p.m.

**Deleted:** and mentioned a 2015 incident involving the Burman home, which was blamed on "brown people", when the police report states that the perpetrator was Caucasian. He felt that there is a racist agenda in the community, which he would address at every meeting with facts.

**Deleted:** racial tensions in

**Deleted:** regarding the Burman incident from 2015 and stated that neighbors saw brown skin people running from the Burman home. She was not referencing a police report, she pointed out that Mr. Burman was a victim of bigotry, as evidenced by people paintballing and painting a swastika on his home.

**CORY LAKES CDD**

**DRAFT**

**May 21, 2020**

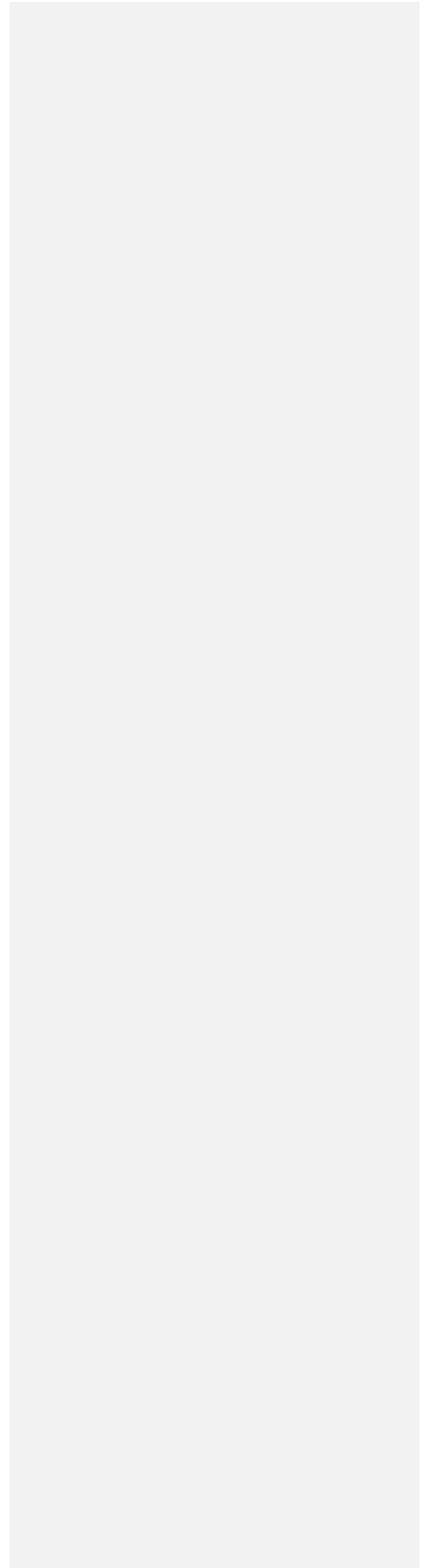
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Secretary/Assistant Secretary

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Chair/Vice Chair



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**13**

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

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**MAY 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	\$ 9,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,558
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	3,542	-	-	-	-	-	3,542
SunTrust - debit card	4,508	-	-	-	-	-	4,508
MMK account	592,122	-	-	-	-	-	592,122
Investments	-						
Revenue	-	109,508	132,129	62,055	-	-	303,692
Reserve	-	52,409	244,485	10,000	-	-	306,894
Prepayment	-	-	1	-	-	-	1
Construction	-	-	-	-	3,538	-	3,538
Undeposited funds	250,000	-	-	-	-	-	250,000
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	1,032	5,058	460	-	-	6,550
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 892,311</u>	<u>\$ 162,949</u>	<u>\$ 381,673</u>	<u>\$ 72,515</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,512,986</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 51,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,216
Credit card	1,874	-	-	-	-	-	1,874
Due to other funds							
Debt service fund - series 2013	1,032	-	-	-	-	-	1,032
Debt service fund - series 2013A-1	5,058	-	-	-	-	-	5,058
Debt service fund - 2017 note	460	-	-	-	-	-	460
Accrued wages payable	861	-	-	-	-	-	861
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>60,824</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>60,824</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	162,949	381,673	72,515	-	-	617,137
Capital projects	-	-	-	-	3,538	-	3,538
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	335,054	-	-	-	-	-	335,054
Total fund balances	<u>831,487</u>	<u>162,949</u>	<u>381,673</u>	<u>72,515</u>	<u>3,538</u>	<u>-</u>	<u>1,452,162</u>
Total liabilities and fund balances	<u>\$ 892,311</u>	<u>\$ 162,949</u>	<u>\$ 381,673</u>	<u>\$ 72,515</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,512,986</u>



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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 17,713	\$ 1,735,274	\$ 1,776,163	98%	\$ 1,184,109
Interest and miscellaneous	111	15,894	30,000	53%	20,000
Total revenues	<u>17,824</u>	<u>1,751,168</u>	<u>1,806,163</u>	97%	<u>1,204,109</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	800	5,400	12,000	45%	8,000
Payroll services	46	449	600	75%	400
Payroll taxes - FICA	62	413	900	46%	600
Payroll taxes - unemployment	-	-	325	0%	217
District management	4,583	36,667	55,000	67%	36,667
Assessment roll preparation	417	3,333	5,000	67%	3,333
Bond amortization schedule fee	-	-	1,500	0%	1,000
Disclosure report	250	2,000	3,000	67%	2,000
Trustee	-	7,112	7,200	99%	4,800
Notes payable - Soave Group - DS	-	-	21,733	0%	14,489
Audit	-	3,000	6,400	47%	4,267
Arbitrage rebate calculation	-	-	2,500	0%	1,667
Legal - general counsel	492	9,927	5,000	199%	3,333
Engineering	522	4,062	10,000	41%	6,667
Insurance: general liability & public officials	-	30,581	31,000	99%	20,667
Insurance: worker's compensation	-	4,606	7,000	66%	4,667
Legal advertising and Sunshine Board	-	2,635	4,500	59%	3,000
Bank fees	-	497	1,500	33%	1,000
Credit card discount	2	51	200	26%	133
Dues & licenses	-	175	175	100%	117
Postage	16	811	2,000	41%	1,333
Tax collector	356	34,696	74,007	47%	49,338
Contingencies	90	345	500	69%	333
Total administrative	<u>7,636</u>	<u>146,760</u>	<u>252,040</u>	58%	<u>168,027</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	4,022	19,581	20,000	98%	13,333
Website	-	-	705	0%	470
ADA website compliance	-	199	200	100%	133
Streetlights	15,388	106,546	90,000	118%	60,000
Electricity	5,468	40,965	68,000	60%	45,333
Propane	-	-	400	0%	267
Water, sewer & irrigation	3,636	14,320	15,000	95%	10,000
Solid waste removal	589	5,233	6,200	84%	4,133
Sewer lift stations	150	1,200	2,500	48%	1,667
Total utilities	<u>29,253</u>	<u>188,044</u>	<u>203,005</u>	93%	<u>135,337</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 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	11,741	190,074	291,000	65%	194,000
Contractual virtual guard	5,617	63,758	80,000	80%	53,333
Off-duty policing	1,310	9,722	13,000	75%	8,667
Total security operations	<u>18,668</u>	<u>263,554</u>	<u>384,000</u>	69%	<u>256,000</u>
Field office administration					
Field manager	6,627	39,120	55,500	70%	37,000
Assistant field manager	1,673	10,784	13,000	83%	8,667
Office administrator	5,063	29,335	47,380	62%	31,587
Assistant office administrator	-	4,275	31,775	13%	21,183
Part-time office assistant	-	-	10,120	0%	6,747
Payroll taxes	1,022	7,090	13,500	53%	9,000
Seasonal decorations	-	39,500	43,700	90%	29,133
Beach club office equipment	267	3,065	3,400	90%	2,267
Beach club office supplies	-	1,068	4,000	27%	2,667
Beach club gym supplies	4,493	20,039	20,600	97%	13,733
Guard office equipment	-	284	1,000	28%	667
Guard office supplies	28	496	1,500	33%	1,000
Community events supplies	30	12,880	18,500	70%	12,333
Pool & beach club attendants	-	9,164	26,000	35%	17,333
Total field office administration	<u>19,203</u>	<u>177,100</u>	<u>289,975</u>	61%	<u>193,317</u>
Landscape maintenance					
Landscaping	12,185	335,421	370,000	91%	246,667
Street tree maintenance	20,000	20,000	-	N/A	-
Beach sand	-	2,860	3,000	95%	2,000
Annuals & seasonal plant installation	1,911	5,848	5,500	106%	3,667
Plant replacement	1,476	22,498	37,500	60%	25,000
Sod replacement	-	2,435	10,000	24%	6,667
Well maintenance - irrigation	-	-	5,000	0%	3,333
Irrigation - maintenance	11,339	18,710	10,000	187%	6,667
Tree removal	-	6,515	25,000	26%	16,667
Lake & pond maintenance	3,625	25,375	52,000	49%	34,667
Total landscape maintenance	<u>50,536</u>	<u>439,662</u>	<u>518,000</u>	85%	<u>345,333</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	1,300	11,631	20,000	58%	13,333
Car and cart repairs and maintenance	2,229	6,490	6,000	108%	4,000
Rentals and leases	1,061	8,813	12,720	69%	8,480
Cleaning	-	7,868	16,000	49%	10,667
Pest control	-	1,200	1,800	67%	1,200
Security gate maintenance & repair	-	4,256	5,000	85%	3,333
Security gate maintenance & repair - cachet	50	7,309	2,000	365%	1,333
Monuments & signs	-	2,498	5,000	50%	3,333
Fountains	-	1,240	7,000	18%	4,667
Storm water drainage	-	-	20,000	0%	13,333
Recreation equipment maintenance & repair	(227)	4,156	15,000	28%	10,000
Building equipment maintenance & repair	43	3,579	15,000	24%	10,000
Pressure washing	-	6,160	5,000	123%	3,333
Paver, streets and sidewalk repairs, cleaning	-	61,931	75,000	83%	50,000
Total facilities maintenance	<u>4,456</u>	<u>127,131</u>	<u>205,520</u>	62%	<u>137,013</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	11,960	21,000	57%	14,000
Pool repairs	-	-	10,000	0%	6,667
Pool heater utilities	258	10,344	9,000	115%	6,000
Pool permit	275	275	575	48%	383
Total facilities maintenance (pool)	<u>2,028</u>	<u>22,579</u>	<u>40,575</u>	56%	<u>27,050</u>
Total field operations	<u>124,144</u>	<u>1,218,070</u>	<u>1,641,075</u>	74%	<u>1,094,050</u>
Total expenditures	<u>131,780</u>	<u>1,364,830</u>	<u>1,893,115</u>	72%	<u>1,262,077</u>
Excess/(deficiency) of revenues over/(under) expenditures	(113,956)	386,338	(86,952)		
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(14,150)	-	N/A	
Total other financing sources/(uses)	<u>-</u>	<u>(14,150)</u>	<u>-</u>	N/A	
Net change in fund balances	<u>(113,956)</u>	<u>372,188</u>	<u>(86,952)</u>	-428%	
Fund balance - beginning (unaudited)	<u>945,443</u>	<u>459,299</u>	<u>826,154</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279		
Unassigned	358,208	358,208	265,923		
Fund balance - ending	<u>\$ 831,487</u>	<u>\$ 831,487</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 MAY 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	\$ 1,051	\$ 102,946	\$ 105,594	97%
Interest	2	1,046	-	N/A
Total revenues	<u>1,053</u>	<u>103,992</u>	<u>105,594</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	25,000	25,000	100%
Interest	37,784	76,194	76,194	100%
Total debt service	<u>37,784</u>	<u>101,194</u>	<u>101,194</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	22	2,059	4,400	47%
Total other fees & charges	<u>22</u>	<u>2,059</u>	<u>4,400</u>	47%
Total expenditures	<u>37,806</u>	<u>103,253</u>	<u>105,594</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(36,753)	739	-	
Fund balances - beginning	<u>199,702</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 162,949</u>	<u>\$ 162,949</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 MAY 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	\$ 5,149	\$ 504,460	\$ 516,805	98%
Prepaid assessments	-	2,494	-	N/A
Interest	7	3,509	-	N/A
Total revenues	<u>5,156</u>	<u>510,463</u>	<u>516,805</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	445,000	445,000	445,000	100%
Principal prepayment	10,000	20,000	-	N/A
Interest	25,000	50,135	50,271	100%
Total debt service	<u>480,000</u>	<u>515,135</u>	<u>495,271</u>	104%
<b>Other fees &amp; charges</b>				
Tax collector	102	10,086	21,534	47%
Total other fees & charges	<u>102</u>	<u>10,086</u>	<u>21,534</u>	47%
Total expenditures	<u>480,102</u>	<u>525,221</u>	<u>516,805</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	(474,946)	(14,758)	-	
Fund balances - beginning	<u>856,619</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 381,673</u>	<u>\$ 381,673</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 MAY 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	\$ 468	\$ 45,860	\$ 47,082	97%
Total revenues	<u>468</u>	<u>45,860</u>	<u>47,082</u>	97%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	41,131	41,131	100%
Note interest	2,138	5,275	5,275	100%
Total debt service	<u>2,138</u>	<u>46,406</u>	<u>46,406</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	9	917	1,962	47%
Total other fees & charges	<u>9</u>	<u>917</u>	<u>1,962</u>	47%
Total expenditures	<u>2,147</u>	<u>47,323</u>	<u>48,368</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(1,679)	(1,463)	(1,286)	
Fund balances - beginning	74,194	73,978	72,241	
Fund balances - ending	<u>\$ 72,515</u>	<u>\$ 72,515</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 MAY 31, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ -	\$ 25
Total revenues	-	25
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	25
Fund balance - beginning	3,538	3,513
Fund balance - ending	\$ 3,538	\$ 3,538

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

	Current Month	Year to Date
<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>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>-</u>	<u>14,150</u>
Total other financing sources/(uses)	<u>-</u>	<u>14,150</u>
Net change in fund balance	-	14,150
Fund balance - beginning	-	(14,150)
Fund balance - ending	<u><u>\$ -</u></u>	<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

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

## CORY LAKES

Community Development District

Series 2017 Note

\$235,000

### Debt Service Schedule

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

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

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

**14B**

## Office Administrator & Events Monthly Report

Meeting date: July 23, 2020

### CDD Office

- Routine barcodes, lease renewals and new resident processing
- Routine website, email blast and signage updates
- Routine invoice coding and AP aging reports
- Hired and trained pool staff
  - 4 people were hired and trained – 1 person has left for another job – 1 person has had to self-quarantine for 14 days
- More staff is needed, still interviewing and trying to hire staff
- Finished clearing the office of 2018-2019 fiscal year records to be stored
- Revised Welcome Packet with new POA manager information
- Activating fingerprints for residents who have turned in signed waivers. They can now access the pool without staff help once they turn in the signed waiver.
- Routine cleaning every hour at the gym, Beach Club and pool area
- Posted new facility hours on website and around facilities
- Created and noticed a new call in policy for pool attendants
- Revised Pool Manual with new policies

### Events

- A Party 2 Remember (one of our major event vendors) did reach out to our office. We currently have a Fall Festival Scheduled for November 11, 2020. He did mention some attractions could be 'social distance' approved. I let him know we had a board meeting coming up and I would get some direction from the CDD board on how to move forward with events. Please keep in mind that when planning events, you must book vendors 9 -12 months in advance.
- John also had an idea to do a drive through car show for Veterans Day. The cars could be paraded around the community and set up at the Beach Club/activities field so residents can drive/walk through while social distancing.

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

**14C**

## **Cory Lakes Community Development District**

Facilities Manager

July. 2020, Activity Report

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### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Purchased and installed hand sanitizer stations.

### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Replaced exit button at front gate.
4. Replacing bad bulbs in landscape lighting fixing wiring where needed.
5. Replaced bad umbrella bases.
6. Helped with routine sanitation.

### PLAYGROUND

1. Kept clean and organized.

### GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Leveled A/C unit so it drains properly.
4. Fixed front door actuator.
5. Fixed motion sensor for front door.
6. Helped with routine sanitation.

### LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Installed Salvia on Maui and Cozumel) Have to water due to lack of rain.
2. Working with LMP and OLM to make improvements each month. (ongoing)
3. LMP working on pruning of shrubs and flowering plants throughout community
4. Working on irrigation issues around the community.
5. Replaced some failing plants in Capri flower beds.
6. Cleaning seed pods from palms around community.



## LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Treating lakes and ponds to prevent algae blooms.
3. Reset lake buoy's and replaced 4 new.
4. Worked another dead alligator in the lake. Fish and game notified.

## 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. ( added to budget planning.
4. Replaced heater hose on Patrol car.
5. Changed oil in patrol car.
6. Had body damage repaired on patrol car after incident at gas station.
7. Working with Allied on new guard activity system.

## 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. Working with City of Tampa on manhole project. Ongoing. City will now be doing GPR to look at causes for depressions in some areas. (They say they have fixed 4 and are deciding how best to proceed with others.)
5. Replaced soccer net.
6. Adjusted tennis nets to correct height.
7. Fixed tennis court lighting.
8. Getting price to add pickle ball court lines to one court.
9. Repaired tennis court screening. (ongoing during summer storms)
10. Did clean-up and repair proposals for accident at MB entrance. Working with insurance.
11. Did clean-up and repair proposals for accident CC exit at gate. Working with insurance.
12. Did clean-up for accident Cachet Isle.

## Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Fixed gate arm due to being hit multiple times. (People keep trying to piggy-back instead of fingerprinting in.
4. Cleaned driver's license scanner. Has programming issue. Envera looking into.
5. Cleaned a/c coils.

### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Cleaned driver's license scanner. Has programming issue.
3. Fixed exit gate arm after gate strike. Had to fix wire knocked loose.
4. Fixed internet router.
5. Replaced bad bulb in entrance area.
6. Fixed hole in walkway.

### Action Plan for August

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. Work with staff on opening protocols for gym and pool. Adding staff to cover weekends.



# CORY LAKES CDD

LANDSCAPE INSPECTION

July 6, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

TYREE BROWN – LMP

JONATHAN MESADO – LMP

PAUL WOODS – OLM, INC.

**SCORE: 92%**

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

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BEACH CLUB

1. Hand prune reversion from Snow Queen Hibiscus, making deep pocket pruning cuts to flush new growth.
2. Improve color in the palm trees.
3. Back of the pool slide: Confirm good establishment of sod replace under warranty any failed sod.
4. Around the perimeter of the pool: Maintain uniform soft edges controlling runners under the rod iron fence.
5. Control grasshoppers on Crinum Lilies.
6. Monument sign: Hand prune Arboricola Trinette so the shrubs do not over grow the Jasmine. Also, do not let the Jasmine over grow the sidewalk.

### SPORTS COMPLEX

7. Continue to improve fertility in Drift Roses.
8. Where possible hand prune deadwood from the Bottlebrush trees.
9. New tennis courts: Tip prune Arboricola Trinettes removing the tallest stems to create a finished hedgerow height of approximately 2 1/2 feet.
10. Complete palm pruning.

### CACHET ISLES

11. Remove spent blooms from Lavender.
12. Buff out crack weeds after herbicide applications.

13. Center median island: Groom spent blooms and old foliage from Bird of Paradise.
14. Adjacent to the lift station across from the entrance: Control bed weeds.

#### CANARY ISLE

15. Entrance: Hand prune Bougainville obstructing visibility of the monument.

#### MORRIS BRIDGE ENTRANCE

16. Reduction prune Downey Jasmine by 50%.
17. West exit side entrance: Straighten the turf rotor on the Asparagus Fern planting.
18. Deadhead Agapanthus.
19. Along the exit side right of way: Improve vigor and fertility to the red Hibiscus.

#### CAPRI ISLE

20. Lightly prune multi-stem Oaks promoting an upward growth habit and improved form.
21. If firmly rooted remove banding and braces from palms. Rake level or remove the soil in the earth doughnut.

#### CORY LAKE BLVD.

22. Near the boat storage yard: Improve vigor and fertility in Plumbago.
23. Along the undeveloped field 10900 block: Remove the stink vine or wild grape from Bottlebrush trees.
24. Monitor recovery of pest damaged Zoysia promoting infilling growth.

#### MALAKIA ISLE

25. Entrance: Improve vigor in the Purple Queen.

#### COZUMEL ISLE

26. Retuck mulch spilling over curb lines.
27. Barbados entrance: Improve vigor in Dwarf Bougainville.
28. Across from Barbados: Improve fertility in Plumbago.

#### CROSS CREEK BOULEVARD ENTRANCE

29. Inbound lane adjacent to the notice board: Remove the declining Ligustrum.

30. Beneath the berm behind the entrance monument tower: Remove the dead and declining Ixora.
31. Cory Lakes monument: Reduce the height of the Loropetalum so it does not obstruct the up lighting.
32. On the inbound lane: Ground prune the dead Oleander.
33. Improve fertility to Azaleas. Also, prune back deadwood to green wood to promote a new flush of growth.
34. 106000 block of Cory Lake Blvd.: Improve vigor and fertility in Plumbago.

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

1. Beach Club: Provide a price to install additional granite chips to preserve the shoreline and the south corner of the sea wall.
2. Cross Creek entrance: Provide a price to remove the dead Queen palm near the south end of the foot bridge.

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

NONE

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

NONE

PGW:kn

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# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10	1	Replace failed Warranty sod
PLANT FERTILITY	5	3	Plumbago / Azaleas
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	5		Grasshoppers
PRUNING	10	7	Complete palms/ mnt loose but formed hedgerows /azalea deadwood/deadheading agapanthus
CLEANLINESS	5		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
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: 7-6-20 Score: 92 Performance Payment 100%

Contractor Signature: \_\_\_\_\_ *[Signature]*

Inspector Signature: \_\_\_\_\_ *[Signature]*

Property Representative Signature: \_\_\_\_\_ *[Signature]*



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

**14D**

## 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	Virtual Public Meeting	6:00 PM
July 16, 2020 <i>rescheduled to July 23, 2020</i>	Regular Meeting	6:00 PM
July 23, 2020	Virtual Public Meeting	6:00 P.M.
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.