

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

September 17, 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

September 10, 2020

Board of Supervisors
Cory Lakes Community Development District

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

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Virtual Public Meeting on September 17, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/86353321450>, Meeting ID **863 5332 1450** or by calling **1-929-205-6099**, followed by Meeting ID **863 5332 1450**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Update: Security Guard Operations – Allied Universal Representative
6. Continued Discussion: Morris Bridge Third Shift Live vs. Virtual Guard Costs Analysis (*to be Provided Under Separate Cover*)
7. Update: Landscape Activities
8. Update: Ongoing Settlement Discussions in the Republic Services Oil Leak Matter
9. Continued Discussion: Reopening of District Amenities
10. Update: Drainage Issues in Capri Isle
11. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

12. Discussion/Consideration: Second Speeding Camera
13. Discussion: Re-establishing Finance Committee
14. Approval of Minutes
 - A. Board of Supervisors: August 20, 2020
 - I. Summary of Motions
 - II. Staff Directives
 - III. Virtual Public Hearings and Meeting
 - B. Sunshine Board Online Workshop: August 21, 2020 to September 16, 2020 *(to be provided under separate cover)*
 - C. Other
15. Acceptance of Unaudited Financial Statements as of July 31, 2020
16. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - B. Office Administrator: *Amanda Schewe*
 - C. Facilities Manager: *John Hall*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 15, 2020 at 6:00 P.M.
 - QUORUM CHECK
17. Other Business
18. Public Comments *(non-agenda items)*
19. Supervisors' Requests
20. Adjournment

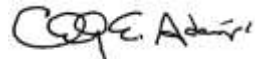
David J. Burman	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Bob Woodards	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Jorge Castillo	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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

“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 do so, via Zoom, details specified herein. Additionally, participants are encouraged to submit questions and comments to the District’s manager at 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/86353321450>

OR

CALL IN NUMBER: 1-929-205-6099

MEETING ID: 863 5332 1450

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors of the Cory Lakes Community Development District held Virtual Public Hearings and a Meeting on August 20, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/82130462844>, Meeting ID 821 3046 2844 and 1-929-205-6099, Meeting ID 821 3046 2844.

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
V. Babbar	District Counsel
P. Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Jason Diogo	SOLitude Lake Maintenance Activities
A.J. Forbes	Resident/Security Committee Member
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President
Prashant Reddy	Resident
Carline Vilfort	Resident
Don Reich	Resident
Parag Shah	Resident
Ron Acoff	Resident
Daniel Wolnik	Resident
Kara Greco	Resident
Heidi Gracia	Resident
Cynthia McIntyre	Resident
Rekha Desai	Resident
Chris Hill	Resident
Joe Grace	Resident

On MOTION by Mr. Shah and seconded by Mr. Woodards, with Mr. Shah, Mr. Woodards, Ms. Haque and Mr. Castillo in favor and Mr. Burman dissenting, Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted. (Motion passed 4-1)

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, Resolution 2020-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

On MOTION by Mr. Burman and seconded by Mr. Woodards, with Mr. Burman, Mr. Woodards, Mr. Castillo and Ms. Haque in favor and Mr. Shah dissenting, authorizing the Special Counsel to reset the brackets with Republic Services from \$275,000 to \$325,000, was approved. (Motion passed 4-1)

On MOTION by Mr. Burman and seconded by Mr. Woodard, with all in favor, the July 23, 2020 Board of Supervisors Staff Directives, as presented, Summary of Motions and Virtual Public Meeting Minutes, as amended, and the July 24, 2020 to August 19, 2020 Sunshine Board Online Workshop, as presented, were approved.

On MOTION by Mr. Castillo and seconded by Mr. Woodard, with all in favor, allocating a not-to-exceed amount of \$1,800 for pickleball nets and re-striping two pickleball courts, was approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

Facilities Manager

- Mr. Hall to remove pool furniture from the Beach Club.
- Mr. Hall to invite representatives from Allied Security and Envera to the next meeting.
- Mr. Hall to lock the Morris Bridge gate from 10:00 p.m. to 6 a.m. when there is no guard on duty.

Office Administrator

- Ms. Schewe to write an article regarding community safety for posting it in the Islander.
- Ms. Schewe to send an e-blast alerting residents of the new pool and gym hours and reminding them of the new policies in place.

District Engineer

- Mr. Chang to meet with Mr. Hall and COT representatives to discuss the drainage issue in Capri Isle.
- Mr. Chang to draft a letter with the District Counsel to Kolter and Ryan Homes regarding the drainage issue in Capri Isle.

District Counsel

- Mr. Babbar to draft a letter with the District Engineer to Kolter and Ryan Homes regarding the drainage issue in Capri Isle.

District Manager

Mr. Adams to add cost considerations of placing a live guard at the Morris Bridge gate on the next agenda and confer with Allied in the context of the revised schedules and present the rates at the next meeting.

- Mr. Adams to add re-establishing the Finance Committee on the next agenda.
- Mr. Adams to add securing a second portable camera system as a discussion item on the next agenda.
- Mr. Adams to draft a letter to SWFWMD regarding the notice of violation to the CDD informing them that Staff is researching and addressing the drainage issue.
- Mr. Adams to advise the Special Counsel to set the brackets with RS' Counsel for an amount ranging from \$275,000 to \$325,000.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held Virtual Public Hearings and a Meeting on August 20, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/82130462844>, Meeting ID 821 3046 2844 and 1-929-205-6099, Meeting ID 821 3046 2844.

Present 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
Vivek Babbar	District Counsel
Phil Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Jason Diogo	SOLitude Lake Maintenance Activities
A.J. Forbes	Resident/Security Committee Member
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President

Residents present were:

Prashant Reddy	Carline Vilfort	Don Reich	Parag Shah
Ron Acoff	Daniel Wolnik	Kara Greco	Heidi Gracia
Cynthia McIntyre	Rekha Desai	Chris Hill	Joe Grace

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 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

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

41 governmental public meetings to occur by means of communications media technology,
42 including video conference and telephonically.

43

44 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

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46 Mr. Castillo would give his comments later in the meeting.

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48 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

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50 Mr. Burman shared the following informational data:

- 51 ➤ 1,939 registered voters reside in Cory Lake Isles (CLI).
- 52 ➤ With 1,025 homes, there are less than two registered voters per household.
- 53 ➤ Of the 1,939 voters, 278 voted by mail, 48 voted early and 70 voted in person at the
54 Beach Club.
- 55 ➤ 20% of the CLI population voted, which is below the Hillsborough County average.

56

57 **FOURTH ORDER OF BUSINESS**

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

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60 Resident Prashant Reddy stated that the City of Tampa (COT) sent a notice to several
61 homeowners in Capri Isle about a stormwater drainage issue. Although most received the
62 notice in error, five were impacted by the issue, which was caused by the builder. He asked for
63 the CDD to take constructive action against the builder. Mr. Castillo stated the issue would be
64 addressed during Staff Reports.

65 Mr. Reddy reported that there were several break-ins in Canary Isle, Capri Isle and other
66 areas in CLI, mostly by teenagers from the Morris Bridge side. Although a notification was
67 circulated that the Board was taking proactive measures, he was not convinced that the matter
68 was being addressed.

69

70 **FIFTH ORDER OF BUSINESS**

**Presentation: TPD Neighborhood Affairs
Representative, *Caitlin Parrish***

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72

73 Mr. Castillo stated he invited Ms. Parrish, the Tampa Police Department (TPD)
74 Neighborhood Affairs Representative to tonight's meeting to discuss the recent car break-ins
75 and zoning in CLI.

76 Ms. Parrish reported the following:

77 ➤ Neighborhood Affairs covers Neighborhood Watch and security within the communities.
78 CLI is located in the north Tampa end of District 2.

79 ➤ She and Detective Hill, the detective assigned to address burglaries in the New Tampa
80 area, have been handling the recent auto burglaries.

81 ➤ On August 4th, four calls for service were received from residents regarding a total of
82 five vehicles that were broken into.

83 ➤ Upon investigation, it was discovered that 15 vehicles were broken into; several vehicles
84 were at one house.

85 ➤ Of the 15 vehicles, seven residents filed reports. For all seven, the vehicles were left
86 unlocked and unsecured; of those vehicles, a firearm was taken.

87 ➤ Detective Hill requested camera footage from security companies, which was pending.

88 ➤ CLI is one of the safest communities in the COT. Since January 2020, CLI had 254 calls for
89 service and only 23 reports for matters including a stolen tag, two petty thefts, nine
90 information reports, one missing person, two domestic-related calls, six mental health calls and
91 the burglary spree on August 4th.

92 ➤ Security Committee members follow up on same day of incidents to ensure that Ms.
93 Parrish is familiar with each incident and maintain a status of events for all communities.

94 ➤ Regarding armed security guards, statistics indicate that armed security guards are only
95 a deterrent. The only guarantee is for residents to take precautions by locking their house and
96 car doors and securing their belongings.

97 ➤ The Neighborhood Watch program is designed for eyes and ears, not for active
98 patrolling. Active participation in the community is great but residents who are not the victims
99 of a crime cannot receive specific incident data, as it violates Marcy's Law.

100 ➤ Unreported incidents cannot be investigated.

101 ➤ Being alert is key but there is no need to create unnecessary fear.

102 ➤ Neighborhood Affairs brings awareness to the community through Facebook and
103 Instagram.

104 ➤ Residents should understand that criminals look for crimes of opportunity.

105 ➤ CLI has a wonderful Neighborhood Watch program and the Security Committee is very
106 helpful and very engaged.

107 ➤ Neighborhood Watch program is to foster unity and it is better to have one strong group
108 than 10 smaller groups that do not communicate with one another.

109 ➤ CLI and New Tampa are safe communities.

110 Ms. Parrish responded to questions regarding reducing crimes within CLI, adding a third
111 shift with a live security guard at the Morris Bridge entrance, auto burglaries, TPD, the rover
112 and camera footage.

113 Resident and Security Committee Member Sheryl Springer stated that Ms. Parrish is very
114 invested in community safety and very responsive; she thanked Ms. Parrish for attending the
115 meeting. Resident and Security Committee Member A.J. Forbes stated residents should work
116 together and everyone should remember that car burglaries are crimes of opportunity;
117 therefore, residents should do all they can to stop giving thieves the opportunity to victimize
118 the community. Although the Security Committee had not met since COVID started, staff has
119 been working around the clock to keep CLI safe and in touch with TPD. CLI was named the
120 safest community in New Tampa in 2018.

121

122 **SIXTH ORDER OF BUSINESS**

Presentation/Q&A: Lake Maintenance 123 Activities, SOLitude Representative

124

125 ➤ Mr. Jason Diogo, of SOLitude, stated all waterways within CLI look good. The large lake
126 was recently inspected and found to be satisfactory; there was very little hydrilla or submersed
127 weeds, algae was minimal and the buoys were in the same locations where they were placed
128 three or four months ago.

129 Resident Don Reich asked if it would be beneficial to aerate certain portions of the lake.
130 Mr. Diogo stated SOLitude employs aeration to remedy planktonic algae, which results from
131 low oxygen levels.

132 In response to a question regarding eliminating plants sprouting on the surface of the
133 Cozumel Isle lake, Mr. Diogo stated dollar weed or penny ward are sprayed during routine
134 maintenance but the weeds sit close to the surface and, when water levels are high, the plant
135 sinks below the surface and is very difficult to treat. The herbicide must stick to the leaf of the
136 plant before it can kill it. SOLitude made three visits in August and would inspect the smaller
137 ponds next week. A technician would be on site next week to inspect an area in Cozumel Isle.
138 Mr. Hall would contact the resident when the SOLitude technician inspects the area.

139

140 **SEVENTH ORDER OF BUSINESS**140 **Public Hearing on Adoption of Fiscal Year
141 2020/2021 Budget**

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143 **A. Proof/Affidavit of Publication**

144 The affidavit of publication was included for informational purposes.

145 **B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and**
146 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**
147 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
148 **Date**

149 Mr. Adams stated that the contractual obligation to keep the operations and
150 maintenance (O&M) assessments the same for seven years will expire and there would be an
151 increase in fund balance. He reviewed the Fiscal Year 2021 budget line item increases,
152 decreases and adjustments over the Fiscal Year 2020 budget and the reasons for any changes.

153 Discussion ensued regarding bond assessments, line item increases, a cost of living
154 increase and security staffing contract services.

155 **Mr. Adams opened the public hearing.**

156 Resident Chris Hill asked what the District was doing to prepare for the future cost of
157 road repairs. Mr. Adams stated the District Engineer previously presented three options for
158 replacing the roads. The cost was different for each option but all were very expensive. The
159 CDD would likely issue another bond to repair the roadways. A bond would likely be issued in
160 2023 to cover the road replacement costs; several town hall meetings would be held prior to
161 bond issuance.

162 Resident Dan Wolnik voiced his concern that the budget was not meeting the purpose
163 of the community and noted that the same line items have gone over budget the past five
164 years; legal at 200%, streetlights at 178%, water sewer irrigation at 140%, pressure washing at
165 116% and payroll virtual guard at 110%. He pointed out that the revenues and expenditures do
166 not match. Mr. Castillo stated, over the past several years, there were no increases in
167 assessments except for a few capital assessments; essentially, as a whole, the entire annual
168 budgets had been over budget by 5% to 7%, maximum. He felt that the Board has been very
169 fiscally-responsible. Mr. Adams stated it was important to note that the CDD has had a very
170 active enhancement program, particularly to Beach Club compound, with the addition of tennis
171 courts and upgrades to the hockey rink, the technology package for the gate and clubhouse,
172 installing the radar sign that photographs license plates and vehicles, additional costs to Envera,
173 holiday lighting, etc.

174 Resident Ron Acoff stated he was very encouraged by the Security Committee's results,
175 which he attributed it to community input. He felt that there is a need to re-establish a finance
176 committee to provide the same type of input on the budget.

177 Resident Heidi Gracia voiced her opinion that security was a little bit lax, such as
178 security guards not properly announcing guests. Mr. Castillo stated that the comments being
179 considered at this time should be regarding the budget and suggested that Ms. Gracia contact
180 Mr. Hall with security complaints. Ms. Garcia asked about short-term rentals. Mr. Burman
181 stated that that was a POA issue, not a CDD issue.

182 Resident and POA President Harry Ramphal expressed his opinion that residents that do
183 not have lake access should not pay the same CDD rates as those who live on the lakes. He felt
184 that residents would not support taking out another bond to repair the roadways.

185 Resident Kara Greco questioned the previous comment that those who do not live on
186 the lake should pay less CDD fees, as it was her understanding that all residents have access,
187 regardless of whether they live on the lake. Mr. Ramphal clarified that most of the Isles have
188 docks with quick access to the lakes but Capri Isle, Canary Isle and most other Isles do not have
189 docks for boats. Mr. Castillo felt that residents who live on the water pay a lot more for their
190 homes and should not be charged more than other residents for lake accesses.

191 Resident Cynthia McIntyre stated, although assessments remained flat, expenses
 192 increased. She asked what was being done to decrease resident expenses. She suggested
 193 exploring ways to reduce expenses, as a way to fund the surplus fund balance, and asked if that
 194 was done. Mr. Shah listed several expenses that were cut between 2013 and 2021. Ms.
 195 McIntyre stated that she was referring to current budget cuts. Regarding whether the CDD
 196 would consider funding a full-time Morris Bridge guard, Mr. Castillo stated the item would be
 197 considered later in the meeting.

198 Mr. Adams responded to questions regarding the existence of reserve funds for road
 199 repairs, the existence of unassigned fund balance from five years ago and CDD enhancements
 200 from cash influx from Kolter. He stated that the District is at the point where it must increase
 201 revenues and start putting money back into the unassigned fund balance. He would not
 202 anticipate using any of the fund balance to cover the road replacement; there were three or
 203 four bond issues already on the property that were issued at different times.

204 In response to Mr. Burman’s question regarding funding security at the Morris Bridge
 205 gate, Mr. Adams stated any change that increases expenses, assuming everything else stays
 206 straight to budget, would reduce increased to fund balance amount. Mr. Castillo stated there is
 207 a slight cushion for security staffing of approximately \$50,000 in the current budget.

208 **Mr. Adams closed the public hearing.**

209 Mr. Castillo presented Resolution 2020-06.

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211 **On MOTION by Mr. Shah and seconded by Mr. Woodards, with Mr. Shah, Mr.**
 212 **Woodards, Ms. Haque and Mr. Castillo in favor and Mr. Burman dissenting,**
 213 **Resolution 2020-06, Relating to the Annual Appropriations and Adopting the**
 214 **Budget for the Fiscal Year Beginning October 1, 2020, and Ending September**
 215 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**
 216 **was adopted. (Motion passed 4-1)**

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219 **EIGHTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
 Objections on the Imposition of
 Maintenance and Operation Assessments
 to Fund the Budget for Fiscal Year
 2020/2021, Pursuant to Florida Law**

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225 **A. Proof/Affidavit of Publication**

226 The proof of publication was included for informational purposes.

227 **B. Mailed Notice(s) to Property Owners**

228 A copy of the mailed notice to property owners was included for informational
229 purposes.

230 **C. Consideration of Resolution 2020-07, Making a Determination of Benefit and Imposing
231 Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and
232 Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for
233 Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an
234 Effective Date**

235 Mr. Adams stated that Resolution 2020-07 is the assessment levying resolution, and
236 takes into consideration the budget that was just adopted, the assessment levels contained
237 within that budget, directs Staff to finalize and transmit a lien roll to the Tax Collector for
238 placement of the assessments on the November property tax bill.

239 **Mr. Adams opened the public hearing.**

240 No members of the public spoke.

241 **Mr. Adams closed the public hearing.**

242 Mr. Castillo presented Resolution 2020-07.

243

244 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor,
245 Resolution 2020-07, Making a Determination of Benefit and Imposing Special
246 Assessments for Fiscal Year 2020/2021; Providing for the Collection and
247 Enforcement of Special Assessments; Certifying an Assessment Roll; Providing
248 for Amendments to the Assessment Roll; Providing a Severability Clause; and
249 Providing an Effective Date, was adopted.**

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252 **NINTH ORDER OF BUSINESS**

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**Consideration of Resolution 2020-08,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2020/2021 and Providing for an Effective
Date**

Mr. Adams presented Resolution 2020-08.

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On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Morris Bridge Third Shift Live vs. Virtual Guard Costs Analysis

Mr. Castillo stated that having a 3rd shift at the Morris Bridge has been a topic of discussion raised by Supervisors and several homeowners. Envera was asked to produce a gate traffic report from 10:00 p.m. to 6:00 a.m. The Envera Virtual Guard 3rd shift costs \$31,500 per year and it would cost \$51,000 per year to switch to live guards; a \$20,000 increase. He supported having a live security guard at the gate and reiterated that there is a slight cushion in the "Security" line item and asked if that amount could be added to the \$20,000 to have a live guard 24/7, at both entrances. Discussion ensued regarding virtual versus live security guards, vulnerable spots within the community, car burglaries and utilizing a live guard Thursday through Saturday and the virtual guard Monday through Wednesday. Mr. Forbes stated, although he would prefer live guards at the gates, he understood cost concerns and recommended only manning the Morris Bridge gate Thursday through Sunday or implementing a split week. The following Staff directives were issued:

- Staff to research the cost per hour for a virtual guard.
- Staff to evaluate locking the Morris Bridge gate from 10:00 p.m. to 6 a.m., when there is no guard on duty.
- Staff to gather data on pricing and the cost breakout for a live guard Thursday through Saturday and a virtual guard Monday through Wednesday.

Mr. Shah asked about Allied’s rates. Mr. Adams would confer with Allied, in the context of the revised schedules, and present the rates at the next meeting.

ELEVENTH ORDER OF BUSINESS

Update: Landscape Activities

There was no update.

294 **TWELFTH ORDER OF BUSINESS**

**Update/Discussion: Ongoing Settlement
Discussions in the Republic Services Oil
Leak Matter**

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298 Mr. Adams gave the following update:

299 ➤ Special Counsel relayed the CDD Board's suggestion for a bracket to counsel for Republic
300 Services (RS); the offer was rejected.

301 ➤ RS is holding firm at the originally-proposed bracket of \$250,000 and is adamant that
302 the settlement amount be below \$300,000.

303 ➤ Special Counsel was confident RS would settle at \$275,000 and suggested that the
304 District lower its bracket.

305 ➤ Discussions continue, which shows a strong commitment to agree on a settlement
306 versus commencing a costly mediation process.

307 Mr. Burman voiced his opinion that, although the District has been willing to adjust, RS
308 has not. Discussion ensued regarding middle ground, the RS position that the roads were aged
309 and anything above \$250,000 is seeking betterment rather than an actual cost for damages, the
310 District's position that removal of leak stains cannot be addressed without going curb to curb
311 and there should be re-sanding if pressure washing and solvents are used, the legal fees
312 incurred and the cost of mediation and a counter offer.

313

314 **On MOTION by Mr. Burman and seconded by Mr. Woodards, with Mr. Burman,
315 Mr. Woodards, Mr. Castillo and Ms. Haque in favor and Mr. Shah dissenting,
316 authorizing Special Counsel to reset the brackets with Republic Services from
317 \$275,000 to \$325,000, was approved. (Motion passed 4-1)**

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320 **THIRTEENTH ORDER OF BUSINESS**

**Continued Discussion: Reopening of
District Amenities**

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323 Ms. Schewe gave the following update:

324 ➤ The number of employees has gone from six to three, with no weekend availability.

325 ➤ Although a few residents were hired, they have since resigned because of college or
326 higher paying positions.

327 ➤ Staff was considering opening the pool without an attendant; a swim “at-your-own risk”
328 policy is already in place.

329 The Board and Staff discussed offering normal pool hours without an attendant, waivers
330 on file, restroom maintenance per CDC guidelines, removing pool furniture and implementing a
331 “bring your own chair” policy. Ms. Schewe was directed to send an e-blast alerting residents of
332 the new hours and reminding them of the policies.

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334 **FOURTEENTH ORDER OF BUSINESS**

Committee Reports

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336 **A. Security**

337 The report was presented following the Capri Isle Drainage issue.

338 **B. Landscape Aquascape Facilities**

339 There being no report, the next item followed.

340 **C. Spirit Committee**

341 There being no report, the next item followed.

342 **▪ Capri Isle Drainage Issue**

343 **This item was an addition to the agenda.**

344 Mr. Adams stated that several Capri Isle property owners whose homes back up to the
345 exterior fence line recently received code violation letters from the COT regarding stormwater
346 drainage running off their properties, under the fence and onto adjacent property, creating a
347 negative impact. He assumed it was a builder issue and involved the District Engineer and
348 District Counsel.

349 Mr. Chang stated the Capri Isle section was initially contemplated as a townhouse
350 development but changed to a single-family development along the eastern limit. The
351 construction plans should have been transferred from townhomes to single-family homes and a
352 double-ditch swaled system should have been constructed for the plans but were not. This
353 resulted in the drainage issue, violation notices issued and the adjacent property owner filing a
354 complaint with the COT and Southwest Florida Water Management District (SWFWMD).
355 Rectifying the issue would require constructing what was in the originally approved plans; the
356 drainage issue is complicated by the swales being in a CDD easement and on private property.
357 Mr. Castillo noted that the developer is Kolter and the builder is Ryan Homes (RH) and asked

358 who homeowners should approach first. He felt that the COT should be advised to contact
359 Kolter or RH. Mr. Adams stated RH was at fault because they were responsible for completing
360 the final lot grading for the homes in order for Certificates of Occupancy (CO) to be issued by
361 the COT, prior to habitancy. Discussion ensued regarding the POA building review committee,
362 Kolter, RH, the easement, the double-swale system, COT and SWFWMD.

363 Mr. Babbar stated, for the SWFWMD permit, Kolter was a permittee, as they were the
364 Developer. As to who is responsible, the purchase agreement between Kolter and RH for lot
365 sales to develop the property may address the issue; the CDD is not a party to this. With respect
366 to the fines or COT letters to residents, the CDD could not do much. The CDD received notice
367 from SWFWMD because the District is the operating entity with respect to the SWFWMD
368 permit and SWFWMD has the authority to fine the CDD regarding permit compliance. The
369 Board and Staff discussed possible solutions to the drainage issue, obtaining a contractor, re-
370 grading the drainage of the residential lots outside of the CDD easement and permits. Asked
371 about the next steps, Mr. Babbar suggested sending correspondence to the COT and SWFWMD
372 and asking them to work with the District to remedy the issue, as they signed off on the permits
373 and are partially liable. The CDD must obtain an all-encompassing proposal to determine the
374 costs and, once obtained, a walk-through should be arranged by representatives from the
375 regulatory agencies and a workshop meeting should be scheduled with Kolter, RH, COT,
376 SWFWMD and residents to determine how to proceed. The plan of action was as follows:

- 377 ➤ Mr. Hall and Mr. Chang would meet with and code enforcement representatives next
378 Monday or Tuesday.
- 379 ➤ Mr. Adams would draft a letter to SWFWMD regarding the notice of violation to the
380 CDD to inform them that Staff is researching and addressing the drainage issue.
- 381 ➤ Mr. Chang and Mr. Babbar would draft a letter putting Kolter and RH on notice.
- 382 ➤ Copies of all written communications would be distributed to Board Members.

383 **The meeting recessed.**

384 **The meeting reconvened.**

385 **▪ Committee Report (Security)**

386 **This item, previously Item 14A, was presented out of order.**

387 Mr. Forbes reported the following:

388 ➤ Hurricane season was still in effect and residents should take the proper precautions to
389 prepare for an impending tropical storm headed to the Tampa Bay area.

390 ➤ Regarding recent vehicle break-ins, the rover should stagger nightly patrol routes.

391 ➤ Speeding was an ongoing issue. A second speed camera video system was
392 recommended and was pending.

393 ➤ The next Security Committee meeting would be held virtually on October 5th.

394 In response to Mr. Castillo's question, Mr. Adams stated the camera cost \$10,000 to
395 \$12,000. Discussion about a second speeding camera would be included on the next agenda.

396

397 **FIFTEENTH ORDER OF BUSINESS**

Approval of Minutes

398

399 **A. Board of Supervisors: July 23, 2020**

400 **I. Summary of Motions**

401 Change "Cara" to "Kara"

402 Insert "Joe Grace"

403 **II. Staff Directives**

404 **III. Virtual Public Meeting**

405 The following changes were made:

406 Line 31 and throughout: Change "Cara" to "Kara"

407 Line 34: Insert "A.G. Patel"

408 Line 35: Insert "Joe Grace"

409 Line 102: Change "Kamir" to "Khamir"

410 Line 340: Insert "at his cost"

411 **B. Sunshine Board Online Workshop: July 24, 2020 to August 19, 2020 (to be provided**
412 ***under separate cover*)**

413

414 **On MOTION by Mr. Burman and seconded by Mr. Woodard, with all in favor,**
415 **the July 23, 2020 Board of Supervisors Staff Directives, as presented, Summary**
416 **of Motions and Virtual Public Meeting Minutes, as amended, and the July 24,**
417 **2020 to August 19, 2020 Sunshine Board Online Workshop, as presented, were**
418 **approved.**

419

420

421 C. Other

422

423 **SIXTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
424 **Statements as of June 30, 2020**

425

426 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2020. The
427 financials were accepted.

428

429 **SEVENTEENTH ORDER OF BUSINESS** **Staff Reports**

430

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

432 There being no report, the next item followed.

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

434 Ms Schewe presented the August Office Administrator's Report. She noted the
435 following:

436 ➤ She intends to write an article for the Islander regarding Ms. Parrish's report tonight and
437 community safety.

438 ➤ Although several food trucks were contacted, there was no response.

439 ➤ The new pool capacity was 70 but usage has been far below capacity.

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

441 Mr. Hall presented the August Facilities Manager Report. He responded to questions
442 regarding security, LMP, irrigation and the Lakeside dock analysis.

443 Mr. Hall was asked to invite representatives from Allied and Envera to the next meeting.

444 • **Consideration of Dock and Electrical Proposals**

445 Mr. Hall presented a \$47,175 proposal from Evan's Custom Docs and a \$21,500 proposal
446 from Dockworks. Discussion ensued regarding the proposals and the pickleball courts.

447

448 **On MOTION by Mr. Castillo and seconded by Mr. Woodard, with all in favor,**
449 **allocating a not-to-exceed amount of \$1,800 for pickleball nets and re-striping**
450 **two pickleball courts, was approved.**

451

452

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

454 • **NEXT MEETING DATE: September 17, 2020 at 6:00 P.M.**

455 ○ **QUORUM CHECK**

456 The next meeting will be held September 17, 2020 at 6:00 p.m.

457

458 **EIGHTEENTH ORDER OF BUSINESS**

Other Business

459

460 There being no other business, the next item followed.

461

462 **NINETEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

463

464 Resident Chris Hill stated he had several ideas regarding generating funds for the
465 community.

466 Resident Parag Shah asked if there would be any Halloween festivities. Mr. Adams
467 stated Halloween is a personal decision and not within the District's jurisdiction to govern.

468 Resident Ron Acoff felt that anytime anyone is impacted in CLI in any adverse way,
469 everyone is impacted and he would like to see a spirit of unity manifest itself in the community.

470 Ms. McIntyre voiced her opinion that CLI is not a safe community and asked if there is
471 an action plan to address the break-ins and whose responsibility is it to oversee Allied's staff
472 and review the contract. Ms. Haque stated the Board is investigating security options and
473 working closely with TPD. Mr. Burman stated the Board discussed changing the security system
474 at Morris Bridge tonight; however, all residents must be more alert. Discussion ensued
475 regarding the Allied security guards, the Security Committee, having a virtual guard versus a live
476 guard at the Morris Bridge entrance and utilizing internal resources.

477

478 **TWENTIETH ORDER OF BUSINESS**

Supervisors' Requests

479

480 Mr. Burman asked the Board to consider re-establishing the Finance Committee. Mr.
481 Adams would add this to the next agenda.

482

483 **TWENTY-FIRST ORDER OF BUSINESS**

Adjournment

484

485 There being no further business to discuss, the meeting adjourned at 10:31 p.m.

486

487

488

489

490

491

492

493 _____
Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

15

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

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

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 309,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,569
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	201,215	-	-	-	-	-	201,215
SunTrust - debit card	444	-	-	-	-	-	444
MMK account	110,577	-	-	-	-	-	110,577
Investments	-						
Revenue	-	113,491	151,636	63,828	-	-	328,955
Reserve	-	52,409	244,485	10,000	-	-	306,894
Prepayment	-	-	3	-	-	-	3
Construction	-	-	-	-	3,538	-	3,538
Due from other	1,755	-	-	-	-	-	1,755
Due from other funds							
General	-	-	2	-	-	-	2
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 654,570</u>	<u>\$ 165,900</u>	<u>\$ 396,126</u>	<u>\$ 73,828</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,293,962</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 30,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,004
Credit card	508	-	-	-	-	-	508
Due to other funds							
Debt service fund - series 2013A-1	2	-	-	-	-	-	2
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>30,837</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,837</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	165,900	396,126	73,828	-	-	635,854
Capital projects	-	-	-	-	3,538	-	3,538
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	127,300	-	-	-	-	-	127,300
Total fund balances	<u>623,733</u>	<u>165,900</u>	<u>396,126</u>	<u>73,828</u>	<u>3,538</u>	<u>-</u>	<u>1,263,125</u>
Total liabilities and fund balances	<u>\$ 654,570</u>	<u>\$ 165,900</u>	<u>\$ 396,126</u>	<u>\$ 73,828</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,293,962</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 1,785,995	\$ 1,776,163	101%	\$ 1,480,136
Interest and miscellaneous	577	16,462	30,000	55%	25,000
Total revenues	<u>577</u>	<u>1,802,457</u>	<u>1,806,163</u>	100%	<u>1,505,136</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	7,400	12,000	62%	10,000
Payroll services	50	549	600	92%	500
Payroll taxes - FICA	76	566	900	63%	750
Payroll taxes - unemployment	-	-	325	0%	271
District management	4,583	45,833	55,000	83%	45,833
Assessment roll preparation	417	4,167	5,000	83%	4,167
Bond amortization schedule fee	-	-	1,500	0%	1,250
Disclosure report	250	2,500	3,000	83%	2,500
Trustee	-	7,112	7,200	99%	6,000
Notes payable - Soave Group - DS	-	21,733	21,733	100%	18,111
Audit	-	3,000	6,400	47%	5,333
Arbitrage rebate calculation	-	-	2,500	0%	2,083
Legal - general counsel	1,712	11,849	5,000	237%	4,167
Engineering	1,092	5,155	10,000	52%	8,333
Insurance: general liability & public officials	-	30,581	31,000	99%	25,833
Insurance: worker's compensation	-	4,606	7,000	66%	5,833
Legal advertising and Sunshine Board	596	4,191	4,500	93%	3,750
Bank fees	-	497	1,500	33%	1,250
Credit card discount	17	84	200	42%	167
Dues & licenses	-	175	175	100%	146
Postage	440	1,251	2,000	63%	1,667
Office supplies	196	196	-	N/A	-
Tax collector	-	35,712	74,007	48%	61,673
Contingencies	137	600	500	120%	417
Total administrative	<u>10,566</u>	<u>187,757</u>	<u>252,040</u>	74%	<u>210,033</u>
Field operations					
Utilities					
Communication	2,356	23,756	20,000	119%	16,667
Website	1,056	1,056	705	150%	588
ADA website compliance	-	199	200	100%	167
Streetlights	15,260	137,192	90,000	152%	75,000
Electricity	4,827	51,104	68,000	75%	56,667
Propane	-	-	400	0%	333
Water, sewer & irrigation	2,290	19,384	15,000	129%	12,500
Solid waste removal	589	5,822	6,200	94%	5,167
Sewer lift stations	150	1,500	2,500	60%	2,083
Total utilities	<u>26,528</u>	<u>240,013</u>	<u>203,005</u>	118%	<u>169,171</u>

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	21,153	235,156	291,000	81%	242,500
Contractual virtual guard	2,277	76,322	80,000	95%	66,667
Off-duty policing	1,310	12,342	13,000	95%	10,833
Total security operations	<u>24,740</u>	<u>323,820</u>	<u>384,000</u>	84%	<u>320,000</u>
Field office administration					
Field manager	4,274	47,667	55,500	86%	46,250
Assistant field manager	1,279	13,145	13,000	101%	10,833
Office administrator	3,231	35,797	47,380	76%	39,483
Assistant office administrator	-	4,275	31,775	13%	26,479
Part-time office assistant	-	-	10,120	0%	8,433
Payroll taxes	942	8,792	13,500	65%	11,250
Seasonal decorations	-	39,500	43,700	90%	36,417
Beach club office equipment	174	3,371	3,400	99%	2,833
Beach club office supplies	1,089	3,213	4,000	80%	3,333
Beach club gym supplies	810	21,930	20,600	106%	17,167
Guard office equipment	-	284	1,000	28%	833
Guard office supplies	-	496	1,500	33%	1,250
Community events supplies	-	12,880	18,500	70%	15,417
Pool & beach club attendants	3,534	14,047	26,000	54%	21,667
Total field office administration	<u>15,333</u>	<u>205,397</u>	<u>289,975</u>	71%	<u>241,646</u>
Landscape maintenance					
Landscaping	29,657	366,078	370,000	99%	308,333
Street tree maintenance	-	20,000	-	N/A	-
Beach sand	-	2,860	3,000	95%	2,500
Annuals & seasonal plant installation	-	5,848	5,500	106%	4,583
Plant replacement	725	27,512	37,500	73%	31,250
Sod replacement	1,000	3,435	10,000	34%	8,333
Well maintenance - irrigation	-	-	5,000	0%	4,167
Irrigation - maintenance	226	20,171	10,000	202%	8,333
Tree removal	-	6,515	25,000	26%	20,833
Lake & pond maintenance	-	32,625	52,000	63%	43,333
Total landscape maintenance	<u>31,608</u>	<u>485,044</u>	<u>518,000</u>	94%	<u>431,667</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	2,992	20,110	20,000	101%	16,667
Car and cart repairs and maintenance	443	7,752	6,000	129%	5,000
Rentals and leases	1,060	10,934	12,720	86%	10,600
Cleaning	1,246	10,264	16,000	64%	13,333
Pest control	300	1,500	1,800	83%	1,500
Security gate maintenance & repair	51	4,307	5,000	86%	4,167
Security gate maintenance & repair - cachet	-	7,359	2,000	368%	1,667
Monuments & signs	-	2,498	5,000	50%	4,167
Fountains	397	1,862	7,000	27%	5,833
Storm water drainage	-	-	20,000	0%	16,667
Recreation equipment maintenance & repair	2,370	8,001	15,000	53%	12,500
Building equipment maintenance & repair	567	8,658	15,000	58%	12,500
Pressure washing	-	6,160	5,000	123%	4,167
Paver, streets and sidewalk repairs, cleaning	985	62,916	75,000	84%	62,500
Total facilities maintenance	<u>10,411</u>	<u>152,321</u>	<u>205,520</u>	74%	<u>171,267</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	18,055	21,000	86%	17,500
Pool repairs	360	360	10,000	4%	8,333
Pool heater utilities	193	10,831	9,000	120%	7,500
Pool permit	-	275	575	48%	479
Total facilities maintenance (pool)	<u>2,553</u>	<u>29,521</u>	<u>40,575</u>	73%	<u>33,813</u>
Total field operations	<u>111,173</u>	<u>1,436,116</u>	<u>1,641,075</u>	88%	<u>1,367,563</u>
Total expenditures	<u>121,739</u>	<u>1,623,873</u>	<u>1,893,115</u>	86%	<u>1,577,596</u>
Excess/(deficiency) of revenues over/(under) expenditures	(121,162)	178,584	(86,952)		
OTHER FINANCING SOURCES/(USES)					
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>(121,162)</u>	<u>164,434</u>	<u>(86,952)</u>	-189%	
Fund balance - beginning (unaudited)	<u>744,895</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	150,454	150,454	265,923		
Fund balance - ending	<u>\$ 623,733</u>	<u>\$ 623,733</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 JULY 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 105,955	\$ 105,594	100%
Interest	1	1,048	-	N/A
Total revenues	<u>1</u>	<u>107,003</u>	<u>105,594</u>	101%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	76,194	76,194	100%
Total debt service	<u>-</u>	<u>101,194</u>	<u>101,194</u>	100%
Other fees & charges				
Tax collector	-	2,119	4,400	48%
Total other fees & charges	<u>-</u>	<u>2,119</u>	<u>4,400</u>	48%
Total expenditures	<u>-</u>	<u>103,313</u>	<u>105,594</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1	3,690	-	
Fund balances - beginning	<u>165,899</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 165,900</u>	<u>\$ 165,900</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 JULY 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 519,205	\$ 516,805	100%
Prepaid assessments	-	2,494	-	N/A
Interest	2	3,513	-	N/A
Total revenues	<u>2</u>	<u>525,212</u>	<u>516,805</u>	102%
EXPENDITURES				
Debt service				
Principal	-	445,000	445,000	100%
Principal prepayment	-	20,000	-	N/A
Interest	-	50,135	50,271	100%
Total debt service	<u>-</u>	<u>515,135</u>	<u>495,271</u>	104%
Other fees & charges				
Tax collector	-	10,382	21,534	48%
Total other fees & charges	<u>-</u>	<u>10,382</u>	<u>21,534</u>	48%
Total expenditures	<u>-</u>	<u>525,517</u>	<u>516,805</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	2	(305)	-	
Fund balances - beginning	<u>396,124</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 396,126</u>	<u>\$ 396,126</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 JULY 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 47,200	\$ 47,082	100%
Total revenues	<u>-</u>	<u>47,200</u>	<u>47,082</u>	100%
EXPENDITURES				
Debt service				
Note principal	-	41,131	41,131	100%
Note interest	-	5,275	5,275	100%
Total debt service	<u>-</u>	<u>46,406</u>	<u>46,406</u>	100%
Other fees & charges				
Tax collector	-	944	1,962	48%
Total other fees & charges	<u>-</u>	<u>944</u>	<u>1,962</u>	48%
Total expenditures	<u>-</u>	<u>47,350</u>	<u>48,368</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	-	(150)	(1,286)	
Fund balances - beginning	<u>73,828</u>	<u>73,978</u>	<u>72,241</u>	
Fund balances - ending	<u><u>\$ 73,828</u></u>	<u><u>\$ 73,828</u></u>	<u><u>\$ 70,955</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED JULY 31, 2020**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ -	\$ 25
Total revenues	-	25
EXPENDITURES	-	-
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 JULY 31, 2020**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
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

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

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

Beach club gym supplies

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

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

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

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

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

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

16B

Office Administrator & Events Monthly Report

Meeting date: September 17, 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 1 more staff member
 - 1 staff member left due to moving
- Activating fingerprints for residents who have turned in signed waivers.
- Routine cleaning every hour at the gym, Beach Club and pool area.
- Posted reminders about General Election voting in the Beach Club.
- Changed job duties for pool attendants to include fitness center cleaning.
- Created a schedule that allows the fitness center to open two more hours each day. New fitness center hours are Monday & Wednesday 9am-9pm Tuesday, Thursday, Friday, Saturday and Sunday 9am-7pm.
- Revised the checklists for staff to follow during their pool/gym shifts.
- Started a project that will database homeowners and tenants in the community. We previously had a database that had all residents. However, when a public records request were made, it became difficult to select only homeowners and not tenants.
- Contacted POA about allowing yard sales on personal property for a community yard sale for just one day.
- Provided office staff with facemasks that include 'Cory Lake Isles' and the CLI logo.
- Started project to modify our email database. To communicate information more directly to specific residents, we have added another identifier to each email address based on which Isle they reside on. For Example: with the situation that happened in Capri with the sewer pump, we could have email blasted preventative information and an ETA on scheduled repairs to residents that were directly affected. This should help in communication in the future.
- Modified the Welcome Packet given to new residents to include updated information. (Facility hours, POA contact, etc.)
- Composed an article concerning the security in CLI. AJ and Sheryl from the Security Committee and Neighborhood Watch did proof read and make suggestions, which was a great help. This will be in the October Islander.
- Composed an article concerning texting and driving along with the dangers that come with it. This will be in the October Islander.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

16C

Cory Lakes Community Development District

Facilities Manager

Sept. 2020, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Replaced exit lights.
3. Fixed fountain outside kitchen, Replaced water line to unit.
4. Brushed down building.
5. Helped keep sanitized.
6. Installed power for low voltage up lighting at flagpole.
7. Installing paver base at base of flagpole.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Replacing bad bulbs in landscape lighting fixing wiring where needed.
4. Helped with routine sanitation.
5. Cleaned mildew stain around the pool area.
6. Removed and stored pool furniture.

PLAYGROUND

1. Kept clean and organized.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Replaced blower motor in second unit.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing

- missing plants as they come up. (Ongoing)
- 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. Getting plans in place for bi-annual palm pruning

LAKE MANAGEMENT

- 1. Solitude treated the lakes and ponds for algae and grasses.
- 2. Treating lakes and ponds to prevent algae blooms.

SECURITY

- 1. Replaced batteries and pulled weekly reports.
- 2. Working to install speed limit and other signage.
- 3. Patrol car in shop getting oil seal replaced. Working with Allied to prevent future issues like this.
- 4. Allied to attend meeting in Sept.

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. GEO Tech for City to be out to do investigations of depressions.
- 5. Adjusted tennis nets to correct height.
- 6. Pickle ball lines on courts to be completed 9/11/2020
- 7. Repaired tennis court screening. (ongoing during summer storms)
- 8. Replacing both lift station motors in Capri Isle.

Cross-Creek Security Gatehouse

- 1. Replaced air filter and flushed drain line.
- 2. Oiled gate arms.
- 3. Replaced gate arm. (Yet again)(Resident reimbursed for damages)
- 4. Cleaned a/c coils.
- 5. Replaced can light bulbs.
- 6. Reset fingerprint reader.
- 7. Tightened bolts on gate arms.

Morris Bridge Security Gatehouse

- 1. Replaced ac filter, flushed and vacuumed drain lines.

2. Fixed internet router.
3. Replaced bad bulb in entrance area.
4. Replaced bulbs in sconce lights.
5. Repaired and cleaned drinking water dispenser.

Action Plan for October

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

August 31, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

BOB TABONE - LMP

PAUL WOODS – OLM, INC.

SCORE: 96%

**NEXT INSPECTION
OCTOBER 5TH, 2020 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 07/06/2020

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Prune reversion form Arboricola Trinettes.
2. Control scale on Arboricola trinette.
3. Between the clubhouse and pool: Monitor and control small amount of emerging Nutsedge in the common lawn area.
4. Remove any remaining pruning debris.
5. Pool: Control weeds in the Allamanda planting.
6. Between the Beach Club and tennis courts: Control emerging turf weeds in the right of way turf stands.
7. Around the perimeter of the tennis court: Control bed weeds. Also, remove any dead or declining Maui Ixora.
8. Sidewalk adjacent to the tennis courts: Prune Ruellia to maintain within the bed edges.

CACHET ISLES

9. **Keypad entrance: Control disease in Plumbago.**
10. Center median island: Remove viney growth in the Bougainville and Cedar trees.

CANARY ISLE

11. Entrance: Trench and tuck the mulch in the island.
12. **Entrance right-of-way: Control broadleaf turf weeds.**

MORRIS BRIDGE ENTRANCE

13. Control Asiatic Cycad Scale.

14. Exit side drive: Control scale on the Photinia.
15. Control disease in Bird of Paradise.
16. I recommend continuing to maintain a stairstep position in the center islands with Sage or Sinensis as the tallest element.
17. Control disease in Plumbago.
18. Control disease in Society Garlic.

CAPRI ISLE

19. Adjacent to the mailboxes: Remove windfall and debris on the inside of the inbound lane.
20. Inbound lane: Prune multi-stem Bottlebrush so they are not striking or obstructing the streetlamp.

BARBADOS

21. **Improve the Dwarf Bougainville.**
22. Along the frontage: Continue to monitor the recovery of Plumbago.

CROSS CREEK BOULEVARD

23. **Exit side of the Cross Creek entrance: Prune back wood line overgrowth extending into mowable areas.**
24. Along the inbound lane: Control bed weeds in the Oleander/Bottlebrush planting and the base of the white fence.
25. Entrance to Bahama Isle: Deadhead Bird of Paradise.
26. 10500 Block of Cory Lake Ilse: Control disease in Plumbago.

CATEGORY III: IMPROVEMENTS – PRICING

1. Pool island: Provide a price to remove declining Flax Lilly and replacing with Dwarf Ixora.
2. On the berm behind the pool slide near the bridge: Provide price to install fieldstone rip rap to secure the bed edge and the berm.

CATEGORY IV: NOTES TO OWNER

1. Today's inspection represents the September inspection.

CATEGORY V: NOTES TO CONTRACTOR

1. Today's inspection represents the September inspection.

PGW:kn

cc: John Hall clcddf@gmail.com
Chuck Adams adamsc@whhassociates.com
Scott Carlson scott.carlson@lmppro.com
Tyree Brown tyree.brown@lmppro.com
Bob Tabone Robert.tabone@lmppro.com
Steve Small Steve.Small@lmppro.com

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	4	Plumbgo
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	5		
PRUNING	10	2	Woodline prune
CLEANLINESS	5		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Reduce
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 8-31-20 Score: 96 Performance Payment 100%

Contractor Signature: _____ *[Handwritten Signature]*

Inspector Signature: _____ *[Handwritten Signature]*

Property Representative Signature: _____ *[Handwritten Signature]*

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

16D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2020	Regular Meeting	6:00 PM
November 19, 2020	Regular Meeting	6:00 PM
December 10, 2020*	Regular Meeting	6:00 PM
January 21, 2021	Regular Meeting	6:00 PM
February 18, 2021	Regular Meeting	6:00 PM
March 18, 2021	Regular Meeting	6:00 PM
April 15, 2021	Regular Meeting	6:00 PM
May 20, 2021	Regular Meeting	6:00 PM
June 17, 2021	Regular Meeting	6:00 PM
July 15, 2021	Regular Meeting	6:00 PM
August 19, 2021	Public Hearing & Regular Meeting	6:00 PM
September 16, 2021	Regular Meeting	6:00 PM

Exception:

**December Meeting Date is one week earlier*