

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

October 21, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Cory Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

October 14, 2021

Board of Supervisors
Cory Lakes Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on October 21, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/88222786776>, Meeting ID: **882 2278 6776**, or telephonically at **1-929-205-6099**, Meeting ID: **882 2278 6776**. 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. Continued Discussion: Allied Universal Protection Service, LLC, Price Increase
 - A. Supporting Data for Increase Request
 - B. Security Officers Uniforms
6. Update: Envera Commercial Security Services' Contract Verbiage Regarding Timeframe for Report Submittal
7. Discussion: Term Sheet for Roof Replacement - Outfall Structures
8. POA Update/Report
9. Committee Reports
 - A. Security
 - Discussion: Envera Virtual Guards
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

10. Approval of Minutes

- A. Board of Supervisors: September 16, 2021
 - I. Summary of Motions
 - II. Staff Directives
 - III. Regular Meeting
- B. Joint Meeting: September 15, 2021
- C. Special Meeting: September 29, 2021
- D. Sunshine Board Online Workshop: September 17, 2021 to October 20, 2021 (*to be provided under separate cover*)
- E. Other

11. Acceptance of Unaudited Financial Statements as of August 31, 2021

12. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
 - I. Update: Site Development Plan
 - II. Drainage Structures Redesign Proposal
- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
 - Update: Cricket Field
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 18, 2021 at 6:00 P.M.

○ QUORUM CHECK

Ronald Acoff	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Rene Fontcha	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jorge Castillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Sheila Haque	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Sudhir "Sid" Shah	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Other Business

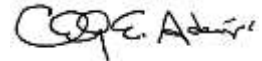
14. Public Comments (*non-agenda items*)

15. Supervisors' Requests

16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR PUBLIC PARTICIPATION

<https://us02web.zoom.us/j/88222786776>

MEETING ID: 882 2278 6776

OR

CALL IN NUMBER: 1-929-205-6099; MEETING ID: 882 2278 6776

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
September 16, 2021
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Castillo, Mr. Hall to compile a timeline of events/projects that the City has promised they would facilitate and not follow-through on.
- Mr. Hall to verify Allied Universal's mask policy with Allied's leadership and report his findings.

Office Administrator

- Ms. Schewe to post signage that reads: "The CDD strongly recommends residents wear face masks in common areas."

District Engineer

District Counsel

District Manager

- Mr. Adams to coordinate with Mr. Hall and Mr. Chang to produce a PowerPoint presentation for the joint meeting with the City.
- Mr. Adams to present a term letter from a bank to fund the roof replacement project.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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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 Regular Meeting on September 16, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/88222786776>, and telephonically, at 1-929-205-6099, Meeting ID: 882 2278 6776, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Sheila Haque (via telephone)	Assistant Secretary
Rene Fontcha	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe (via telephone)	Office Administrator
John Hall	Facilities Manager
Christopher Ruiz (via telephone)	Allied Universal (AU)
Steve Small	LMP
Harry Ramphal	Resident/POA President
A.J. Forbes (via telephone)	Resident/Security Committee member
Rahm Goile	Resident
Carlos Guzman (via telephone)	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:22 p.m. Supervisors Castillo, Shah, Acoff and Fontcha were present, in person. Supervisor Haque was attending via telephone. In consideration of the COVID-19 pandemic, this meeting was being offered virtually, via Zoom, and telephonically, to allow public participation while reducing person-to-person contact.

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 thanked Mr. Ramphal and the POA for organizing the recent joint POA/CDD
 41 meeting and stated that the CDD looks forward to working with Mr. John Rowles, the new POA
 42 Property Manager, and with Community Associates to beautify the community. The CDD is
 43 enthusiastic about partnering with the POA to improve the quality of life in the community.
 44 The outlook is very bright despite the challenges discussed during the joint meeting. He
 45 encouraged residents to join the CDD and the POA in bettering the community and to express
 46 their concerns.

47

48 **THIRD ORDER OF BUSINESS** **Other Supervisors’ Opening Comments**

49

50 There were no opening comments by the other Supervisors.

51

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

54

55 Resident Carlos Guzman read from a letter addressed to the Florida Commission on
 56 Ethics Board regarding an incident that occurred on November 3, 2020, wherein he alleges that
 57 he was threatened by the Board Chair for comments made on social media. Mr. Castillo stated
 58 that the Florida Ethics Commission has already disregarded the incident and voiced his opinion
 59 that Mr. Guzman does not want peace, as he seems intent on holding grudges.

60

61 **FIFTH ORDER OF BUSINESS** **Discussion: Allied Universal Protection**
 62 **Service, LLC, Price Increase**

63

64 Mr. Adams introduced Mr. Christopher Ruiz, of Allied Universal (AU).

65 Mr. Ruiz reported the following:

66 ➤ October 1st is the federal government’s deadline for minimum wage increases.

67 ➤ UA was requesting a pay rate increase from \$11 to \$13 per hour for security officers,
 68 due the minimum wage mandate, high cost of living and increasing inflation rates.

69 ➤ The City of Tampa and Hillsborough County are currently the third most desirable
 70 County and City to reside in within the United States; a modest apartment costs \$1,250 per
 71 month.

72 ➤ The federal mandate wants all AU accounts to go to \$15 per hour but, based on the
73 CDD's budgetary constraints, the \$13 increase would give CLI another year, based on the yearly
74 mandate up to 2026.

75 ➤ Staffing has been an issue due to the lower pay rate. Seven security officers resigned
76 within the past month and three new officers would start tomorrow.

77 ➤ AU has been pulling officers from other clients but increasing the pay rate would stop
78 the augmenting of officers from other clients.

79 ➤ The pay increase would allow AU's pay rate to be market-appropriate for Hillsborough
80 County and enable AU to recruit and staff effectively.

81 Mr. Ruiz responded to questions regarding a recent Board-approved rate increase for
82 security guards, providing supporting data, competing in the Hillsborough County job market
83 and hiring/staffing challenges.

84 The Board and Staff discussed increasing the pay rate by \$2, the recent assessment
85 increase, imposing an additional assessment, the budget cycle and negotiating with Mr. Ruiz.

86 Mr. Adams stated, per his investigation on the internet, the average hourly pay in the
87 Tampa Bay area for guard gate keepers is \$13, which is 7% lower than the national average. Mr.
88 Castillo asked Mr. Ruiz to attend the next meeting to present supporting data for the increase
89 request and to present two or three options to the Board. Mr. Adams stated the Board would
90 also like to discuss security officers' uniforms at the next meeting. Mr. Ruiz would bring uniform
91 samples to the next meeting, along with a few supervisors.

92 **Mr. Ruiz left the call.**

93 **Public Comments resumed.**

94 Resident Rahm Goile requested approval to construct a balcony in the back of his house
95 on Bahama Isle and stated he previously sent the drawings to Mr. Rowles. Mr. Castillo stated
96 Mr. Rowles is with the POA and the approval request should be requested from the Design
97 Review Committee (DRC), which meets on the second and fourth Wednesday of each month.

98

99 **SIXTH ORDER OF BUSINESS**

POA Update/Report

100

101 Mr. Ramphal reported the following:

102 ➤ The recent POA/CDD meeting was a success. There is a renewed commitment for the
103 two entities to work together to improve the community.

104 ➤ The POA would be sending violation letters, as properties are oftentimes not cared for
105 unless a violation letter is received by the property owners.

106 ➤ There is only so much that the POA can control, which was discussed at the POA/CDD
107 meeting.

108 ➤ Mr. Ramphal suggested imposing a special assessment to facilitate the minimum wage
109 increase for security guards.

110

111 **SEVENTH ORDER OF BUSINESS**

Committee Reports

112

113 **A. Security**

114 Mr. Forbes reported the following:

115 ➤ There has not been any in-person Security Committee meetings since the pandemic
116 started; however, the Committee is working behind the scenes with Mr. Hall and Neighborhood
117 Watch (NW) and is monitoring speeding, police activity and vandalism in the community.

118 ➤ Everything seems to be holding; nothing is extreme.

119 ➤ Regarding the AU rate increase proposal, the Committee felt that the CDD should
120 consider eliminating the guards completely and switching to virtual guards, through Envera.

121 **B. Landscape Aquascape Facilities**

122 Mr. Hall stated, although minutes were submitted to Management, there was no recent
123 LAF Committee meeting. Asked to comment on the questions posed on the LAF Committee
124 minutes regarding adding sand to the volleyball courts and plant/tree replacement, Mr. Hall
125 stated a few proposals were previously approved for plant replacement.

126 Discussion ensued regarding LMP being short-staffed and months behind on the
127 landscaping, the reserves, a budget amendment, overages, plant replacement, landscape
128 inspections and palm frond maintenance.

129 **C. Spirit Committee**

130 There was no report.

131

132 **EIGHTH ORDER OF BUSINESS**

Approval of Minutes

133

134 **A. Board of Supervisors: August 19, 2021**

135 **I. Summary of Motions**

136 **II. Staff Directives**

137 **III. Regular Meeting**

138 The following changes were made:

139 Lines 56 and 58: Change “Carmena &” to “Condominium Associates”

140 Lines 64 through 65: Delete “and the lack of mutual respect between certain Supervisors
141 and residents”

142 Line 69: Change “cricket field” to “hockey rink”

143 Line 267: Change “\$373,000” to “\$340,000”

144 Line 408: Change “seven miles” to “not too far”

145 **B. LAF Committee: September 2, 2021**

146 **C. Sunshine Board Online Workshop: August 20, 2021 to September 14, 2021 (to be
147 provided under separate cover)**

148 **D. Other**

149

150 **On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, the**
151 **August 19, 2021 Board of Supervisors Staff Directives and Summary of**
152 **Motions, as presented, the Regular Meeting Minutes, as amended, the**
153 **September 2, 2021 LAF Committee Meeting Minutes and the August 20, 2021**
154 **to September 14, 2021 Sunshine Board Online Workshop, as presented, were**
155 **approved.**

156

157

158 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
159 Statements as of July 31, 2021**

160

161

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021.

162

163 Discussion ensued regarding the surplus fund balance, increase-to-fund balance, year-

164 to-date actual, Unassigned amount and the budget process. Mr. Adams stated the construction

165 fund would be closed and the ending fund balance of \$3,538, on Page 8, would be transferred

166 to the general fund, which would be reflected as miscellaneous income on the next financials.

167 Mr. Shah asked if the Board could address a recent comment on the Sunshine Board
regarding mask-wearing. Discussion ensued about mandating masks for CDD Staff and security

168 guards. The Board consensus was for CDD staff to wear face masks and for Mr. Hall to verify
169 AU's mask policy with AU leadership and report his findings at the next meeting. Mr. Adams
170 recommended avoiding legal liability by posting signage that reads, "The CDD strongly
171 recommends residents wear face masks in common areas."

172 The financials were accepted.

173

174 TENTH ORDER OF BUSINESS

Staff Reports

175

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

177 Mr. Adams stated the District Engineer is still working on a site development plan and
178 Mr. Chang would attend the September 29, 2021 joint CDD/City meeting with Councilman
179 Viera.

180 B. Office Administrator: *Amanda Schewe*

181 The September Administrative/Events Report was presented.

182 C. Facilities Manager: *John Hall*

183 Mr. Hall presented the September Facilities Manager Report.

184 Mr. Hall responded to questions regarding the pavers, Clubhouse Halloween
185 decorations, Clubhouse roof repair, landscape maintenance, irrigation, LMP's service, Capri Isle
186 drainage issues, roofing proposals and challenges encountered purchasing a patrol vehicle.

187 Mr. Adams stated, regarding roof replacement, he would present a term sheet at the
188 October meeting and loan documents at the November meeting so the roof replacement at the
189 Clubhouse could commence after the holidays.

190 Discussion ensued regarding the roofing projects, metal roofs, roofing proposals and
191 developing a strategy for the CDD's meeting with the City. Mr. Castillo stated it is important for
192 the CDD to present a list of projects that were promised by the City that never materialized.

193 Mr. Hall was asked to compile a timeline of events and projects over the years that the
194 City failed to deliver. Mr. Adams would coordinate with Mr. Hall and Mr. Chang to prepare a
195 PowerPoint presentation for the joint meeting with the City.

196 • Update: Cricket Field

197 There was no update.

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

- 199 • **UPCOMING MEETING DATES:**
- 200 I. **September 29, 2021 at 6:00 P.M. – Meeting with Councilman and Water**
- 201 **Department**

202 Mr. Adams confirmed that he would attend and record the meeting via Zoom.

- 203 II. **October 21, 2021 at 6:00 P.M. – CLCDD Regular Meeting**

- 204 ○ **QUORUM CHECK**

205 Asked about the results of public records requests regarding what other security

206 contractors are charging, Mr. Adams stated his review of “Salary Survey” revealed that the

207 average starting pay for un-armed security guards is \$13 per hour, excluding taxes and benefits.

208 His recommendation was for the Board to meet AU halfway by increasing the pay from \$11 to

209 \$12 per hour.

211 **ELEVENTH ORDER OF BUSINESS** **Other Business**

212

213 There was no other business.

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

216

217 Discussion ensued regarding the AU rate increase and circulating a Request for

218 Proposals (RFP).

220 **THIRTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

221

222 Mr. Shah stated he received requests for the CDD to look into facilitating booster shots

223 at the Clubhouse. The Centers for Disease Control (CDC) has yet to publicize when the general

224 public can receive booster shots but, when they do, he would coordinate with his contact and

225 Ms. Schewe to offer booster shots to residents.

227 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

228

229 There being no further business to discuss, the meeting adjourned at 8:45 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

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The Board of Supervisors of the Cory Lakes Community Development District and the Board of Directors of the Cory Lake Isles Property Owners Association held a Joint Meeting on September 15, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/82176382112>, and telephonically, at 1-929-205-6099, Meeting ID: 821 7638 2112, for both.

Present from the CDD Board were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Sheila Haque (via Zoom)	Assistant Secretary
Rene Fontcha (via Zoom)	Assistant Secretary

Present from the POA Board were:

Harry Ramphal	President
Anoop Reddy (via telephone)	POA Member
Dharmesh Shingala (via telephone)	POA Member
Sheryl Springer	POA Member/Security Committee

Also present were:

Chuck Adams	CDD District Manager
Amanda Schewe	CDD Office Administrator
John Hall (via telephone)	CDD Facilities Manager
Ciara Willis (via telephone)	POA Counsel
John Rowles (via telephone)	POA Manager
Rich Carpenter	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the joint meeting to order at 6:00 p.m. For the CDD, Supervisors Castillo, Shah and Acoff were present, in person. Supervisors Haque and Fontcha were

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

40 attending via Zoom. For the POA, Mr. Ramphal and Ms. Springer were present in person. Mr.
41 Rowles, Mr. Reddy and Dharmesh Shingala were attending via telephone.

42 In consideration of the COVID-19 pandemic, this meeting was being offered virtually,
43 via Zoom, and telephonically, to allow public participation while reducing person-to-person
44 contact.

45

46 **SECOND ORDER OF BUSINESS**

Opening Comments

47

48 Mr. Castillo voiced his expectation for a productive and peaceful joint meeting and
49 voiced his opinion that all meeting attendees were present for the same reason, which was to
50 have a beautiful, thriving and safe neighborhood.

51

52 **THIRD ORDER OF BUSINESS**

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

53

54

55 Resident Rich Carpenter presented photographs and expressed his opinion that several
56 hedges and shrubs are overgrown, have spread onto the sidewalks and are in need of trimming.
57 He asked if the landscapers could be asked to trim back the shrubs near the sidewalks.

58 Mr. Castillo asked POA Staff to introduce themselves.

59 POA Property Manager John Rowles stated he is employed by Condominium Associates
60 and has approximately 15 years of experience in property management. Asked if he works full
61 time at Cory Lake Isles (CLI), Mr. Rowles replied affirmatively.

62 POA Counsel Ciara Willis stated that she is employed by Bush Ross and previously
63 attended several joint POA/CDD meetings.

64 POA President Harry Ramphal commented that the POA was pleased to have a full-time
65 Property Manager and stated that residents who recently received violations and would like an
66 extension, should contact Mr. Rowles.

67

68 **FOURTH ORDER OF BUSINESS**

Discussion Items:

69

70 **A. Canary Palms**

71 Mr. Acoff voiced his opinion that several of the canary palms are depressed and
72 unsightly, grasses and shrubs are overgrown and branches and palm fronds are falling from
73 trees. He felt that it should be mandatory to set landscaping standards and communicate them
74 to LMP. He suggested asking for a rebate from the contractor, as there were major issues with
75 the landscaping. In his opinion, homeowners should take personal ownership of the
76 neighborhoods and not leave everything up to the CDD and/or the POA to resolve.

77 Mr. Ramphal stated the premise of the CDD taking over palm trimming was to prevent
78 the spread of disease but it is not working and several trees are dying. He proposed pruning the
79 palms three times per year instead of two.

80 Mr. Castillo asked if the POA would be issuing violations to homeowners who do not
81 maintain the canary palms in front of their properties in between the CDD's current trimming
82 schedule of May and October.

83 Mr. Ramphal stated the CDD assumed full maintenance of the trees in 2008. Mr. Hall
84 clarified that the CDD never took over full maintenance of the trees; the agreement was for the
85 CDD to facilitate two trimmings per year and to and keep the right-of-way (ROW) and the
86 sidewalks clear.

87 Discussion ensued regarding homeowner responsibilities to maintain trees in between
88 cuts, fertilize the tree rings of the canary palms and for tree removal and replacement. Opting
89 out of the tree program, increasing the CDD's trimming schedule from twice to three times per
90 year, trimming costs per cut, funding a third forced cut, trimming the palms at 9:3 versus 10:2,
91 phoenix palms, overgrown reclinas being a safety hazard and POA enforcement, were also
92 discussed.

93 Asked if the POA would issue violations for dried out tree stumps and unkept reclinas,
94 Mr. Ramphal replied affirmatively. Mr. Hall was directed to request that the trees be cut at 10:2
95 so that the cut would last longer.

96 **B. Speeding**

97 Mr. Ramphal stated speeding within the community is discussed extensively during
98 Security Committee meetings and speeding is the reason for the continued Florida Highway
99 Patrol (FHP) presence in CLI and the issuance of several violations. The POA has not been

100 receiving reports from the CDD, as per an open agreement between the two entities, and asked
101 that the CDD resume sending reports to the POA Board and Mr. Rowles.

102 Discussion ensued regarding issuing violations based on the drivers' speed count, fining
103 criteria, fining authority, directing the POA and CDD Attorneys to review and update the
104 covenants and the speed camera being in need of calibration.

105 Asked if the camera near the lift station is operational, Mr. Hall replied affirmatively and
106 stated, although Envera has been slow to transmit reports, CDD staff has been sending warning
107 letters to resident drivers caught speeding. Asked if the violation sent by CDD staffs require an
108 action, Ms. Willis stated the POA has been sending violation letters as well and, if the violation
109 letters are ignored, subsequent letters are sent, after which the resident driver must appear
110 before the POA's Covenant Committee. Both Boards agreed to continue sending letters to
111 resident drivers caught speeding.

112 Mr. Forbes commended the POA and CDD Boards on their willingness to work together
113 to bring the speeding situation under control and asked for an update on obtaining a second
114 camera for the collection of speeding data. Mr. Castillo stated the purchase of the second
115 device was paused due to a lack of enforcement by the previous POA Board and suggested
116 continuing to hold off on purchasing a second camera until a program instituted by the new
117 POA Management Company is successful.

118 **C. Lake Maintenance**

119 Mr. Ramphal stated a resident recently contacted the POA with a complaint that one
120 side of the lake was infested with insects and he referred the resident to CDD staff. He recalled
121 that, in 2007, there were several complaints of mosquitoes at the lake and unruly jet skiers and
122 boaters on the lake and asked which entity is responsible for addressing speeding jet skiers and
123 boaters.

124 Ms. Schewe stated she receives complaints of boaters speeding on the lake. She noted
125 that the CDD does not have a registry of CL numbers of boat registrations and the POA is
126 responsible for curtailing boat speeding and the CDD is responsible for maintaining the lake.

127 Discussion ensued regarding the lake maintenance contractor, obtaining CL numbers,
128 the HOA's lake covenants, floating weeds and the CDD revoking a residents' boating rights for

129 speeding in the past. Mr. Castillo asked for clarification of what the POA can and cannot enforce
130 in relation to boats, how to get CL numbers and if a camera would be obtained to monitor the
131 properties on the lake. Mr. Ramphal stated the POA would share the boat enforcement
132 information with the CDD.

133 **D. Sidewalks**

134 Mr. Ramphal felt that some of the sidewalks are a trip hazard and asked who is
135 responsible for the sidewalks. Mr. Hall explained that between each home is a swale that drains
136 to a lake or to the front and when concrete is poured for a sidewalk there is a curving that
137 results in a “v” and, unless the homes are built at the same time by the same builder, the
138 sidewalks will not be uniformly-poured so some were leveled and some were not. Staff is trying
139 to remediate the worst cases but a special assessment would be necessary to level all the
140 sidewalks at one time. Mr. Shah expressed is opinion that this is a safety issue requiring the
141 imposition of a special assessment to pay for it.

142 Discussion ensued regarding the current budget, the CDD’s responsibility for sidewalk
143 maintenance, sidewalk repair costs, vehicles blocking and/or parking on the sidewalks and FHP
144 enforceability.

145 Mr. Ramphal asked if the CDD could send a communication asking residents to not block
146 the sidewalks with their vehicles. Ms. Schewe would send an eblast. Mr. Shah suggested that
147 the CDD direct the rover to place yellow stickers on vehicles blocking sidewalks. Mr. Ramphal
148 stated the POA would contact residents and let them know they cannot block the sidewalks.

149 Mr. Forbes asked if there was any way to penalize Envera for the delays in submitting
150 speeding reports to the CDD. Mr. Adams stated Staff would inquire about the lack of reports; if
151 the CDD is being charged for the service, it has every right to expect submission of the reports
152 in a reasonable amount of time. Mr. Acoff stated the verbiage in the contract must be revised
153 to stipulate when reports are due. Mr. Adams would check the Envera contract verbiage for a
154 deliverables clause and report his findings.

155 **E. Neighborhood Security**

156 Resident Sheryl Springer reported the following:

157 ➤ The Neighborhood Watch team is being considered for an award by the City of Tampa.

158 ➤ Recent Vehicle Break-ins: TPD recommends that CLI residents not leave purses or any
159 valuables in plain sight to deter vandals.

160 ➤ A cleanup event is scheduled for Saturday at Branchton Park at 8:00 a.m.; volunteers are
161 welcomed and should sign up with Tampa Bay Beautiful (TBB).

162 Mr. Acoff noted that some of the home exteriors and mailboxes have faded and need to
163 be repainted and trash cans are being left out, which he felt takes away from the community,
164 and need to be addressed.

165 Discussion ensued regarding overgrown landscaping on certain properties, homes in
166 need of painting, paint colors, approval by the Design Review Committee (DRC), roof
167 replacement by the HOA, gate maintenance and homestead-exempted properties.

168

169 **FIFTH ORDER OF BUSINESS**

Other Business

170

171 Mr. Shah suggested scheduling another joint meeting in two or three months. He
172 thanked the POA Board for their agreement to enforce fines for dead trees and stumps. The
173 next joint meeting would be held in January 2022. The discussion topics will include the
174 following:

175 ➤ Street Tree Trimming Update

176 ➤ Speeding Update

177 ➤ Sidewalk Blocking by Vehicles

178 ➤ Update: Yellow Stickers on Vehicles

179 ➤ Mr. Hall: Monitor Cuts and Speeding and Forward Lake Maintenance Inspection Data to
180 the POA.

181

182 **SIXTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

183

184 Mr. Carpenter expressed his opinion that the lake maintenance company has been
185 doing a great job and is keeping the lake beautiful.

186 Discussion ensued regarding vehicles blocking the sidewalks, the covenants and the Fall
187 Festival event in October.

188

189 SEVENTH ORDER OF BUSINESS

Adjournment

190

191 There being no further business to discuss, the meeting adjourned at 8:05 p.m.

192

193

194

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

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The Board of Supervisors and Staff of the Cory Lakes Community Development District, City Sanitation officials and Councilman Viera held a Special Meeting on September 29, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/89141753166>, and telephonically, at 1-929-205-6099, Meeting ID 891 4175 3166, for both.

Present from the CDD Board were:

Sudhir (Sid) Shah (via Zoom)	Vice Chair
Ronald Acoff	Assistant Secretary
Sheila Haque	Assistant Secretary
Rene Fontcha	Assistant Secretary

Present from the City of Tampa were:

Luis Viera	City Councilman
Eric Wells	City Wastewater Department Director
Bard Baer	City Wastewater Department Supervisor

Also present were:

Chuck Adams (via Zoom)	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting commenced at 6:00 p.m. Supervisors Acoff, Haque and Fontcha were present, in person. Supervisor Shah was attending via Zoom. Supervisor Castillo was not present. In consideration of the COVID-19 pandemic, this meeting was being offered virtually, via Zoom, and telephonically, to allow public participation while reducing person-to-person contact.

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

39 **SECOND ORDER OF BUSINESS** **Opening Comments**

40
41 There were no opening comments.

42
43 **THIRD ORDER OF BUSINESS** **Public Comments [3 minutes per speaker]**

44
45 There were no public comments.

46
47 **DUE TO TECHNICAL DIFFICULTIES, AVAILABLE AUDIO WAS LIMITED**
48 **THE MINUTES WERE TRANSCRIBED PRIMARILY FROM THE MEETING NOTES**

49
50 **FOURTH ORDER OF BUSINESS** **Discussion: Depression Around Sewer**
51 **Manholes**

52
53 The following Timeline and Discussion Items were anticipated to be discussed at the
54 meeting:

- 55 • Cory Lake roads are approximately 25 years old.
- 56 • Cory Lakes CDD has been making spot repairs to depression areas for the last several
57 years.
- 58 • Community has started to investigate future replacement of the roads.
- 59 • Depression areas need to be long term resolved prior to very large road replacement
60 investment is made.
- 61 • Fall 2018: CDD engaged Universal Engineering Science to conduct a subsurface
62 compaction study of a handful of depression areas. The results found the subsoil compaction
63 to be in good condition and the suspected culprit being joint separation of the underlying
64 sanitary sewer lines.
- 65 • Fall 2019: Email communications from City provided a commitment to address the
66 CDD’s list of depression areas on a priority basis. (12 in the first year and the remainder at a
67 later date.)
- 68 • Summer 2020: City engaged Arehna Engineering to conduct a subsurface compaction
69 study of a handful of depression areas. The results found the subsoil compaction to be poorly
70 compacted subsurface sandy soils.
- 71 • In the last month the City has made some repairs in Martinique.

72 • Question: Are there plans to continue repairs as were outlined in Fall 2019? If yes, is
73 there a schedule and, if no, what is the explanation?

74 The following items were discussed:

75 ➤ Sewer Lines: City officials claimed that all sewer lines are tight.

76 ➤ Manholes: The City would make repairs but not in the short term. The City will work to
77 schedule a manhole lowering plan.

78 ➤ Timeline of the roadway repair project.

79 ➤ Soil compaction.

80 Meeting Summation:

81 ✓ City officials requested that the CDD forward a current list of depression areas
82 and the CDD Report from Universal.

83 ✓ City officials committed to working with the CDD to address roadway issues and
84 make necessary repairs.

85 The Board thanked the City officials for their time and consideration on behalf of the
86 CDD and homeowners.

87

88 **FIFTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

89

90 Ask for the District Manager’s comments, Mr. Adams stated there was very positive
91 conversation tonight.

92

93 **SIXTH ORDER OF BUSINESS**

Adjournment

94

95 There being no further business to discuss, the meeting adjourned at 6:36 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2021**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2021**

	Major Funds					Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	
ASSETS						
Operating account						
Iberia - operating acct	\$ 9,612	\$ -	\$ -	\$ -	\$ -	\$ 9,612
Iberia - debit card	2,856	-	-	-	-	2,856
SunTrust - operating acct	148,859	-	-	-	-	148,859
SunTrust - debit card	4,946	-	-	-	-	4,946
MMK account	579,643	-	-	-	-	579,643
Investments						
Revenue	-	117,067	166,656	64,088	-	347,811
Reserve	-	52,409	239,485	9,922	-	301,816
Prepayment	-	2,823	11,082	-	-	13,905
Construction	-	-	-	-	3,538	3,538
Due from other	1,806	-	-	-	-	1,806
Deposits	23,154	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	5,000
Prepaid expense	30,000	-	-	-	-	30,000
Total assets	<u>\$ 805,876</u>	<u>\$ 172,299</u>	<u>\$ 417,223</u>	<u>\$ 74,010</u>	<u>\$ 3,538</u>	<u>\$ 1,472,946</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ -	\$ 30,021
Credit card	1,498	-	-	-	-	1,498
JSAPP deposit	4,214	-	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	-	323
Total liabilities	<u>36,056</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>36,056</u>
FUND BALANCES						
Nonspendable						
Deposits	23,154	-	-	-	-	23,154
Restricted for:						
Debt service	-	172,299	417,223	74,010	-	663,532
Capital projects	-	-	-	-	3,538	3,538
Assigned						
3 months working capital	491,416	-	-	-	-	491,416
Unassigned	255,250	-	-	-	-	255,250
Total fund balances	<u>769,820</u>	<u>172,299</u>	<u>417,223</u>	<u>74,010</u>	<u>3,538</u>	<u>1,436,890</u>
Total liabilities and fund balances	<u>\$ 805,876</u>	<u>\$ 172,299</u>	<u>\$ 417,223</u>	<u>\$ 74,010</u>	<u>\$ 3,538</u>	<u>\$ 1,472,946</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ -	\$ 1,992,645	\$ 1,985,583	100%	\$ 1,820,118
Insurance settlement	-	275,000	-	N/A	-
Interest and miscellaneous	399	6,039	30,000	20%	27,500
Total revenues	<u>399</u>	<u>2,273,684</u>	<u>2,015,583</u>	113%	<u>1,847,618</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	10,400	12,000	87%	11,000
Payroll services	-	683	600	114%	550
Payroll taxes - FICA	76	796	900	88%	825
Payroll taxes - unemployment	-	-	325	0%	298
District management	4,583	50,417	55,000	92%	50,417
Assessment roll preparation	417	4,583	5,000	92%	4,583
Bond amortization schedule fee	-	-	1,500	0%	1,375
Disclosure report	250	2,750	3,000	92%	2,750
Trustee	-	7,112	7,200	99%	6,600
Audit	-	6,400	6,400	100%	5,867
Arbitrage rebate calculation	-	-	2,500	0%	2,292
Legal - general counsel	-	6,525	5,000	131%	4,583
Engineering	680	4,420	10,000	44%	9,167
Insurance: general liability & public officials	-	33,153	31,000	107%	28,417
Insurance: worker's compensation	-	3,792	5,500	69%	5,042
Legal advertising and Sunshine Board	3,631	4,589	4,500	102%	4,125
Bank fees	-	-	1,500	0%	1,375
Credit card discount	12	183	200	92%	183
Dues & licenses	-	175	175	100%	160
Postage	102	1,191	2,000	60%	1,833
Office supplies	-	631	-	N/A	-
Tax collector	-	39,852	82,733	48%	75,839
Contingencies	115	1,745	500	349%	458
Total administrative	<u>10,866</u>	<u>179,397</u>	<u>237,533</u>	76%	<u>217,739</u>
Field operations					
Utilities					
Communication	3,305	29,110	20,000	146%	18,333
Website	1,056	1,056	705	150%	646
ADA website compliance	-	-	210	0%	193
Streetlights	15,384	137,566	90,000	153%	82,500
Electricity	5,977	49,632	58,000	86%	53,167
Propane	-	-	400	0%	367
Water, sewer & irrigation	2,634	22,323	15,000	149%	13,750
Solid waste removal	-	7,008	6,200	113%	5,683
Sewer lift stations	170	20,177	2,500	807%	2,292
Total utilities	<u>28,526</u>	<u>266,872</u>	<u>193,015</u>	138%	<u>176,930</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	43,228	262,586	340,000	77%	311,667
Contractual virtual guard	3,340	88,908	90,000	99%	82,500
Off-duty policing	471	11,227	14,000	80%	12,833
Total security operations	<u>47,039</u>	<u>362,721</u>	<u>444,000</u>	82%	<u>407,000</u>
Field office administration					
Field manager	4,487	54,390	58,000	94%	53,167
Assistant field manager	108	6,797	17,000	40%	15,583
Office administrator	3,392	41,259	47,000	88%	43,083
Assistant office administrator	-	-	15,000	0%	13,750
Payroll taxes	858	10,073	13,500	75%	12,375
U.C. tax	-	1,013	-	0%	-
Seasonal decorations	-	40,500	43,700	93%	40,058
Beach club office equipment	130	2,713	4,500	60%	4,125
Beach club office supplies	396	5,143	4,000	129%	3,667
Beach club gym supplies	2,645	19,600	20,600	95%	18,883
Guard office equipment	-	-	1,000	0%	917
Guard office supplies	-	467	1,500	31%	1,375
Community events supplies	355	5,960	18,500	32%	16,958
Pool & beach club attendants	3,233	29,671	26,000	114%	23,833
Total field office administration	<u>15,604</u>	<u>217,586</u>	<u>270,300</u>	80%	<u>247,775</u>
Landscape maintenance					
Landscaping	50,097	432,928	405,000	107%	371,250
Beach sand	-	-	3,000	0%	2,750
Annuals & seasonal plant installation	-	2,416	5,000	48%	4,583
Plant replacement	867	21,679	37,500	58%	34,375
Sod replacement	-	3,387	10,000	34%	9,167
Well maintenance - irrigation	-	614	5,000	12%	4,583
Irrigation - maintenance	2,688	6,365	10,000	64%	9,167
Tree removal	7,775	14,613	25,000	58%	22,917
Lake & pond maintenance	5,875	42,125	52,000	81%	47,667
Total landscape maintenance	<u>67,302</u>	<u>524,127</u>	<u>552,500</u>	95%	<u>506,458</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	687	20,032	20,000	100%	18,333
Car and cart repairs and maintenance	1,184	8,299	6,000	138%	5,500
Rentals and leases	1,061	12,350	13,000	95%	11,917
Cleaning	2,492	13,816	16,000	86%	14,667
Pest control	-	1,229	1,800	68%	1,650
Security gate maintenance & repair	925	8,832	5,000	177%	4,583
Security gate maintenance & repair - cachet	65	1,491	2,000	75%	1,833
Monuments & signs	254	3,016	5,000	60%	4,583
Fountains	-	410	7,000	6%	6,417
Storm water drainage	-	16,121	38,440	42%	35,237
Recreation equipment maintenance & repair	2,377	16,994	15,000	113%	13,750
Building equipment maintenance & repair	1,530	5,970	15,000	40%	13,750
Pressure washing	-	-	7,500	0%	6,875
Paver, streets and sidewalk repairs, cleaning	-	63,183	75,000	84%	68,750
Total facilities maintenance	<u>10,575</u>	<u>171,743</u>	<u>226,740</u>	76%	<u>207,845</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	19,417	21,000	92%	19,250
Pool repairs	-	2,386	10,000	24%	9,167
Pool heater utilities	239	11,707	10,000	117%	9,167
Pool permit	-	275	575	48%	527
Total facilities maintenance (pool)	<u>2,239</u>	<u>33,785</u>	<u>41,575</u>	81%	<u>38,110</u>
Total field operations	<u>171,285</u>	<u>1,576,834</u>	<u>1,728,130</u>	91%	<u>1,584,119</u>
Total expenditures	<u>182,151</u>	<u>1,756,231</u>	<u>1,965,663</u>	89%	<u>1,801,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	(181,752)	517,453	49,920 *		
Fund balance - beginning (unaudited)	<u>951,572</u>	<u>252,367</u>	<u>327,515</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	491,416	491,416	491,416 **		
Unassigned	278,404	278,404	(113,981) ***		
Fund balance - ending	<u>\$ 769,820</u>	<u>\$ 769,820</u>	<u>\$ 377,435</u> ****		

Notes:

The District's fiscal year begins October 1 and ends 12 months later on September 30.

* This number determined by subtracting total expenditures from total revenues

** This number is calculated by multiplying total expenditures by .25. Covers first quarter operating expenses.

*** This number is Fund Balance beginning plus excess/(deficiency) of revenues over/(under) expenditures, minus 3 months working capital.

**** This number is calculated adding 3 months working capital and Unassigned. This number will also be equal to fund balance beginning plus excess/(deficiency) of revenues over/(under) expenditures

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 104,764	\$ 104,289	100%
Assessment prepayment	-	2,823	-	N/A
Interest	-	8	-	N/A
Total revenues	<u>-</u>	<u>107,595</u>	<u>104,289</u>	103%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	74,944	74,944	100%
Total debt service	<u>-</u>	<u>99,944</u>	<u>99,944</u>	100%
Other fees & charges				
Tax collector	-	2,094	4,345	48%
Total other fees & charges	<u>-</u>	<u>2,094</u>	<u>4,345</u>	48%
Total expenditures	<u>-</u>	<u>102,038</u>	<u>104,289</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	-	5,557	-	
Fund balances - beginning	172,299	166,742	163,158	
Fund balances - ending	<u>\$ 172,299</u>	<u>\$ 172,299</u>	<u>\$ 163,158</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 AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 507,643	\$ 508,872	100%
Prepaid assessments	2,823	8,469	-	N/A
Interest	1	28	-	N/A
Total revenues	<u>2,824</u>	<u>516,140</u>	<u>508,872</u>	101%
EXPENDITURES				
Debt service				
Principal	-	445,000	450,000	99%
Principal prepayment	-	15,000	-	N/A
Interest	-	37,466	37,669	99%
Total debt service	<u>-</u>	<u>497,466</u>	<u>487,669</u>	102%
Other fees & charges				
Tax collector	-	10,153	21,203	48%
Total other fees & charges	<u>-</u>	<u>10,153</u>	<u>21,203</u>	48%
Total expenditures	<u>-</u>	<u>507,619</u>	<u>508,872</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,824	8,521	-	
Fund balances - beginning	414,399	408,702	382,146	
Fund balances - ending	<u>\$ 417,223</u>	<u>\$ 417,223</u>	<u>\$ 382,146</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 AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 47,210	\$ 47,082	100%
Total revenues	<u>-</u>	<u>47,210</u>	<u>47,082</u>	100%
EXPENDITURES				
Debt service				
Note principal	-	43,131	43,131	100%
Note interest	-	3,228	3,228	100%
Total debt service	<u>-</u>	<u>46,359</u>	<u>46,359</u>	100%
Other fees & charges				
Tax collector	-	943	1,962	48%
Contingency	-	101	-	N/A
Total other fees & charges	<u>-</u>	<u>1,044</u>	<u>1,962</u>	53%
Total expenditures	<u>-</u>	<u>47,403</u>	<u>48,321</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	-	(193)	(1,239)	
Fund balances - beginning	74,010	74,203	72,692	
Fund balances - ending	<u>\$ 74,010</u>	<u>\$ 74,010</u>	<u>\$ 71,453</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	3,538	3,538
Fund balance - ending	\$ 3,538	\$ 3,538

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,290,000.00	-	\$1,128,834.38	\$2,418,834.38

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020			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	\$1,435,000.00	-	\$78,454.50	\$1,513,454.50

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	43,130.95	4.860%	2,137.82	45,268.77
05/01/2021	-		1,089.74	1,089.74
11/01/2021	44,845.25	4.860%	1,089.74	45,934.99
Total	\$87,976.20	-	\$4,317.30	\$92,293.50

* 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

12A11



Work Authorization Number 2022-002

October 13, 2021

Cory Lakes Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Subject: **Work Authorization Number 2022-002**
Cory Lakes Community Development District
Drainage Structure Redesign

Dear Chairman, Board of Supervisors:

Johnson Engineering, Inc. (CONSULTANT) is pleased to submit this work authorization to redesign two (2) drainage control structures within Cory Lakes Phase 2 Unit 1. We will provide these services pursuant to our current agreement dated June 29, 2016 (“Engineering Agreement”) as noted below.

I. Scope of Work

Two concrete drainage control structures (weirs) are currently in need of repair which were originally permitted/approved by the Southwest Florida Water Management District (SWFWMD) as part of Environmental Resource Permit No. 490651.03 for Cory Lake Isles, Phase 2, Unit 1. Within the aforementioned permit, these structures were identified as S-H1 and S-J1. These structures are located on islands within the Cory Lakes waterway system and are not accessible without a boat or other water vessel such as a barge.

Several vendors contacted to obtain quotes to repair/replace these structures have declined to offer their services due to the difficulty of access by personnel and machinery necessary to complete the work. Several vendors have indicated that a different design utilizing sheet pile weirs may be more conducive to their willingness to submit a quote for the work. Modifying the design of the weir would require a modification to the original SWFWMD permit.

CONSULTANT is, therefore, proposing to redesign the two control structures (S-H1 and S-J1) and will undertake the following services:

TASK 1 SURVEY SERVICES

CONSULTANT will perform a topographic survey to supplement a hydrographic survey in the vicinity of two (2) water control structures: S-J1 and S-H1. Topographic data will be used to identify any site obstructions/hindrances in replacing the structures and to identify/confirm design elevations. The hydrographic data will be collected using CONSULTANT’s boat-mounted hydrographic equipment. The CONSULTANT will set a benchmark in the vicinity of the two outfall locations. Horizontal data will be in feet and will be projected to the Florida State Plane

Coordinate System, West Zone, NAD(83) and vertical data will be in feet and will reference the National Geodetic Vertical Datum of 1929 (NGVD29) to match the current Southwest Florida Water Management District (SWFWMD) permit.

The CONSULTANT will locate the outfall facilities at two locations and provide as-built data sheets on each to include:

- The horizontal location on control structures/weirs.
- The outside and inside dimensions of the structure/weirs.
- Top/bottom elevations of the structure/weirs, invert elevations, and pipe diameter sizes.
- The invert elevation and size of orifices located in the walls of the control structure.
- Note the location and number of baffles installed on the side of the structure.
- Provide photos of each facility.

TASK 2 SWFWMD PERMITTING AND DESIGN

CONSULTANT will obtain and review SWFWMD Environmental Resource Permit (ERP) records regarding the surface water management system. CONSULTANT will prepare a summary of the currently permitted water management system which includes the following: water surface elevations, discharge rates, control structures and functions.

CONSULTANT will participate in a pre-application with SWFWMD staff to discuss the proposed project. CONSULTANT will perform a site inspection and will meet onsite with DISTRICT's representative to discuss the drainage issues and to assess the control structures.

CONSULTANT will replicate the surface water management model from permit records with the objective to achieve similar peak stages and flows. CONSULTANT will modify the permitted surface water model to incorporate the redesign of the two (2) weirs without exceeding permit conditions (water levels, allowable discharges). It is understood the DISTRICT intends to replace the existing control structures with sheet pile weirs. Weir design will specify elevation(s), material(s), crest length(s), embedment depth(s), and weir geometry.

The CONSULTANT will assist the DISTRICT with modifying the existing SWFWMD Environmental Resource Permit 490651.03. CONSULTANT will prepare required SWFWMD forms, site location aerial photographs, and plans/diagrams for the modification submittal. CONSULTANT will prepare a draft application and submit to DISTRICT for review and approval. CONSULTANT will submit the application to SWFWMD on behalf of DISTRICT. CONSULTANT will respond to one (1) request for additional information.

The DISTRICT will be responsible for application fees and understands that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee issuance of any permit or modification.

DISTRICT will provide geotechnical information for four (4) soil borings to the CONSULTANT. CONSULTANT can assist the DISTRICT to identify a qualified consultant to provide the geotechnical information if requested.

The extent of the permit modification is to redesign two (2) existing control structures with two (2) sheet pile weirs. A Supplemental agreement will be discussed with DISTRICT for any additional work or requirements needed by the SWFWMD for the permit modification to adhere to more stringent regulations since the initial permit was issued.

TASK 3 CONSTRUCTION PLANS

The CONSULTANT will prepare Construction Plans necessary for a CONTRACTOR to perform and meet project design and permit conditions. This includes notes, specifications, calculations, survey information, and associated materials. Construction Plans will be prepared consisting of the following components necessary to convey the intent of the design:

- Cover Sheet and Notes
- Aerial Photography
- Existing Conditions
- Proposed Conditions
- Typical Cross Sections
- Standard Details
- Erosion Control Plan/Best Management Practice Details

The CONSULTANT will submit an electronic Adobe (.pdf) version to DISTRICT for review and approval. The Construction Plans will be scalable and printable in two (2) sizes, 11"x17" and full-size 22"x34". CONSULTANT will include an appropriate iteration of the final construction plans to include in the ERP application.

II. Fees

Cory Lakes Community Development District will compensate Johnson Engineering, Inc. on a lump sum basis as follows:

Task1	Survey Services	\$ 15,740.00
Task 2a	SWFWMD Permitting	\$ 14,130.00
Task 2b	SWFWMD Design	\$ 12,080.00
Task 3	Construction Plans	<u>\$ 12,800.00</u>
	Total Compensation	\$ 54,750.00

This proposal, together with the Engineering Agreement, represents the entire understanding between the Cory Lakes Community Development District and Johnson Engineering, Inc. with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Cory Lakes CDD
October 13, 2021
Page 4

Thank you for considering Johnson Engineering, Inc. We look forward to helping you create a quality project.

Sincerely,



Phil Chang, P.E.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Cory Lakes Community Development District

Date: _____

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12B

Office Administrator & Events Monthly Report

Meeting date: October 21, 2021

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast and signage updates.
- Routine invoice coding and AP aging reports.

Events

ACTION ITEMS:

- Confirm all vendors for Fall Festival.
- Create and advertise all upcoming holiday events.

COMPLETED:

- Rummage Sale – there was a smaller turn out of outside visitors. After reviewing past event reports, there does seem to be a trend that the Fall Rummage Sale is less popular than the Spring Rummage Sale. Out of 60 reservable spaces, only 35 were reserved in advance. Please see event report for more details.
- Collected sponsorship payments now that we are in the new fiscal year.

UPCOMING:

- *Fall Festival* | October 16th 11:00am-1:00pm in the soccer field. DJ, Bounce House, 15ft dry slide, soccer darts, rock wall, toxic meltdown, petting zoo and costume parade. *Judi Beck is an official sponsor of the Fall Festival* Tampa Fire Department and the New Tampa Juniors will be attending the event.
- *Cars and Coffee* | October 30th 8:00am-10:00am in the Beach Club parking lot. Residents can bring their classic, custom, sports, or just normal cars to show off. We are doing a 'Halloween' edition of the event with including a Truck or Treat. The rover car will be decorated and will have candy to hand out. Light refreshments will be available. All residents are welcome to just come view the cars.
- *Reverse Trick-or-Treating* | October 31st 1:00pm around the community. Sheryl Springer and other residents have been helping to plan this event. CDD staff will reserve a u-haul trailer to pull behind the CDD work truck. A few residents from the POA, CDD and Neighborhood Watch will ride in the trailer to hand out prepackaged candy to our younger residents. Kids can stop in the Beach Club to decorate a foam pumpkin that will become part of our decorations for the u-haul trailer.
- *Veteran's Day Flag Raising Ceremony* | November 11th 10:00am-12:00pm outside of the Beach Club at the Flag Pole. Residents and Veterans are welcome to come to our Second Annual Veteran's Day Flag raising Ceremony. The local JROTC troupe will attend the event to raise the flag and present the colors during the playing of our National Anthem. Light refreshments will be provided after the ceremony. If any POA/CDD/Committee members would like to speak during this event, please contact Amanda.
- *Holiday Boat Parade and Celebration* | December 11th Boat Parade Starts: 6:00pm-7:00pm ending at the Beach Club. The celebration inside the Beach Club will start at 7:00-9:00pm. A new trackless train company has been secured for this event. This company is closer to our area and cheaper than the vendor we have used in the past. There will be a popcorn machine, DJ, trackless train and other light refreshments provided during this

Office Administrator & Events Monthly Report

Meeting date: October 21, 2021

event. Santa will be set up to take pictures during the event as well. *Jerilyn Rush is our official event sponsor**

- *Cookie Decorating Event* | October 18th 11am-1:00pm inside the Beach Club. Residents can come to decorate sugar cookies for the holidays. They can enjoy them here or there will be small boxes to transport them home. Holiday music will be playing and treats to hand out by our event sponsor. *Jen Wiggins is our official event sponsor*



EVENT RECAP

Community Rummage Sale - Fall

Event Summary

Date: Saturday, 10/02/2021 **Time:** 8am-12pm

Location: CLI Beach Club parking lot

Total Cost: \$00.00

Sponsors: NONE

Event Description: There was a total of 35 spaces reserved. Around 29 of those who registered showed up on the event day to set up their “booth/space”. Spaces were marked with chalk the evening before, so everyone was able to find their correct area easily. John Hall and Amanda Schewe were both on site starting at 6am for any logistical problems/concerns.

Successes: All residents who registered were given a sheet of information and a map of the area with their space highlighted. None of those residents were unable to find their reserved space.

Setbacks: There was less outside visitors than our normal turnout for this event. This event is always more popular in the Spring according to event records. This smaller turn out could be caused by several factors, including COVID-19, less interest in buying used item, weather and more.

Recommendations: Hold this event again next year, if there is still little to no outside participation; hold only one Rummage Sale a year in the spring. Also, circulate more flyers to the surrounding communities. Posts were made on social media including yard sale sites. However, after talking to the resident who used to organize this event, she did have other avenues to broadcast this event on. I will work with her in the future to make sure that our event is getting the advertisement it needs to be successful.

Action Items: I am checking with surrounding communities that also held a similar events to see if they also experienced the same turnout.

Promotions & Marketing

Flyers were posted:

- at the gym & pool area
- in the Beach Club
- on the electronic sign
- on LED entrance signs
- Nextdoor
- Community e-blasts
- Facebook Market Place
- On the CDD website

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12C

Cory Lakes Community Development District

Facilities Manager

Oct. 2021, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Brushed down building. (Ongoing over summer months)
3. Helped keep sanitized.
4. Had sidewalks pressure washed.
5. Had trees trimmed.
6. Starting Holiday lighting install
7. Replaced two bad GFCI's behind building.
8. Replaced two dock lights that were vandalized.
9. Repaired freezer in kitchen.
10. Replaced bulbs in fan lights.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Reset A/C units. Power surges/outages knock out communication between the units.
5. Repaired flush valve in ladies room
6. Repaired floor molding in men's room
7. Sealed around sinks in men's room

PLAYGROUND

1. Kept clean and organized.
2. Working with Playmore on playground repairs (some parts received but still waiting on a couple other pieces that are needed.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Reset units and cable boxes repeatedly. People like to unplug...
5. Replaced seat cushion on weight bench. Residents dropping weights on bench

- causing tears. (again)
6. Replaced toilet flush valve in men's room.
 7. Replaced toilet paper dispenser in ladies bathroom after vandalized.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. LMP working on pruning of shrubs and flowering plants throughout community
3. Working on irrigation issues around the community. Ongoing
4. OLM inspection was a 93.5%. Overall improvement in grasses. Monitor weeds and control.
5. LMP starting resident and community palm trimming.
6. LMP installing new annuals
7. LMP starting fall cut backs
8. Community mulch to start end of Oct beginning of November.
9. High grasses to be cut as water dries up.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Keeping an eye on fast growing duckweed. Working on staying ahead of growth.
3. Reset buoys after residents moved them(ongoing) New buoys to replace missing projected in two weeks

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed.
3. Replaced heater hose on patrol vehicle.
4. Replaced hub bearing on patrol vehicle
5. Washed patrol vehicle.

OTHER ACTIONS

1. Cleaning storage area. Ongoing.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
3. Repaired some paver areas around the community. Ongoing
4. Repaired tennis court screening. (ongoing)
5. Adding posts to bottom of tennis court fence to help with ball loss issue.(Newer courts)
6. Added squeegee and holders to tennis courts.
7. Working on plan for storage of pickle ball nets at hockey rink.

8. Working with Ryan Homes on Capri Isle drainage issues.
9. Working with roofing companies for roofing proposals.
10. Working on pricing flooring and Painting
11. Working with companies planning for October/ November mad rush of activities.
12. Shopping for patrol vehicle.
13. Cricket Court hopefully starting in 2-3 weeks.
14. Washed truck
15. Installed security light in storage area.
16. Pressure washed community sidewalks.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Repaired pedestrian gate. Residents broke repaired gate so had to repair again.
4. Replaced resident gate arm.
5. Replaced mounting for light fixture and fixed electrical short.
6. Replaced toilet flush valve.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Replaced several overhead lights.
3. Reset wi-fi router.
4. Reset Envera system after power outage.
5. Repaired sump pump in septic tank.
6. Replaced exit arm.

Action Plan for November.

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa manhole projects
4. Continue working with Team on Capri drainage easement violations.
5. Work with holiday lighting company on planning lighting install.
6. Working with pressure washing companies on areas needing addressed prior to holiday lighting install.
7. Working with companies to finalize contracts for upcoming community projects.
8. Secure new patrol vehicle proposals and paperwork.
9. Working with company on Cricket Pitch completion.



CORY LAKES CDD

LANDSCAPE INSPECTION
October 4, 2021

ATTENDING:
JOHN HALL – CORY LAKES CDD
STEVE SMALL – LMP
PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
NOVEMBER 1ST, 2021 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Tip prune Podocarpus screening the air handlers to the left of the building promoting infilling growth.
2. Improve fertility in Canary Island and Dactyl palms.
3. **Flagpole planting: Improve fertility to multi-stem Hibiscus and Ixora.**
4. South of the play court: Control bed weeds in the Wedelia planting.
5. Play court: Control crack weeds along the black plastic border.
6. Bottom of the pool slide berm: Confirm irrigation coverage and determine the cause of the hole in the lawn area.
7. Pool slide perimeter: Redefine the soft edge with a metal blade edger along the base of the fencing eliminating the appearance of overspray.
8. At the top of the pool slide: Maintain separation between the multi-stem Bottlebrush trees and Sabal palms, I recommend a finished height on the Bottlebrush of approximately 12 to 15 feet.
9. **Throughout: Prune multi-stem Hibiscus reestablishing a stairstep and consistent presentation.**
10. Pool entrance: Prune the Variegated Hibiscus to approximately 3 ½ feet.
11. Around the tennis court perimeter: Remove viney and weedy growth in the Viburnum hedgerow.
12. Prune deadwood in multi-stem Bottlebrush with a pole saw.
13. Basketball court parking: Remove the decline African Iris.
14. Near the basketball court parking: Shear prune the Southern Red Cedar overgrowing the

sidewalk. This will make a temporary bare appearance until reflush. The tree is problematic where it is located.

COMMONS

15. Between Beach Club and St. Lucia: Remove viney growth from Azaleas.
16. St. Lucia entrance: Remove the declining Oyster plant.
17. Reduction prune Star and Downey Jasmine by 1/3 to 1/2 depending on the location once the bloom cycle is complete to reset the stairstep presentation.
18. Throughout: Prune suckering growth from Ligustrum and Crape Myrtles.
19. Near the Bermuda Isles lake shore: Tip prune Oleander to maintain a 5 to 6 foot shrub height.
20. Along the street: Complete palm fertilization.
21. 10600 block of Cory Lake Blvd.: Improve fertility to Plumbago.
22. **Cul-de-sac: Control crack weeds in the brick work.**

CROSS CREEK BOULEVARD ENTRANCE

23. **Improve fertility to multi-stem Hibiscus.**
24. Cross Creek entrance drive: Remove the snake carcass.
25. Rake down fire ant mounds once the insects have been eradicated.
26. Continue to fertilize Azaleas to reduce chlorosis and promote improved growth form.
27. Along the entrance drive: Tip prune all Hibiscus.
28. **Across the entrance: Fertilize Plumbago.**
29. Remove the stubs from Bottlebrush trees.
30. Inbound lane: I recommend elevation on the low Ligustrum tree adjacent to the sidewalk.
31. Gate: Remove viney growth from Bottlebrush and Paurotis palms.
32. **Prune suckering growth from Ligustrum.**
33. Near the Barbados entrance: Improve vigor and fertility to the Plumbago.
34. Small pocket park: Improve vigor in Loropetalum.
35. Near the chain link fence at the stormwater retention: Prune Oleander overhanging the

sidewalk.

MORRIS BRIDGE ROAD

36. Improve fertility in Zoysia panels along the center median island.
37. Improve fertility in Texas Sage.
38. Remove suckering growth and volunteer Crape Myrtles in the center median island.
39. Monitor moisture management in the center median island to prevent run off.
40. Along the exit side lane: Prune the Palmetto overgrowing curb lines.
41. **Center island and exit side drive: Improve vigor in Roses.**

CAPRI ISLE

42. West end of the mailboxes: Maintain Bougainvillea in a compact flowering form.
43. Adjacent to the mailboxes: Elevate the pond side trees promoting an upward growth habit, eliminating competing leaders and weak attachments.

CATEGORY III: IMPROVEMENTS – PRICING

1. Cross Creek Blvd. exit side drive: Provide a price to remove volunteer Canna Lilies along the edge of the sidewalk.
2. Morris Bridge Road: Provide a price to remove the dead Southern Red Cedar in the center island.

CATEGORY IV: NOTES TO OWNER

1. I recommend removing palms with Ganoderma fungus (conks) at residence fronts. This pathogen is easily spread by air and can impact other palms in the community. See <https://edis.ifas.ufl.edu/publication/PP100>
2. Palm pruning was ongoing during today's inspection. I have significant disagreement on the direction given to prune tall Washingtonian palms' green fronds and "up" to a "10-2" or acute angle appearance. In addition to reducing plant nutrition by removing food producing green (chlorophyll) fronds, the upper fronds are structurally weaker and subject to breakage resulting in snapped fronds in event normal weather conditions. Increased potential for insect activity drawn to the fresh green frond pruning can import lethal Fusarium or Lethal Bronzing (Texas Phoenix Decline). Over pruning palms does not provide any increased duration or safer condition.
I suggest Palm pruning subscribe to Best Practices which encourages a full round canopy eliminating seed pods and brown (dead)fronds only during pruning rotations. See <https://hort.ifas.ufl.edu/woody/documents/palms.pdf> and <https://youtu.be/Tt76hXRHBoA>

CATEGORY V: NOTES TO CONTRACTOR

NONE

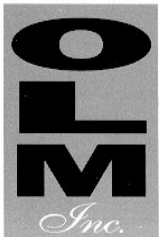
PGW:kn

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
Joe Bond Joe.Bond@lmppro.com

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Line trim Cory Lake swale
TURF FERTILITY	15	-3	Zoysia
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	5	-5	Plumbago
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		:
MAXIMUM VALUE	145		



Date: 10-4-21 Score: 93.5 Performance Payment 100%

Contractor Signature: _____ *[Signature]*

Inspector Signature: _____ *[Signature]*

Property Representative Signature: _____ *[Signature]*

Committed to Service, Perseverance, and Excellence!

433 Lithia Pinecrest Road Brandon, Florida 33511

WWW.ROOFXINCF.COM

P: 866-262-7663

F: 866-262-7663

E: r.diazsr@roofxincfl.com

LIC# CCC1330839



Company Name: Cory Lakes CDD	Date: June 15, 2021
Contact: John Hall E-mail: clcddfm@gmail.com	Phone: (813) 924-4673
Job Address: 10441 Cory Lake Dr (See attached exhibits) Tampa, FL 33647	Existing Roof Type: Concrete Tile
Billing Address: 2300 Glades Rd Ste 410W Boca Raton, FL 33431	New Roof Type: Eagle Concrete Bel Air Tile

This Agreement is made this ____ day of _____, 2021, by ROOF X, INC., a Florida corporation, located at 433 Lithia Pinecrest Road, Brandon, Florida 33511, herein referred to as "Roofing Contractor" and Cory Lakes CDD located at 10441 Cory Lake Dr Tampa, FL 33647 herein referred to as "Owner" for the following project. Roofing Contractor and Owner in consideration of the mutual covenant hereinafter set forth agree as follows:

SCOPE OF WORK

1. Tear off existing tile roof down to decking and re nail decking to meet code.
2. Inspect for rotten wood and replace as needed *
3. Install single ply of Polystick TU Plus tile underlayment on decking.
4. Install 1"x2" wood battens on deck for tile hanging support
5. Install Eagle Bel Air flat profile concrete tile (color to be selected by owner) complete with rake tile, hip tile, valley metal, bird stop closures, drip edge, and all applicable vents/pipe flashings.
6. Provide dumpsters and clean all ROOF X, INC.'S generated debris daily.
7. Provide Roof X 5-year workmanship warranty.

Please Note * - Any rotten decking will be billed at \$95.00 per sheet and \$6.50 per linear foot of fascia or framing needed - first 10 sheets supplied by Roof X, Inc. at no charge.

Initials _____

BASE BID: \$195,000

Two Ply Underlayment Option: +30,000.00

Payments to be made as follows: \$25% (\$48,750.00) due with a signed proposal before materials are ordered \$25% (\$48,750.00) due when materials arrive, and work commences, \$25% (\$48,750.00) due upon completion of dry in with battens installed ready for tile. Remaining balance 25% due (\$48,750.00) due upon final inspection passing building department.

X 

ROOF X, INC.

6/14/21

_____ X

OWNER/HOA

Additional Terms

- 1. Acceptance of Terms:** Owner, hereby agrees to retain the company's service for a full roof replacement on the terms and conditions stated herein. I further authorize and grant full access to the property for the purpose of staging and completing all agreed upon work.
- 2. Commencement of Work:** Work shall commence within ten business days of material arriving on site excluding rain days. Company shall not be liable for delay in, or failure to perform due to labor controversies, strikes, fire, weather, acts of god, war, governmental sections, inability to obtain materials from usual sources, delays caused by, and/or as a direct result of Owners insurance company or other circumstances not listed which are beyond the control of the company.
- 3. Insurance:** Roof X Inc ("Contractor") shall carry workers compensation, general liability, and automobile liability insurance and such other as required by law. Contractor will furnish a certificate of insurance evidencing the types and amounts of its coverages upon request.
- 4. Changes in the Work and Extra Work:** Customer shall be entitled to order changes in the work and the price of the work shall be adjusted accordingly. Unless otherwise noted in the scope of work the price quoted does not include removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, or caulking that isn't pertaining to new roof.
- 5. Right to Stop Work:** The failure of the customer to make proper payment to the contractor when due shall entitle contractor, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made or terminate this contract. The contract sum to be paid contractor shall be increased by the amount of contractor's reasonable costs of shut down, delay, and startup.
- 6. Back Charges:** No back charges or claims for payment of services rendered or materials and equipment furnished by customer to contractor shall be valid unless previously authorized in writing by contractor and unless written notice is given to contractor within ten (10) days of the event, act or omission which is the basis of the back charge.
- 7. Construction Debris:** Upon completion of the work, the company will make a reasonable effort to remove debris from the property, including but not limited to general clean-up of construction-related debris and a magnetic sweep of the eave line and walkways surrounding the project area. Company cannot guarantee the removal of all nails and or debris. Company shall not be liable for any resulting damages.
- 8. Landscaping:** While company will make reasonable efforts to safeguard the lawn and or shrubbery. It is the sole responsibility of the owner to remove any and all lawn ornaments, exterior furniture and valuables. Company cannot guarantee the safekeeping of these items nor shall company assume any liability for damage.
- 9. Timely Payment:** It is the owner's responsibility to ensure prompt payment to Roof X Inc. and not to exceed 7 business days from receipt of invoice. Customer will incur a late payment penalty after the invoice goes beyond the 7 business days of \$45.00. Payments issued beyond 14 days late will be charged additional applicable late payment interest as allowable by state law. (This clause of the contract shall exclude those customers that are waiting on mortgage companies to release insurance funds and wouldn't take effect again until they had received funds from their mortgage company to pay the contractor). Additionally, owner will make a reasonable effort to ensure paperwork is turned in promptly and contractor is kept up to date with required paperwork to minimize the time it takes to receive draws from the mortgage company once draws are requested.

10. **Force Majeure:** Company shall not be liable for any natural and or unavoidable catastrophes that interrupt the expected course of events and restricts company from fulfilling its obligations herein, such as, but not limited to, excessive wind, hail, ice, rain, extreme weather conditions, fire, war, governmental actions, or other acts of God.
11. **Labor Warranty:** Company shall provide labor warranty of 5 years on roof installation unless otherwise stated in the scope of work. If a warranty claim is made and found to be unrelated to workmanship there will be a \$250.00 trip charge applied at time of jobsite visit.
12. **Warranty Exclusions:** Company shall have no liability or damages from fires, windstorms, or other hazards as it is normally covered by homeowner's insurance after the roof is installed.
13. **Manufacturer's Warranty on Materials:** All material for this job is subject to manufacturer's limited warranty which will be provided in writing to customer(s) on or before job completion.
14. **Pre-Existing Materials:** Repair of deteriorated decking, "waves" in decking, fascia boards, flashings, chimneys, gutters or other such materials unless otherwise expressly stated in the contract are not included. Should owner(s) elect to repair any and or all of these pre-existing materials. Owner shall be charged for both materials and labor as determined by the contractor. Company shall not be liable for
15. **Pre-Existing Conditions:** Company shall not be responsible or liable for issues due to deteriorated decking, improper ventilation, "waves" in decking, appearance of roof due to irregularities in underlying roofing system or other pre-existing structural defects. Additionally, Roof X Inc. will not be held liable for damages to items that are below roof decking and otherwise not visible such as improperly placed plumbing or water lines strapped to trusses near roof decking, electrical wiring, or any lines pertaining to the HVAC system whether electrical or otherwise.
16. **Severability:** If any provision of this contract is held by a court of competent jurisdiction to be contrary to law, then the remaining provisions of this agreement or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each such provision of this contract shall be valid and enforceable to the extent granted by law.
17. **Binding Arbitration:** If a dispute arises from or relates to this contract or the breach thereof, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Procedures before resorting to arbitration. Mediation and arbitration to be held in Tampa, FL or surrounding area within Hillsborough County Florida.

Roof X Inc Authorized Representative Signature	Customer Signature
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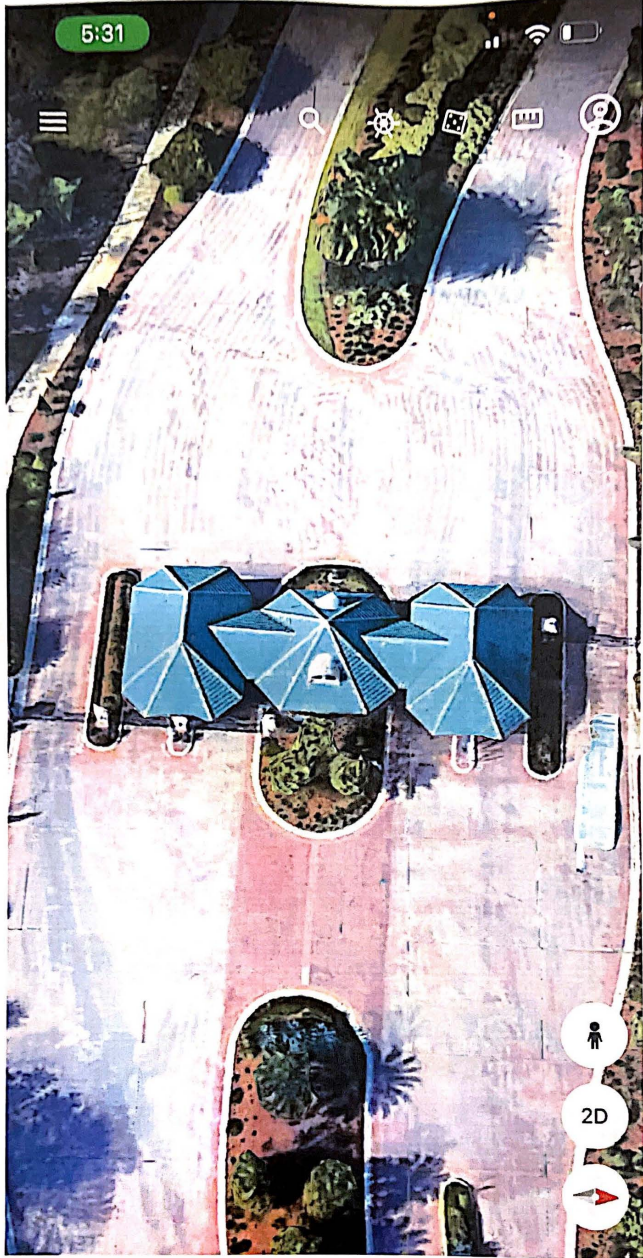


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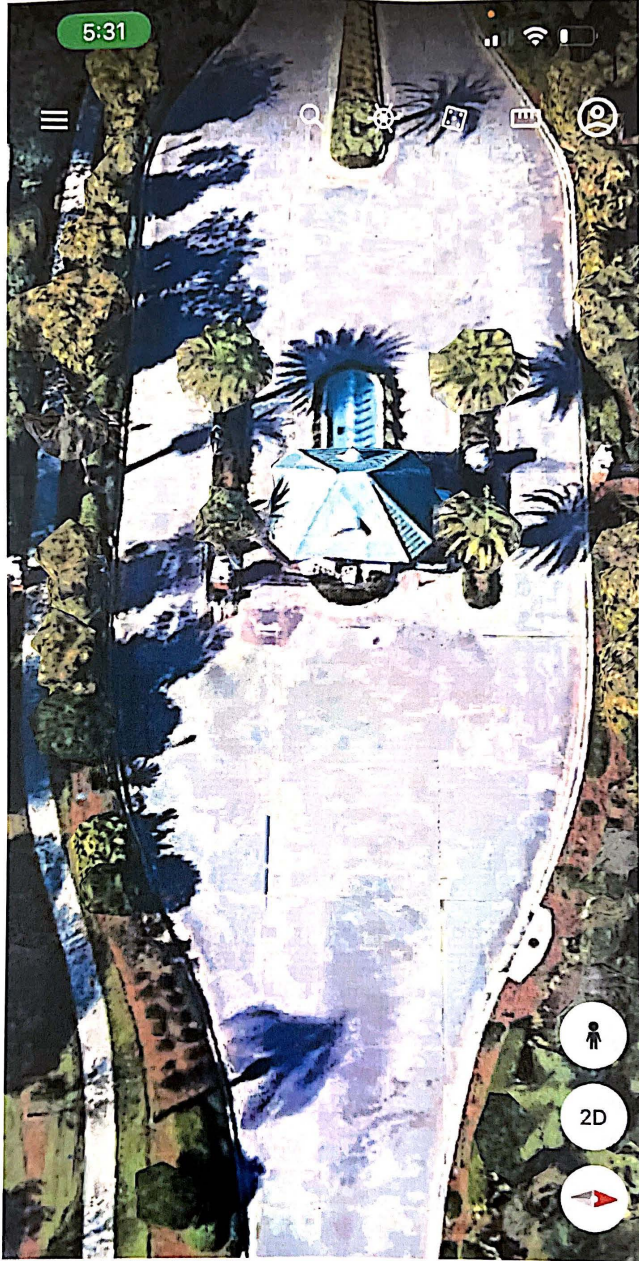
#1

X 10441 Cory Lake Dr Building



#2

X 10441 Cory Lake Dr Building



#3

X 10441 Cory Lake Dr Building

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Regular Meeting	6:00 PM
November 18, 2021	Regular Meeting	6:00 PM
December 16, 2021	Regular Meeting	6:00 PM
January 20, 2022	Regular Meeting	6:00 PM
February 17, 2022	Regular Meeting	6:00 PM
March 17, 2022	Regular Meeting	6:00 PM
April 21, 2022	Regular Meeting	6:00 PM
May 19, 2022	Regular Meeting	6:00 PM
June 16, 2022	Regular Meeting	6:00 PM
July 21, 2022	Regular Meeting	6:00 PM
August 18, 2022	Public Hearing & Regular Meeting	6:00 PM
September 15, 2022	Regular Meeting	6:00 PM