

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

November 18, 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

November 11, 2021

Board of Supervisors
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on November 18, 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. Discussion: Facility Rental Policy/Rates
6. Consideration of Term Sheet with FineMark Bank for Roof Replacement – Outfall Structures and Weir Repairs
 - Johnson Engineering Cost Opinion
7. Discussion: Gym/Amenity Center Conceptual Site Plan
8. Consideration of Proposals for Security Firms
9. POA Update/Report
10. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

- 11. Approval of Minutes
 - A. Board of Supervisors: October 21, 2021
 - I. Regular Meeting
 - II. Action Items
 - B. Sunshine Board Online Workshop: October 22, 2021 to November 17, 2021 *(to be provided under separate cover)*
 - C. Other

12. Consideration of Resolution 2022-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021; and Providing for an Effective Date

13. Acceptance of Unaudited Financial Statements as of September 30, 2021

14. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
 - Update: Cricket Field
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Legal Opinion Regarding Golf Carts in the Community
 - II. NEXT MEETING DATE: December 16, 2021 at 6:00 P.M.

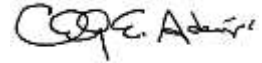
○ QUORUM CHECK

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

- 15. Other Business
- 16. Public Comments *(non-agenda items)*
- 17. Supervisors' Requests
- 18. 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 BEACH CLUB RESERVATION AGREEMENT

This Cory Lakes Community Development District Beach Club Reservation Agreement (the "Agreement") is entered into by and between the Cory Lakes Community Development District, a special-purpose unit of local government organized pursuant to Chapter 190, Florida Statutes (the

"District") and _____ (the "Renter").

1. Cory Lakes Community Development District, who owns and operates the Cory Lake Isles Beach Club, acknowledges the receipt of a refundable fee of **\$500.00** to reserve the Beach Club on

PARTY Date: _____

Party Start Time: _____ Party End Time: _____

ALL GUESTS MUST EXIT THE BUILDING NO LATER THAN 10:00PM! ONLY CLEANING STAFF CAN STAY UNTIL 11:00PM. FAILURE TO DO SO WILL RESULT IN LOSS OF DEPOSIT.

If your event has decorations, food or other items that need clean up, and requires any furniture movement, the last hour of the rental time should be used for clean up. There will be NO EXTRA TIME allotted for clean up. Failure to have the facility cleaned up by end of rental time can/will result in loss of deposit.

(Full Signature)

2. Events may run a maximum of 6 hours. The facility attendant will review the checklist after the event. With satisfactory completion of all items on the checklist, the deposit will be returned.

Address: _____

PhoneNumber: _____

3. **The deposit must be in the name of the resident.**
4. All fees are payable at the time of reservation. The reservation will not be valid until the fee and security deposit are paid. The patron(s) will be liable and responsible for all damage above and beyond the security deposit. _____ (initial)
5. Patrons **WILL OR WILL NOT** be serving alcohol. _____ (full signature). Renter understands that if alcohol will be served or is observed during the party, the entire security deposit will be forfeited.
6. One (1) staff person is required to work during the six (6) hour Facility Usage. Should alcohol be added to the Facility Usage and additional staff person is required. An additional one hundred dollar (\$100) usage fee will be added to the total amount owed when two (2) attendants are required. _____ (full signature)
7. Patrons reserving the Beach Club must be 21 years of age or older. I/we **WILL NOT** provide alcohol to minors _____. (full signature)

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
BEACH CLUB RESERVATION AGREEMENT**

8. Events where fifty percent (50%) or more of the guests are under age 21 require at least two (2)

responsible adult chaperones. _____ (initial)
_____ (name of chaperone)

_____ (name of chaperone)

9. Renter hereby agrees that no more than 100 persons shall be attending the Rental, and that the number of persons shall not exceed the maximum number of occupants as permitted by the City of Tampa, Florida. The Renter, its agents, employees, patrons or guests shall not use the Beach Club for any unlawful purpose, and the Renter, their agents, employees, patrons and guests shall abide by the District's rental policies. **The maximum number in attendance is not to exceed 100 persons.**
10. Cancellations must be made 30 days before the scheduled event in order to receive a refund of one half (1/2) the rental fee. This is a courtesy to other patrons who may want to use the facility.
11. Rental of extra chairs, tables, dance floor, etc. is not the responsibility of the Beach Club, and is the sole responsibility of the patron(s). All rentals must be scheduled for pickup on the following workday, or there will be a charge of \$50.00 per day. All rental chairs, tables, dance floors, etc. may remain inside the Beach Club but must be folded up and placed in the area next to the bathrooms (southeast corner).
12. Decorations may be attached to the metal frames of the windows and doors only (not on the glass; columns, tables or chairs) using anything that WILL NOT damage surfaces or leave holes. Decorations may NOT be put on the walls. Candles may be used for birthday cakes ONLY. **Balloons must be secured so that they don't float to the ceiling and hit the fans.** The planter and trees may not be moved for any reason. _____ (initial).
13. **Renters are responsible for set up and cleanup** (refer to Before and After Checklist) and restoring the facility to the original condition immediately following the event. All furniture must be returned to its original position after the event. **Garbage and trash must be removed from the premises and grounds of the Beach Club. If garbage and trash is left behind, the security deposit will be forfeited in full.** The facility manager/office manager will review the checklist after the event. With satisfactory completion of all items on the checklist, the deposit will be returned. Renters will review and sign the Before Checklist *prior to set-up*. If the Renter does not sign the Before checklist, District has authority to refund money and stop party set-up until the checklist is signed. Renters will review the After Checklist following the event. If the Checklist is not signed by District Staff or renter, the security deposit will be forfeited.
_____ (full signature)
14. On-site attendant(s) will periodically check activity at the Beach Club during the event. **They are authorized to end the event, by all means necessary, if they observe any damage being done to the property or other behavior they deem as reckless or inappropriate.**
_____ (full signature)
15. Renter, to the fullest extent of the law, hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on District property in connection with the Rental and further agrees to hold the District harmless from, and

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
BEACH CLUB RESERVATION AGREEMENT**

will indemnify and defend the District against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly, from the Rental.

16. Renter shall not damage, mar, or in any manner deface the Beach Club, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Beach Club. If the Beach Club, during the term of the Agreement, shall be damaged by the act, default or negligence of the Renter, or of any of the Renter's agents, employees, patrons, guests or any persons admitted to the Beach Club by the Renter, Renter agrees to pay to the District upon demand all sums as necessary to restore the Beach Club to its condition prior to the Rental.
17. The park and beach closes at sunset. No patrons, including children, are authorized to be at those areas after sunset.
18. Renter will comply with all laws, codes, and regulations of the United States, the State of Florida, the City of Tampa, and Hillsborough County, and Renter will pay any sales taxes or fees due to any authority arising out of Renter's use of the Beach Club.
19. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.
20. In the event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.
21. Renter may not assign their rights or interest under this Agreement.
- 22. Renter has received and agrees to follow and adhere to the attached Policies.**

BEACH CLUB USER _____
(Signature)

DATE _____

OFFICE STAFF _____
(Signature)

DATE _____

Cory Lakes Community Development District

10441 Cory Lake Dr.

Tampa, FL 33647

Email: clibeachclub@corylakescdd.net

Phone: (813) 986-1031

Fax: (813) 986-1056

POOL PARTY RESERVATION AGREEMENT

Please complete the following Contact Information for the resident responsible for the Pool Party:

NAME: _____

ADDRESS: _____

PHONE: _____

RESERVATION DATE: _____

TIME SELECTION: 12PM-4PM

Please note times may change due to Daylight Savings-the CDD reserves the right to adjust accordingly

The reservation terms are as follows:

1. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
2. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
3. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set up and clean up time.**
4. Party decorations are limited to table top decorations ONLY. NO GLASS OF ANY KIND ALLOWED IN POOL AREA INCLUDING BEVERAGE DISPENSERS, SERVING DISHES, CUPCAKE/CAKE STANDS, ETC.
5. For any hired vendor (DJ, caterer, entertainer, etc) a valid Certificate of Insurance (COI) must be on file with the CDD office naming Cory Lakes CDD additional insured and Cory Lakes CDD as certificate holder. (*See staff for COI example)
6. ABSOLUTELY no bounce house on ANY CDD property-NO EXCEPTIONS!

7. Functions may be cancelled due to bad weather or pool malfunctions. The Pool staff will give as much advanced notice as possible.
8. Food and non-alcoholic beverages may be brought into the reserved area only for the event. ***There is absolutely No Smoking inside the pool gates.***
9. All pool activity is monitored with video cameras.
10. It is the responsibility of the resident to clean the area and remove all trash from the cans. If trash is not removed, security deposit will be forfeited.
11. There is a maximum of 40 guests (residents and guests) per party.
12. All children **must be supervised.**

THE POOL IS OPEN TO THE COMMUNITY AND WILL REMAIN OPEN TO RESIDENTS/GUESTS DURING THE EVENT

Pool Party Fee **\$50.00**

Pool Party Security Deposit **\$100.00**
 (Fully Refundable upon approval from Facilities Manager)

Contact Information:

Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813.986.1031 or clibeachclub@corylakescdd.net.

I have read and understand all of the above pool party reservation rules:

 Resident Signature

 Office Signature

.....
OFFICE USE ONLY:

Security Deposit Check # _____

Rental Fee Check #: _____

Office Staff: _____ Date: _____

Patrons may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

New Year's Day

Good Friday

Easter Sunday

Friday Preceding Spring Break

Memorial Day

Mother's Day

Fourth of July

Labor Day

Thanksgiving

Christmas Eve

Christmas Day

New Year's Eve

Last Day of School

Father's Day

The pool and pool deck area of the facilities are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

1.) **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement. At the time of approval, all fees associated with the rental **must** be submitted to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of the rental fee, and the other payment should be in the amount of Five Hundred Dollars (\$500.00) as a security deposit.

2.) All checks and money orders are to be made payable to the **Cory Lakes Community Development District**. The Cory Lake CDD Office Administrator and/or Facilities Manager will review the Facility Rental Application on a case-by-case basis based on the availability of the facilities. The Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting. Reservations for charity events must be made at least ninety (90) days in advance of the event and are contingent on approval by the Board of Supervisors of the District.

3) **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility Use Date will result in a forfeiture of one half (1/2) of the rental fee.

4) **Available Facilities and Capacity:** The Beach Club is available for private rental for up to six (6) total hours, **including set up and post-event cleanup**, between the hours of 10am and 11pm when no other CDD/POA events are scheduled. **Parties MUST adhere to the County Noise Ordinance to end party at 10PM. The last hour is for clean up ONLY. All guests must exit the building no later than 10:00PM! Failure to end the event at 10:00PM will result in the forfeit of deposit** **Full Signature**

5.) The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.

6) **Staffing:** One (1) staff person is required to work during the six (6) hour Facility Usage. Should alcohol be added to the Facility Usage an additional staff person is required. An additional one hundred dollar (\$100.00) usage fee will be added to the total amount owed when two (2) attendants are required.

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FACILITY RENTAL POLICIES**

7) **Deposit:** As stated previously, a deposit in the amount of Five Hundred Dollars (\$500.00) is required at the time the use is approved. To receive a refund of the deposit, the following must be completed:

- The patron doing the renting must be present for the entire duration of the rental.
- **All trash and garbage must be removed and placed in the dumpster.**
- All displays, favors or remnants of the event must be removed.
- All of the furniture and other items must be returned to their original position.
- There must be no damage to the Beach Club and its property.
- **Six (6) hour usage must not be violated.** If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit will be forfeited to cover the additional staff time. The six hour usage **INCLUDES POST CLEAN-UP.**
- Attendant must verify that above conditions have been met.

8) **General Policies:**

a) Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but are not limited to:

- Event Cancellation and Closure
- Access Restrictions
- Parking Enforcement and Towing

The Patron User will be responsible for any and all monetary citations and fines that may be received by the District for such a violation.

b) **All doors must remain closed at all times, except when Patrons and Guests are entering or exiting the building.**

d) The volume of live or recorded music must not violate applicable City of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.

e) Usage fees and deposit fees may be increased at the discretion of the Board of Supervisors.

f) Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors. The District is to be named on these policies as an additional insured party.

I have read and understand the above and will adhere to the Policies. I understand that failure in doing so, may result in the forfeiture of my entire security deposit.

Signature

Date

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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October 25, 2021

Corey Lakes Community Development District
C/O Chesley 'Chuck' Adams Jr.
6131 Lyons Road Suite 100
Coconut Creek, FL 33073

Re: Commercial Loan

Dear Chuck,

FineMark National Bank & Trust is pleased offer the following terms for financing to the Corey Lakes Community Development District

Borrower:	Corey Lakes Community Development District
Loan Amount:	\$700,000.00
Loan Term:	5 years.
Repayment:	Interest to be paid semiannually on each May 1 and November 1. Principal to be paid serially from May 1, 2022 May 1, 2026
Interest Rate:	3.75% Fixed rate can be locked for 120 days prior to closing
Loan Fee:	\$1,000
Guarantors:	None
Pre-Payment:	The loan may be pre-paid in whole or part at any time
Collateral:	An assignment of non-ad valorem assessments to finance the improvements associated with the new assessment

Loan Covenants:

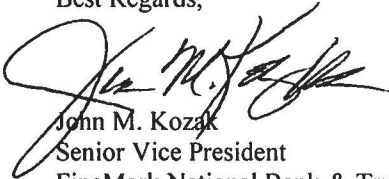
- The Borrower shall incur no new debt without the prior written consent of FineMark National Bank & Trust
- The borrower shall maintain a minimum debt service coverage ratio of not less than 1:1. The debt service coverage shall be tested annually at fiscal year-end beginning 9/30/2022 and at each year end for the term of the loan. Debt service coverage shall be defined as follows (excess of revenues over expenses plus depreciation, amortization, and interest expense by annual sum of current maturities of long term debt plus interest expense)
- Corey Lakes Community Development District to provide audited financial statements on an annual basis and internally prepared balance sheet and income statements.
- Corey Lakes Community Development District to provide an attorney opinion letter from their counsel.
- Corey Lakes Community Development District to pay lenders attorney fees associated with the preparation of loan closing documents

Final loan approval will be subject to the following:

- Review CDD documents by bank counsel
- Operating and or reserve accounts to be held at FineMark National Bank and Trust

This a commitment for financing pending the review of the above referenced documents by our bank counsel. Thank you for the opportunity to discuss the financing for Corey Lakes Community Development District . Please call me should you have any questions.

Best Regards,



John M. Kozak
Senior Vice President
FineMark National Bank & Trust

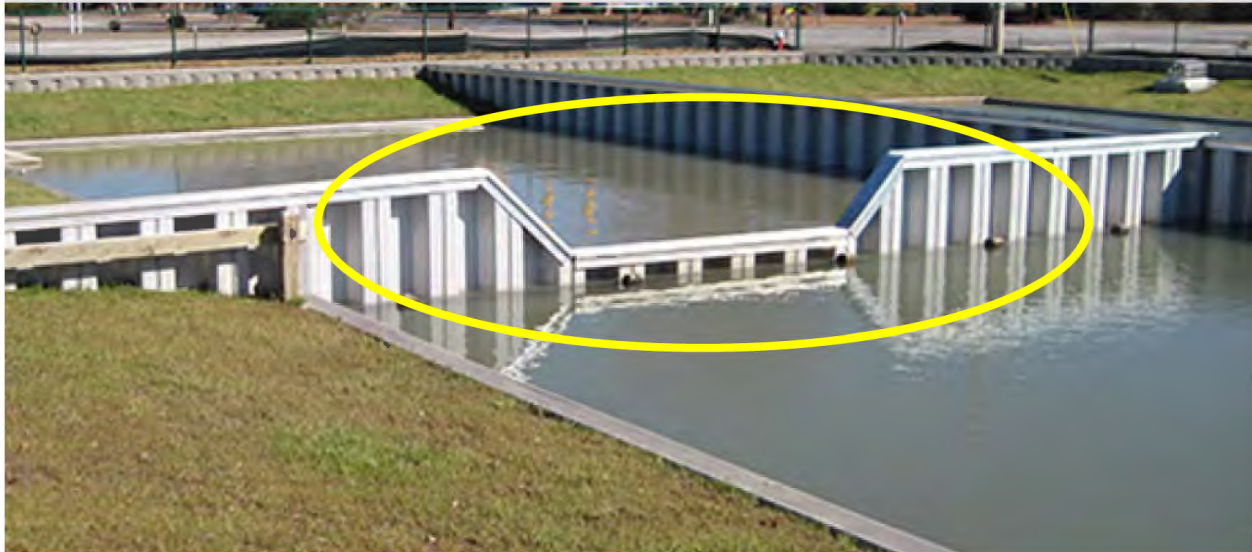
Accepted:



TO: Chuck Adams
Cory Lakes CDD District Manager
Phil Chang, P.E.
FROM: Cory Lakes CDD District Engineer

DATE: November 9, 2021
RE: Example Sheet Pile Weir
and Anticipated Costs

As requested, below is an example of a sheet pile weir that we are proposing to replace the concrete weirs that are no longer intact. The new weir storm structures will be constructed of vinyl sheet piles.



By comparison, the existing concrete weirs are similar to the concrete weir to the right. The idea of the sheet pile weir is to mimic the shape of concrete weir crest. There are some slight differences in the flow rates between the two different types of weirs but that will be part of the weir design calculations that will be submitted as part of the permit modification to SWFWMD.



Based on the proposed sheet pile concept, we anticipate that the order of magnitude cost to construct each weir will be in the order of \$150,000. This will need to be refined once construction plans are prepared. Bid costs will likely fluctuate with labor and materials cost over time.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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TO: **Chuck Adams**
Cory Lakes CDD District Manager
FROM: **Phil Chang, P.E.**
Cory Lakes CDD District Engineer

DATE: **November 3, 2021**
RE: **Amenity Center**
Conceptual Site Plan

As requested, we have prepared a preliminary conceptual site plan for the potential amenity center on Cory Lake Boulevard across from the entrance to Capri Isles. The Cory Lake Isles Gym & Multipurpose Room – Option 2 building plan (prepared by KHP Developers) was utilized to develop the preliminary plan.

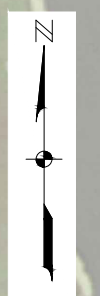
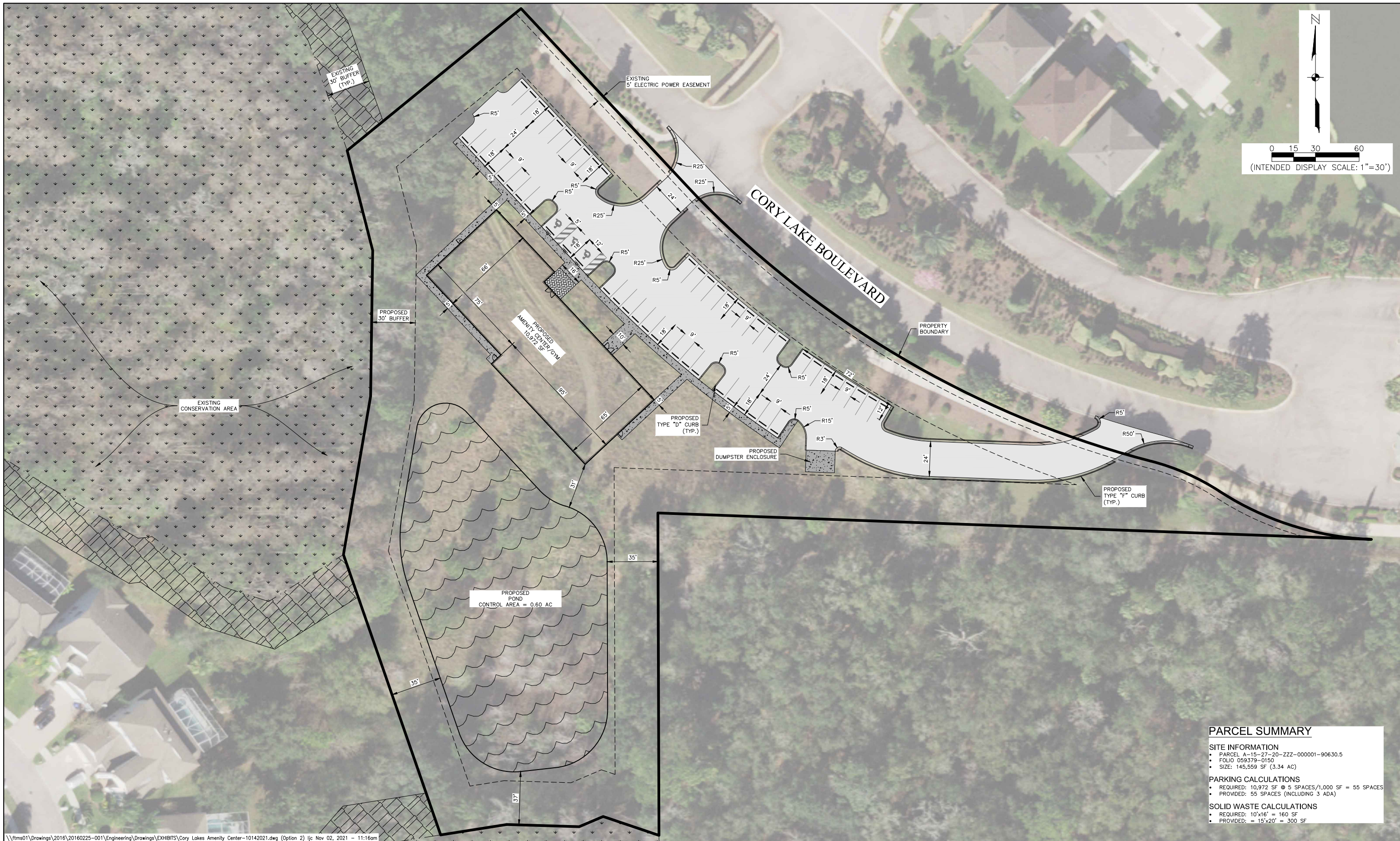
The following information was used to develop the preliminary conceptual site plan:

- Parcel A-15-27-20-ZZZ-000001-906.30.5
- Folio 059379-0150
- Parcel size – 3.34 acres
- Option 2 floor area – 10,972 square feet
- Required parking – 5 spaces/1,000 square feet = 55 spaces
- Parking provided – 55 spaces (includes 3 ADA)

Also attached is a preliminary order of magnitude opinion of cost for the site improvements. It should be noted, however, that we specifically excluded costs related to earthworks since a topographic survey and a geotechnical investigation have not been completed at this time. A topographic survey and geotechnical investigation will be needed to determine the quality of the soil (if it is adequate for the proposed improvements) and how much soil would need to be imported or removed in order to bring the site to the appropriate finished grades.

The order of magnitude cost for the site work is in the order of \$380,000 exclusive of earthwork costs and soft costs (permits & fees).

We look forward to any comments and input from you and the Board which we will consider incorporating into the final conceptual site plan.



0 15 30 60
 (INTENDED DISPLAY SCALE: 1"=30')

PARCEL SUMMARY

- SITE INFORMATION**
- PARCEL A-15-27-20-ZZZ-000001-90630.5
 - FOLIO 059379-0150
 - SIZE: 145,559 SF (3.34 AC)
- PARKING CALCULATIONS**
- REQUIRED: 10,972 SF @ 5 SPACES/1,000 SF = 55 SPACES
 - PROVIDED: 55 SPACES (INCLUDING 3 ADA)
- SOLID WASTE CALCULATIONS**
- REQUIRED: 10'x16' = 160 SF
 - PROVIDED: = 15'x20' = 300 SF

\\ftms01\Drawings\2016\20160225-001\Engineering\Drawings\EXHIBITS\Cory Lakes Amenity Center-10142021.dwg (Option 2) ljc Nov 02, 2021 - 11:16am

REVISIONS	

CORY LAKE ISLES

CORY LAKE
 AMENITY CENTER/GYM
 HILLSBOROUGH COUNTY,
 FLORIDA



JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE: (239) 334-0046
 FAX: (239) 334-3661
 E.B. #642 & L.B. #642

CONCEPTUAL SITE PLAN OPTION 2				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCTOBER 2021	20160225-001	15-27-20	1" = 30'	1 OF 1

I SITE WORK		QUANTITY	UNIT	UNIT PRICE	AMOUNT
I-1	MOBILIZATION/DEMobilIZATION	1	LS	\$25,000.00	\$25,000.00
I-2	CLEARING AND GRUBBING	3.30	AC	\$6,000.00	\$19,800.00
I-3	EROSION CONTROL	1	LS	\$10,000.00	\$10,000.00
I-8	CUT		CY	\$20.00	\$0.00
I-13	FILL		CY	\$14.00	\$0.00
I-18	FINAL GRADING	9,000	SY	\$1.30	\$11,700.00
I-21	SOD (BAHIA)	9,000	SY	\$5.00	\$45,000.00
				Sub-Total	\$111,500.00

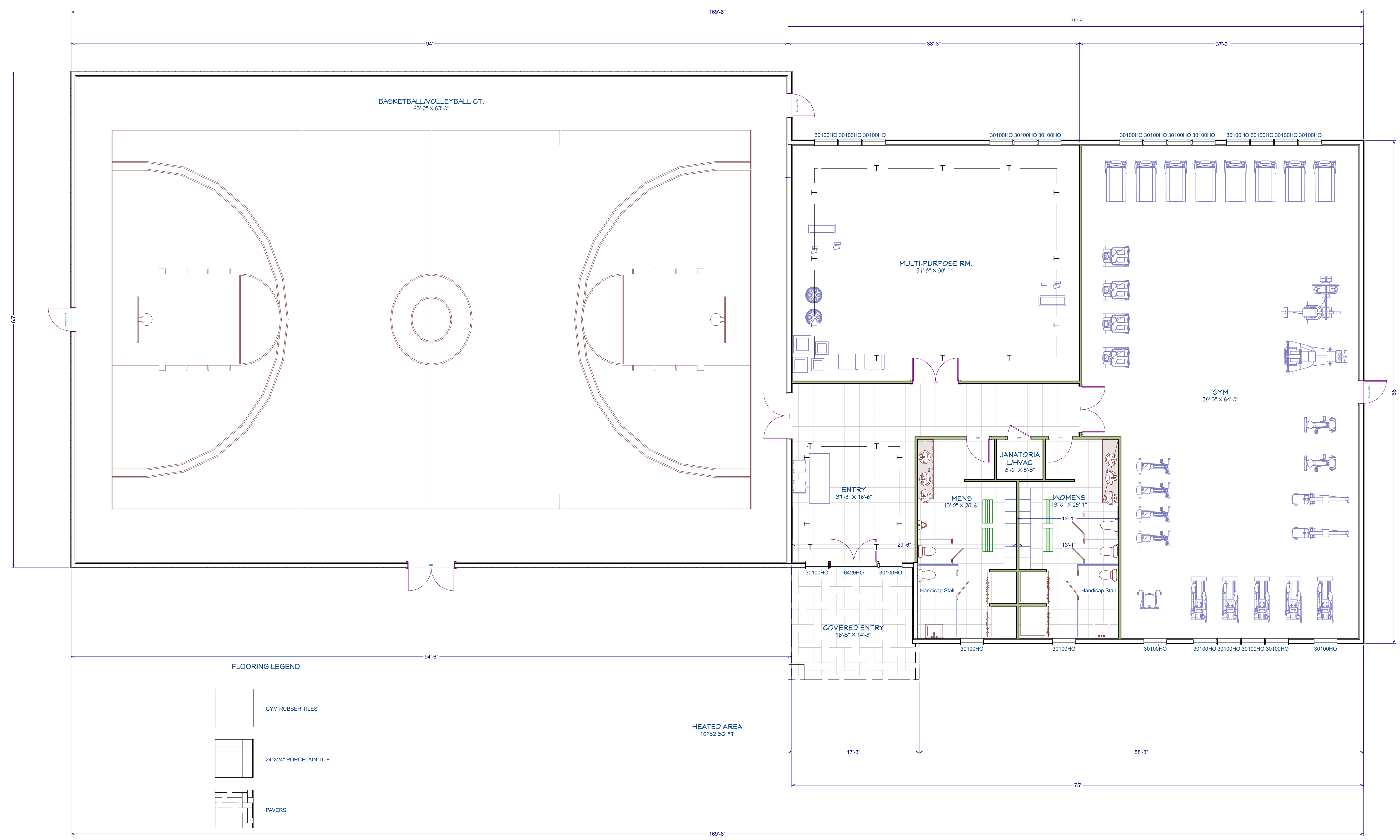
II ROADWAY		QUANTITY	UNIT	UNIT PRICE	AMOUNT
II-2	12" STABILIZED SUB-GRADE (ROAD)	2,950	SY	\$16.00	\$47,200.00
II-1	8" LIME ROCK BASE (ROAD)	2,860	SY	\$26.00	\$74,360.00
II-5	1.5" S.P. 9.5 ASPHALT (ONE LIFT)	2,780	SY	\$14.00	\$38,920.00
II-10	TYPE "D" CURB	210	LF	\$15.00	\$3,150.00
II-12	TYPE "F" CURB	600	LF	\$20.00	\$12,000.00
II-18	5' CONCRETE SIDEWALK	7,110	SF	\$5.50	\$39,105.00
II-21	6" CONCRETE DUMPSTER PAD	300	SF	\$8.00	\$2,400.00
II-22	CONCRETE PARKING STOPS	55	EA	\$45.00	\$2,475.00
II-23	PAVERS (3-1/8" STANDARD SHAPE W/ 1" BEDDING SAND)	240	SF	\$6.00	\$1,440.00
II-24	2" LEVELING SAND	30	SY	\$6.00	\$180.00
II-36	REMOVE EXISTING SIDEWALK	380	SF	\$1.00	\$380.00
II-38	SIGNING AND MARKING	1	LS	\$10,000.00	\$10,000.00
				Sub-Total	\$231,610.00

TOTAL IMPROVEMENTS:	\$343,110.00
10% CONTINGENCY:	\$34,311.00
GRAND TOTAL:	\$377,421.00



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CORY LAKE ISLES GYM & MULTI-PURPOSE ROOM
3 DIFFERENT LAYOUT OPTIONS
CORY LAKE ISLES, HILLSBOROUGH COUNTY, FLORIDA



Option 2 Floor Plan

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11AI

DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on October 21, 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	Assistant Secretary
Rene Fontcha	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Phil Chang (via Zoom)	District Engineer
John Hall	Facilities Manager
Steve Small	LMP Landscape Maintenance
A.J. Forbes (via telephone)	Resident/Security Committee member
Manish Patel	Resident
Cindy McIntyre	Resident
Carlos Guzman (via telephone)	Resident
Brian Little	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person. 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 There were no opening remarks by the Chairman.

41

42 **THIRD ORDER OF BUSINESS**

Other Supervisors' Opening Comments

43

44 There were no opening comments by the other Supervisors.

45

46 **FOURTH ORDER OF BUSINESS**

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

47

48

49 Resident Manish Patel asked the Board to consider changing the fountain activation
50 time from 7:15 a.m. to 8:00 a.m. His home is in close proximity to the fountain and the 7:15
51 a.m. activation time disrupts his morning yoga. Asked if he spoke to his neighbors in Capri Isle
52 regarding requesting a change in the fountain's hours of operation, Mr. Patel replied
53 affirmatively and stated no one had an issue with it.

54 It was decided that Mr. Hall would change the fountain hours of operation to 8:00 a.m.
55 to 8:00 p.m.

56 ▪ **Staff Reports - District Engineer: *Johnson Engineering, Inc.***

57 **This item, previously Item 12A, was presented out of order.**

58 **I. Update: Site Development Plan**

59 **II. Drainage Structures Redesign Proposal**

60 Mr. Chang presented Work Authorization #2022-002 for Drainage Structure Redesign.
61 He discussed the background of the concrete structures/weirs in the northwest portion of Cory
62 Lake Isles (CLI), difficulty obtaining quotes for the weir repairs, Engineering's plan to rebuild the
63 weirs using sheet pilings, Southwest Florida Water Management District (SWFWMD) permitting
64 and design, survey services, construction plans and fees. The total cost would be \$54,750.

65 The Board and Staff discussed the cost of the project, Mr. Chang's' difficulties in finding
66 a vendor, contractor feedback, change in the flow, the SWFWMD, permitting rules, advantages
67 and disadvantages of using sheet pilings versus concrete and sheet pile availability in light of
68 the supply chain back up. The monthly or annual maintenance costs, delaying the project,
69 providing sample drawings or exhibits of similar repairs and equivalent project costs, going out
70 to bid, the bidding threshold and project timeline were also discussed.

71 Mr. Chang would adjust his proposal and email a revised cost opinion and sample
72 exhibits of similar repairs to the Board prior to the next meeting.

73

74 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Allied Universal
Protection Service, LLC, Price Increase**

75

76

77 **A. Supporting Data for Increase Request**

78 **B. Security Officers Uniforms**

79 Mr. Adams noted that no representative from Allied Universal Protection Service, LLC
80 (Allied) was in attendance in person or via telephone. Discussion ensued regarding Allied
81 personnel, previous issues with security providers, security officer uniforms and whether it is
82 time to engage another contractor.

83 **▪ Update: Landscape Activities**

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

85 Mr. Steve Small, of LMP, reported the following:

86 ➤ Palm tree trimming in the common areas would be completed within a week.

87 ➤ The resident palms would be trimmed the following week, including fern-shaping,
88 fertilization and mulch installation.

89 ➤ The palms are being trimmed at 10:2, per the residents' and the Board's request,
90 instead of per OLM's recommendation of 9:3.

91 ➤ The annuals would be installed tomorrow.

92 Mr. Small responded to questions regarding tree trimming criteria, tree height, OLM's
93 recommendations, the Morris Bridge monument, lighting at the Cross Creek and Morris Bridge
94 entrances, palm frond removal in the common areas and employee retention. Per Mr. Castillo,
95 Mr. Small would compile a list of the areas where light posts need to be raised.

96 **Allied Universal Price Increase Discussion Resumed**

97 Mr. Castillo voiced his opinion that the CDD was receiving substandard service from
98 Allied and needs to engage a reputable company. Discussion ensued regarding engaging
99 another security provider, the current labor market and the hourly pay rate for unarmed
100 security guards. Mr. Adams stated that the Board should consider compensation in the range of

101 the Allied proposal. Staff would obtain security provider proposals and present them at the
102 next meeting.

103

104 **SIXTH ORDER OF BUSINESS**

**Update: Envera Commercial Security
Services' Contract Verbiage Regarding
Timeframe for Report Submittal**

105

106

107

108 Mr. Adams reported the following:

109 ➤ Mr. Hall has repeatedly expressed concern about the lag in Envera's report submittals.

110 ➤ Upon review of the Envera proposal, there is no verbiage in the contract specifying that
111 reports must be submitted at a set time. The contract only contains general language, such as
112 staff would "move diligently" to submit reports.

113 ➤ Staff would continue to urge Envera to submit reports in a timely manner.

114 Mr. Hall stated that he exchanged emails with Envera staff, who reported that they
115 were short-staffed and agreed to credit the CDD for the months that no reports were
116 submitted. Discussion ensued regarding the report process. Per Mr. Castillo, Staff should have
117 Envera include an addendum to the contract regarding a timeframe for report submittals.

118

119 **SEVENTH ORDER OF BUSINESS**

**Discussion: Term Sheet for Roof
Replacement – Outfall Structures**

120

121

122 Mr. Adams stated the term sheet was pending because the Credit Committee at
123 FineMark Bank was still reviewing the CDD's financial paperwork. The term sheet is expected to
124 be ready by the November meeting.

125 The Board and Staff discussed the \$700,000 loan amount, the capital improvements that
126 the loan would facilitate, the Roof X proposal for the three roofs, weir repairs and permitting
127 fees. Mr. Acoff felt that, until the Board receives the preliminary costs for the weirs, it could
128 not make decisions on the roofing contract. Mr. Adams stated by the November meeting the
129 Board should have the term sheet and the magnitude of the weirs to make a decision on the
130 two-ply underlayment option on the roofing proposal.

131 Discussion ensued regarding negotiating for the two-ply underlayment option on the
132 roofing contract, the 90-day wait for roofing materials, color for the new roof, asking for a

133 reduction in insurance rates once the new roofs are installed and obtaining a confirmation
134 schedule. Per Mr. Castillo, Staff to negotiate the two-ply underlayment option, in a not to
135 exceed amount of \$220,000; otherwise, they should secure the single-ply option at a cost of
136 \$195,000.

137 Resident Cindy McIntyre stated there was a hail storm in CLI in July 2020 that caused
138 damage to her roof and possibly the Clubhouse roof. She suggested having the roof inspected
139 for hail damage, as it is insured. Mr. Castillo directed Staff to have the roof re-inspected for hail
140 damage.

141

142 EIGHTH ORDER OF BUSINESS

POA Update/Report

143

144 Mr. Acoff voiced his opinion that the CDD and POA Boards have not spent enough time
145 discussing the shared responsibilities and suggested developing an action plan from the
146 meeting minutes to track progress. Mr. Adams would have a monthly action item list prepared.

147

148 NINTH ORDER OF BUSINESS

Committee Reports

149

150 A. Security

151

- **Discussion: Envera Virtual Guards**

152 Mr. Forbes thanked the Board for their continued support and reported the following:

153 ➤ Although the guards and the rover are doing well, the Allied and Envera management
154 teams have not been responsive. He recommended circulating a survey to homeowners to
155 gauge their satisfaction with the current company and determine what they would like as far as
156 replacement with the virtual guards or another security company, before going out to bid.

157 ➤ There is increased unsafe use of golf carts in the community by residents and non-
158 residents with no license plates and no drivers' licenses.

159 ➤ Thus far, the Tampa Police Department (TPD) and Mr. Hall's efforts to curtail this
160 behavior does not seem to be working.

161 Discussion ensued regarding circulating a survey, the speed zone, virtual guards,
162 potential CDD liability in the event of an accident and whether access could be denied to golf

163 carts entering the community. Mr. Adams would check with District Counsel and have him give
164 a legal recommendation regarding the golf carts.

165 **B. Landscape Aquascape Facilities**

166 There was no report.

167 **C. Spirit Committee**

168 There was no report.

169

170 **TENTH ORDER OF BUSINESS**

Approval of Minutes

171

172 **A. Board of Supervisors: September 16, 2021**

173 **I. Summary of Motions**

174 Change "Rahm Goile" to "Rahm Goel"

175 **II. Staff Directives**

176 **III. Regular Meeting**

177 The following changes were made:

178 Line 27: Change "Goile" to "Goel"

179 Line 67: Change "UA" to "AU"

180 Line 76: Change "neighborhoods" to "property"

181 **B. Joint Meeting: September 15, 2021**

182 **C. Special Meeting: September 29, 2021**

183 The following changes were made:

184 Line 21: Change "Walls" to "Weis"

185 Line 22: Change "Bard Baer" to "Brad Baird" and "City Wastewater Department
186 Supervisor" to "City Infrastructure Department Administrator"

187 Line 84: Insert "in phases."

188 Mr. Acoff asked if the list of items to be repaired was submitted to the City of Tampa
189 (COT) officials after the Special meeting. Mr. Hall stated a list of the manholes that need repair
190 was compiled and emailed to City officials, the CDD's requests have not changed from two
191 years ago and the manholes have only worsened since then.

192 **D. Sunshine Board Online Workshop: September 17, 2021 to October 20, 2021 (to be
193 provided under separate cover)**

194 Mr. Castillo stated a recent request made on the Sunshine Board by a resident Realtor
195 to hold monthly seminars/meetings in the Clubhouse merited discussion. Mr. Adams suggested
196 approving the minutes first and considering the request later in the meeting.

197 **E. Other**

198

199 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the**
200 **September 15, 2021 Joint Meeting Minutes and September 16, 2021 Board of**
201 **Supervisors Staff Directives and the September 17, 2021 to October 20, 2021**
202 **Sunshine Board Online Workshop, as presented, and the September 16, 2021**
203 **Summary of Motions, September 16, 2021 Regular Meeting Minutes and**
204 **September 29, 2021 Special Meeting Minutes, as amended, were approved.**

205

206

207 Mr. Shah stated he received approval from COT officials for the District Engineer to
208 have a geotechnical company inspect manholes and prepare a special report to determine if
209 repairs are needed. He strongly recommended spending less than \$5,000 to engage a company
210 to provide this service. Mr. Adams asked if the request is to have a company go underground to
211 take photographs of the manhole and issue a report. Mr. Shah replied affirmatively and stated
212 that Mr. Hall would select the three worst manholes. Mr. Adams would refer a company.

213 Discussion ensued regarding the September 29, 2021 Special Meeting with City officials,
214 manholes, depression areas, repair costs, negotiations with the COT, roadway repairs, a backup
215 plan and requesting a written response/commitment from the COT. Mr. Hall would send a
216 follow-up email to Mr. Eric Weiss, the Director of Wastewater, and Mr. Brad Baird, the
217 Infrastructure Administrator. Mr. Adams asked to be copied on the email so that he could thank
218 the COT officials on the CDD’s behalf.

219

220 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of August 31, 2021**

221

222

223 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021. He
224 responded to questions regarding Unassigned funds, the streetlight rental rate increase, LED
225 lights, light poles and roving patrol.

226 The financials were accepted.

227 Mr. Castillo stated the Board should consider the Realtor's request to hold monthly
228 meetings at the Clubhouse. The Board consensus was to deny the request because, if an
229 exception is made, it must be made for all other Realtors residing in the community. Mr. Hall
230 would inform Ms. Schewe of the Board's decision regarding the Realtor's request.

231

232 **TWELFTH ORDER OF BUSINESS**

Staff Reports

233

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

235 **I. Update: Site Development Plan**

236 **II. Drainage Structures Redesign Proposal**

237 These items were presented following the Fourth Order of Business.

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

239 The October Administrative/Events Report was included for informational purposes.

240 Discussion ensued regarding the fall festival, turnout for the yard sale event and
241 publicizing CDD events on social media.

242 Mr. Shah voiced his opinion that most residents do not fully understand assessments or
243 the reasons for assessment increases so they should be apprised of the four major areas
244 wherein CDD funds are applied. He asked Mr. Adams to prepare and circulate an educational
245 email to property owners explaining how CDD funds are expended.

246 The Board discussed liability concerns about CDD staff pulling a U-Haul trailer behind
247 the CDD work truck at the reverse trick or treating event.

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

249 Mr. Hall presented the October Facilities Manager Report.

250 **• Update: Cricket Field**

251 Mr. Hall stated the contractor must verify the timeline with the concrete provider; he
252 would be given the actual start date in two weeks. Asked if the work would impact the soccer
253 field, Mr. Hall stated the area being worked on would be roped off and the caution tape would
254 be lifted when the crew leaves in the afternoon so the soccer field can be used.

255 Mr. Hall responded to questions regarding a warranty for loose paver bricks, a recent
256 broken gate arm at the Cross Creek entrance, changing the timing of the gate arm, gate arm
257 replacement costs, resident reimbursement and the insurance claim process if reimbursement

258 is not feasible. The Board agreed with calling TPD when motorists damage the gate arm and do
259 not want to take responsibility.

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

- 261 • **NEXT MEETING DATE: November 18, 2021 at 6:00 P.M.**

- 262 ○ **QUORUM CHECK**

263 The next meeting would be held on November 18, 2021.

264

265 **THIRTEENTH ORDER OF BUSINESS** **Other Business**

266

267 Mr. Castillo asked what the current rental fees are for the Club, as a resident recently
268 complained that the CDD’s rental fees are too high. Mr. Hall stated that the rental fee is \$350,
269 with a \$150 deposit, which is refunded if there are no issues. Mr. Adams would include the
270 CDD’s Club rental policy on the next agenda.

271

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

273

274 There were no public comments.

275

276 **FIFTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

277

278 Mr. Shah suggested having a dumpster installed at the storage area for large bulk
279 garbage items, such as mattresses, to service residents. Mr. Hall would obtain quotes and find
280 out the requirements.

281 Mr. Shah suggested affixing stickers on all vehicles parked on the street. Mr. Adams
282 would confirm with District Counsel about the suggestion and apprise the Board prior to the
283 next meeting.

284

285 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

286

287 There being no further business to discuss, the meeting adjourned at 9:12 p.m.

288
289
290
291
292
293

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

1 1 A II

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang to adjust Work Authorization proposal costs and email a revised cost opinion and sample exhibits of similar repairs to the Board prior to the November meeting.	X			
2	10.21.21	ACTION	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.	X			
3	10.21.21	ACTION	Mr. Hall to obtain security company proposals and present them at the next meeting.	X			
4	10.21.21	ACTION	Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe.	X			
5	10.21.21	ACTION/AGENDA	Mr. Hall to provide a COT manhole repair update on future agendas.	X			
6	10.21.21	ACTION	Per Mr. Castillo, Staff to negotiate the two-ply underlayment option with the Roof X contractor for a not to exceed amount of \$220,000; otherwise, secure the single ply option at a cost of \$195,000.	X			
7	10.21.21	ACTION	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.	X			
8	10.21.21	ACTION	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.	X			
9	10.21.21	ACTION	Mr. Adams to confirm with District Counsel whether stickers can be affixed on the windows of vehicles that are parked on the streets and apprise the Board of his findings prior to the next meeting.	X			
10	10.21.21	ACTION	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses	X			
11	10.21.21	AGENDA	Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.	X			
12	10.21.21	AGENDA	Mr. Adams to include the Engineer's Weir Cost Opinion on the next agenda.	X			
13	10.21.21	AGENDA	Mr. Adams to include the FineMark Bank Term Sheet as a discussion item on the next agenda.	X			
14	10.21.21	ACTION	Mr. Adams to include the Roof Proposal as a discussion item on the next agenda.	X			

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE GENERAL FUND PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 20, 2020, the Board of Supervisors (hereinafter referred to as the “Board”) of the Cory Lakes Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2020/2021; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2021.

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

Section 1. The Fiscal Year 2020/2021 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2021 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 18th day of November, 2021.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

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

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

	FY '21 Original Budget	Budget to Actual Variance	Increase/ Decrease	FY '21 Amended Budget	
REVENUES	FY '21 Actual				
Assessment levy - net	\$ 1,992,645	\$ 1,985,583	\$ (7,062)	\$ 7,062	\$ 1,992,645
Settlement	275,000	-	(275,000)	275,000	275,000
Interest and miscellaneous	11,742	30,000	18,258	(18,258)	11,742
Total revenues	2,279,387	2,015,583	(263,804)	263,804	2,279,387
EXPENDITURES					
Professional & admin					
Supervisors	12,200	12,000	(200)	200	12,200
Payroll services	793	600	(193)	193	793
Payroll taxes - FICA	933	900	(33)	33	933
Payroll taxes - unemployment	-	325	325	(325)	-
District management	55,000	55,000	-	-	55,000
Assessment roll preparation	5,000	5,000	-	-	5,000
Bond amortization schedule fee		1,500	1,500	-	1,500
Disclosure report	3,000	3,000	-	-	3,000
Trustee	7,112	7,200	88	(88)	7,112
Audit	6,400	6,400	-	-	6,400
Arbitrage rebate calculation		2,500	2,500	-	2,500
Legal - general counsel	6,643	5,000	(1,643)	1,643	6,643
Engineering	4,505	10,000	5,495	(5,495)	4,505
Insurance: general liability & public officials	33,153	31,000	(2,153)	2,153	33,153
Insurance: worker's compensation	3,792	5,500	1,708	(1,708)	3,792
Legal advertising and Sunshine Board	6,051	4,500	(1,551)	1,551	6,051
Bank fees	-	1,500	1,500	(1,500)	-
Credit card discount	195	200	5	(5)	195
Dues & licenses	175	175	-	-	175
Postage	1,313	2,000	687	(687)	1,313
Office supplies	631	-	(631)	631	631
Tax collector	39,852	82,733	42,881	-	82,733
Contingencies	1,844	500	(1,344)	6,344	6,844
Total professional & admin	188,592	237,533	48,941	2,940	240,473

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

	FY '21 Original Budget	Budget to Actual Variance	Increase/ Decrease	FY '21 Amended Budget
EXPENDITURES (continued)	FY '21 Actual			
Field Operations				
Utilities				
Communication	32,482	20,000	(12,482)	32,482
Website	1,056	705	(351)	1,056
ADA website compliance	-	210	210	210
Streetlights	168,061	90,000	(78,061)	168,061
Electricity	63,288	58,000	(5,288)	63,288
Propane	-	400	400	-
Water, sewer & irrigation	26,553	15,000	(11,553)	26,553
Solid waste removal	7,656	6,200	(1,456)	7,656
Sewer lift stations	20,497	2,500	(17,997)	20,497
Security operations				
Security staffing contract services	302,398	340,000	37,602	302,398
Contractual Virtual Guard	88,908	90,000	1,092	88,908
Off-duty policing	14,686	14,000	(686)	14,686
Field office administration				
Field Manager	63,365	58,000	(5,365)	63,365
Assistant field manager	6,847	17,000	10,153	6,847
Office administrator	48,044	47,000	(1,044)	48,044
Assistant office administrators	-	15,000	15,000	-
Payroll taxes	10,556	13,500	2,944	10,556
U.C. Tax	1,013	-	(1,013)	1,013
Seasonal decorations	40,500	43,700	3,200	40,500
Beach club office equipment	2,845	4,500	1,655	2,845
Beach club office supplies	5,178	4,000	(1,178)	5,178
Beach club gym supplies	20,495	20,600	105	20,495
Guard office equipment	-	1,000	1,000	-
Guard office supplies	467	1,500	1,033	467
Community events supplies	10,623	18,500	7,877	10,623
Pool & beach club attendants	35,049	26,000	(9,049)	35,049

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

	FY '21 Original Budget	Budget to Actual Variance	Increase/ Decrease	FY '21 Amended Budget
EXPENDITURES (continued)	FY '21 Actual			
Property maintenance				
Landscape Maintenance				
Landscaping	462,585	405,000	(57,585)	462,585
Beach sand	-	3,000	3,000	-
Annuals & seasonal plant installation	2,416	5,000	2,584	2,416
Plant replacement	38,313	37,500	(813)	38,313
Sod replacement	3,387	10,000	6,613	3,387
Well maintenance - irrigation	614	5,000	4,386	614
Irrigation - maintenance	7,074	10,000	2,926	7,074
Tree removal and replacement	14,613	25,000	10,387	14,613
Lake & pond maintenance	45,750	52,000	6,250	45,750
Facilities maintenance				
Outside facilities maintenance	20,887	20,000	(887)	20,887
Car and cart repairs and maintenance	9,036	6,000	(3,036)	9,036
Rentals and leases	13,411	13,000	(411)	13,411
Cleaning	15,062	16,000	938	15,062
Pest control	1,529	1,800	271	1,529
Security gate maintenance & repair	11,376	5,000	(6,376)	11,376
Security gate maintenance & repair - Cachet	1,621	2,000	379	1,621
Monuments & signs	3,016	5,000	1,984	3,016
Fountains	810	7,000	6,190	810
Storm water drainage	16,391	38,440	22,049	16,391
Recreation equipment maintenance & repair	30,868	15,000	(15,868)	30,868
Building equipment maintenance & repair	8,178	15,000	6,822	8,178
Pressure washing	685	7,500	6,815	685
Paver, streets and sidewalk repairs, cleaning	86,247	75,000	(11,247)	86,247
Facilities maintenance (pool)				
Pool maintenance	21,417	21,000	(417)	21,417
Pool repairs	2,386	10,000	7,614	10,000
Pool heater utilities	11,955	10,000	(1,955)	11,955
Pool permit	275	575	300	1,450
Total field expenses	<u>1,800,469</u>	<u>1,728,130</u>	<u>(72,339)</u>	<u>1,809,468</u>
Total expenditures	<u>1,989,061</u>	<u>1,965,663</u>	<u>(23,398)</u>	<u>2,049,941</u>

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

	FY '21 Actual	FY '21 Original Budget	Budget to Actual Variance	Increase/ Decrease	FY '21 Amended Budget
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	290,326	49,920	(240,406)	179,526	229,446
Net change in fund balances	290,326	49,920	(240,406)	179,526	229,446
Fund balance - beginning (unaudited)	826,154	1,116,480	1,166,400	1,116,480	1,296,006
Fund balance - ending (projected)					
Assigned					
3 months working capital	497,265	491,416	491,416	491,416	512,485
Unassigned	619,215	674,984	434,578	804,590	1,012,967
Fund balance - ending	<u>\$ 1,116,480</u>	<u>\$ 1,166,400</u>	<u>\$ 925,994</u>	<u>\$ 1,296,006</u>	<u>\$ 1,525,452</u>

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2021**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 9,616	\$ -	\$ -	\$ -	\$ -	\$ 9,616
Iberia - debit card	2,856	-	-	-	-	2,856
SunTrust - operating acct	261,219	-	-	-	-	261,219
SunTrust - debit card	2,137	-	-	-	-	2,137
MMK account	279,658	-	-	-	-	279,658
Investments						
Revenue	-	117,068	166,657	64,109	-	347,834
Reserve	-	52,409	239,485	9,987	-	301,881
Prepayment	-	2,823	11,084	-	-	13,907
Undeposited funds	3,539	-	-	-	-	3,539
Due from other	1,806	-	-	-	-	1,806
Deposits	23,154	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	5,000
Prepaid expense	78,214	-	-	-	-	78,214
Total assets	<u>\$ 667,199</u>	<u>\$ 172,300</u>	<u>\$ 417,226</u>	<u>\$ 74,096</u>	<u>\$ -</u>	<u>\$ 1,330,821</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 114,354	\$ -	\$ -	\$ -	\$ -	\$ 114,354
Credit card	116	-	-	-	-	116
Accrued wages payable	800	-	-	-	-	800
JSAPP deposit	4,214	-	-	-	-	4,214
Accrued payroll taxes	5,022	-	-	-	-	5,022
Total liabilities	<u>124,506</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>124,506</u>
FUND BALANCES						
Nonspendable						
Deposits	23,154	-	-	-	-	23,154
Restricted for:						
Debt service	-	172,300	417,226	74,096	-	663,622
Assigned						
3 months working capital	491,416	-	-	-	-	491,416
Unassigned	28,123	-	-	-	-	28,123
Total fund balances	<u>542,693</u>	<u>172,300</u>	<u>417,226</u>	<u>74,096</u>	<u>-</u>	<u>1,206,315</u>
Total liabilities and fund balances	<u>\$ 667,199</u>	<u>\$ 172,300</u>	<u>\$ 417,226</u>	<u>\$ 74,096</u>	<u>\$ -</u>	<u>\$ 1,330,821</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 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%	\$ 1,985,583
Insurance settlement	-	275,000	-	N/A	-
Interest and miscellaneous	2,162	8,204	30,000	27%	30,000
Total revenues	<u>2,162</u>	<u>2,275,849</u>	<u>2,015,583</u>	113%	<u>2,015,583</u>
EXPENDITURES					
Administrative					
Supervisors	1,800	12,200	12,000	102%	12,000
Payroll services	109	793	600	132%	600
Payroll taxes - FICA	138	933	900	104%	900
Payroll taxes - unemployment	-	-	325	0%	325
District management	4,583	55,000	55,000	100%	55,000
Assessment roll preparation	417	5,000	5,000	100%	5,000
Bond amortization schedule fee	-	-	1,500	0%	1,500
Disclosure report	250	3,000	3,000	100%	3,000
Trustee	-	7,112	7,200	99%	7,200
Audit	-	6,400	6,400	100%	6,400
Arbitrage rebate calculation	-	-	2,500	0%	2,500
Legal - general counsel	117	6,643	5,000	133%	5,000
Engineering	85	4,505	10,000	45%	10,000
Insurance: general liability & public officials	-	33,153	31,000	107%	31,000
Insurance: worker's compensation	-	3,792	5,500	69%	5,500
Legal advertising and Sunshine Board	1,462	6,051	4,500	134%	4,500
Bank fees	-	-	1,500	0%	1,500
Credit card discount	12	195	200	98%	200
Dues & licenses	-	175	175	100%	175
Postage	122	1,313	2,000	66%	2,000
Office supplies	-	631	-	N/A	-
Tax collector	-	39,852	82,733	48%	82,733
Contingencies	95	1,844	500	369%	500
Total administrative	<u>9,190</u>	<u>188,592</u>	<u>237,533</u>	79%	<u>237,533</u>
Field operations					
Utilities					
Communication	3,372	32,482	20,000	162%	20,000
Website	-	1,056	705	150%	705
ADA website compliance	-	-	210	0%	210
Streetlights	30,495	168,061	90,000	187%	90,000
Electricity	13,656	63,288	58,000	109%	58,000
Propane	-	-	400	0%	400
Water, sewer & irrigation	4,230	26,553	15,000	177%	15,000
Solid waste removal	648	7,656	6,200	123%	6,200
Sewer lift stations	320	20,497	2,500	820%	2,500
Total utilities	<u>52,721</u>	<u>319,593</u>	<u>193,015</u>	166%	<u>193,015</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	39,812	302,398	340,000	89%	340,000
Contractual virtual guard	-	88,908	90,000	99%	90,000
Off-duty policing	3,459	14,686	14,000	105%	14,000
Total security operations	<u>43,271</u>	<u>405,992</u>	<u>444,000</u>	91%	<u>444,000</u>
Field office administration					
Field manager	8,975	63,365	58,000	109%	58,000
Assistant field manager	51	6,847	17,000	40%	17,000
Office administrator	6,785	48,044	47,000	102%	47,000
Assistant office administrator	-	-	15,000	0%	15,000
Payroll taxes	483	10,556	13,500	78%	13,500
U.C. tax	-	1,013	-	0%	-
Seasonal decorations	-	40,500	43,700	93%	43,700
Beach club office equipment	132	2,845	4,500	63%	4,500
Beach club office supplies	35	5,178	4,000	129%	4,000
Beach club gym supplies	896	20,495	20,600	99%	20,600
Guard office equipment	-	-	1,000	0%	1,000
Guard office supplies	-	467	1,500	31%	1,500
Community events supplies	4,662	10,623	18,500	57%	18,500
Pool & beach club attendants	5,378	35,049	26,000	135%	26,000
Total field office administration	<u>27,397</u>	<u>244,982</u>	<u>270,300</u>	91%	<u>270,300</u>
Landscape maintenance					
Landscaping	29,657	462,585	405,000	114%	405,000
Beach sand	-	-	3,000	0%	3,000
Annuals & seasonal plant installation	-	2,416	5,000	48%	5,000
Plant replacement	16,635	38,313	37,500	102%	37,500
Sod replacement	-	3,387	10,000	34%	10,000
Well maintenance - irrigation	-	614	5,000	12%	5,000
Irrigation - maintenance	709	7,074	10,000	71%	10,000
Tree removal	-	14,613	25,000	58%	25,000
Lake & pond maintenance	3,625	45,750	52,000	88%	52,000
Total landscape maintenance	<u>50,626</u>	<u>574,752</u>	<u>552,500</u>	104%	<u>552,500</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	855	20,887	20,000	104%	20,000
Car and cart repairs and maintenance	738	9,036	6,000	151%	6,000
Rentals and leases	1,061	13,411	13,000	103%	13,000
Cleaning	1,246	15,062	16,000	94%	16,000
Pest control	300	1,529	1,800	85%	1,800
Security gate maintenance & repair	2,543	11,376	5,000	228%	5,000
Security gate maintenance & repair - cachet	130	1,621	2,000	81%	2,000
Monuments & signs	-	3,016	5,000	60%	5,000
Fountains	400	810	7,000	12%	7,000
Storm water drainage	270	16,391	38,440	43%	38,440
Recreation equipment maintenance & repair	13,874	30,868	15,000	206%	15,000
Building equipment maintenance & repair	2,208	8,178	15,000	55%	15,000
Pressure washing	685	685	7,500	9%	7,500
Paver, streets and sidewalk repairs, cleaning	23,063	86,247	75,000	115%	75,000
Total facilities maintenance	<u>47,373</u>	<u>219,117</u>	<u>226,740</u>	97%	<u>226,740</u>
Facilities maintenance (pool)					
Pool maintenance	2,000	21,417	21,000	102%	21,000
Pool repairs	-	2,386	10,000	24%	10,000
Pool heater utilities	249	11,955	10,000	120%	10,000
Pool permit	-	275	575	48%	575
Total facilities maintenance (pool)	<u>2,249</u>	<u>36,033</u>	<u>41,575</u>	87%	<u>41,575</u>
Total field operations	<u>223,637</u>	<u>1,800,469</u>	<u>1,728,130</u>	104%	<u>1,728,130</u>
Total expenditures	<u>232,827</u>	<u>1,989,061</u>	<u>1,965,663</u>	101%	<u>1,965,663</u>
Excess/(deficiency) of revenues over/(under) expenditures	(230,665)	286,788	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	<u>3,538</u>	<u>3,538</u>	-	N/A	
Total other financing sources/(uses)	<u>3,538</u>	<u>3,538</u>	-	N/A	
Net change in fund balances	<u>(227,127)</u>	<u>290,326</u>	<u>49,920</u>	582%	
Fund balance - beginning (unaudited)	<u>769,820</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	47,739	51,277	(113,981) ***		
Fund balance - ending	<u>\$ 542,693</u>	<u>\$ 542,693</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 SEPTEMBER 30, 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	1	9	-	N/A
Total revenues	<u>1</u>	<u>107,596</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	1	5,558	-	
Fund balances - beginning	172,299	166,742	163,158	
Fund balances - ending	<u>\$ 172,300</u>	<u>\$ 172,300</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 SEPTEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 507,643	\$ 508,872	100%
Prepaid assessments	-	8,469	-	N/A
Interest	3	31	-	N/A
Total revenues	<u>3</u>	<u>516,143</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	3	8,524	-	
Fund balances - beginning	417,223	408,702	382,146	
Fund balances - ending	<u>\$ 417,226</u>	<u>\$ 417,226</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 SEPTEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ -	\$ 47,210	\$ 47,082	100%
Interest income	1	1	-	N/A
Total revenues	<u>1</u>	<u>47,211</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	<u>(99)</u>	<u>16</u>	<u>-</u>	N/A
Total other fees & charges	<u>(99)</u>	<u>959</u>	<u>1,962</u>	49%
Total expenditures	<u>(99)</u>	<u>47,318</u>	<u>48,321</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	100	(107)	(1,239)	
Fund balances - beginning	<u>73,996</u>	<u>74,203</u>	<u>72,692</u>	
Fund balances - ending	<u>\$ 74,096</u>	<u>\$ 74,096</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 SEPTEMBER 30, 2021**

	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>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers out	<u>(3,538)</u>	<u>(3,538)</u>
Total other financing sources/(uses)	<u>(3,538)</u>	<u>(3,538)</u>
Net change in fund balance	(3,538)	(3,538)
Fund balance - beginning	3,538	3,538
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
11/01/2020	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

14B

Office Administrator & Events Monthly Report

Meeting date: November 18, 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.
- Updating email records (completed quarterly).
- Scheduled and held about 6 private rentals for the Beach Club in October and there are 5-6 in November.
- Working on obtaining information on rentals from surrounding communities.

Events

ACTION ITEMS:

- Confirm all Vendors for Holiday Events
- Complete reservations for all Spring Events

COMPLETED:

- Fall Festival | Oct. 16 – This event went really great! There was a good turn out of residents and families. TPD had a tent with goodies for the kids and information for adults.
- Cars & Coffee | Oct. 30 – The rain in the early AM did affect this event greatly. However, there were still residents that came out with their cars and those that like to come view them. Everyone who participated agreed that the weather was the reason for the smaller turn out.
- Reverse Trick – or – Treating | Oct. 31- This event was a huge hit. All those residents that participated in handing out the candy from the U-Haul trailer did sign a waiver of liability. There was a schedule made and advertised about where the trailer would be. However, the first and second stops were empty with no kids. All those participating decided to go around the community with cow bells and honking the horn to get kids/families out of the house. One we completed the round of ‘noise’, we jumped back to our scheduled stops and there were a lot of families that came out to enjoy.

UPCOMING:

- *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.
- *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 event. Santa will be set up to take pictures during the event as well. I was able to confirm a cash bar vendor to add fun for adults during the even. *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

Office Administrator & Events Monthly Report

Meeting date: November 18, 2021

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*

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

14C

Cory Lakes Community Development District

Facilities Manager

Nov. 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. Completed Holiday lighting installation
5. Ordered new ice machine for behind clubhouse. Making the necessary modifications for electric and water hook ups to accommodate the new machine.
6. Ordered new water heater to replace leaking water heater.
7. Replaced light fixtures in the kitchen closets to newer LED units.
8. Ordered replacement lights to replace kitchen lighting.
9. Rebuilt toilet tank in ladies restroom.

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. Replaced GFCI outlet on lanai area.

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. Still waiting on parts.
3. Trying to find painter to paint the poles at playground. Hard to find someone to paint over the powder coated metal.

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. Rebuilt Sloan valve on urinal in men's room.

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%. Overall improvement in grasses. Monitor weeds and control. Work on cleaning up debris in flower beds.
5. LMP starting resident palms. They look good but are moving very slow.
6. LMP installed new annuals
7. LMP starting fall cut backs
8. Community mulch has started and looking good.
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 this month.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed.
3. Washed patrol vehicle.
4. Patched tire on patrol car.
5. Replaced headlights on patrol car.

OTHER ACTIONS

1. Cleaning storage area. Ongoing.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
3. Repaired some paver areas around the community. Ongoing
4. Repaired tennis court screening. (ongoing)
5. Adding posts to bottom of tennis court fence to help with ball loss issue.(Newer courts)
6. Working on plan for storage of pickle ball nets at hockey rink. Need to pour a small slab and fence an area to secure nets.
7. Working with Ryan Homes on Capri Isle drainage issues. Referred to District Counsel for follow up

8. Helped Amanda plan and procure the needs for community events. Trailer and hay.
9. Working on pricing flooring and Painting
10. Shopping for patrol vehicle. Hard to find in stock vehicle, may just have to pre-order one.
11. Cricket Court hopefully starting in 2-3 weeks.
12. Washed truck
13. Had stucco repair done to Cross Creek monument, tower and columns.
14. Cleaned entrance monuments.
15. Painted Cross creek monument, tower and columns after stucco work complete.
16. Reset all timers in community for DST.
17. Working with vendor on Holiday lighting installation.
18. Replaced lights on Isle of Cachet monuments
19. Replaced light fixture on Cachet entrance after car ran over.
20. Have contract in place with Roof-X for replacement of the roof at clubhouse and both guardhouses. Roof-X agreed to come down \$5k on price of double underlayment.
21. Working with 3 security vendors on proposals for new security contract. I have bids from GuardOne Security, Trident Protective Services and Securitas Security Company. Still have the outstanding proposal from Allied as well. If all have submitted before the meeting I will provide under separate cover.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Replaced resident gate arm. Got broke so made a replacement and it got hit as well.
4. Fixed landscape lighting.

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. Waiting on replacement gate arm for exit gate.
6. Gate Tech doing routine battery back-up inspections for gate openers.

Action Plan for December

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

November 1, 2021

ATTENDING:

STEVE SMALL – LMP

PAUL WOODS – OLM, INC.

SCORE: 93%

**NEXT INSPECTION
NOVEMBER 29TH, 2021 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Around the perimeter of the pool pump enclosure: Hand prune Awabuki Viburnum to continue to form a screening hedge.
2. Around the west perimeter of the pool seating area: Continue to improve Chinese Fan palm.
3. Lightly prune old boots from Queen palms.
4. Pool slide: Remove leaves in the enclosure.
5. Tennis court entrance: Prune Oleanders off the sidewalk.
6. Throughout tennis court areas: Remove debris in beds.
7. Basketball court: Remove vines in the Southern Red Cedar up to 15 feet.
8. Across the front of the Beach Club: Thin Hawaiian Ti reducing the oldest and tallest canes maintaining a uniform consistent height between the left and right side.
9. Right side of the gymnasium: Reduce the white Bird of Paradise striking the roof line.

ISLE OF CACHE

10. Rejuvenate prune Plumbago. Also, treat with systemic fungicides and fertilize plants.
11. Gate keypad: Prune the Reclinate palm overgrowing the curb line.

CANARY ISALND

12. **Control bed weeds in the center island.**

MORRIS BRIDGE ROAD

13. Collect and remove Queen palm fruit remaining on ground level during weekly visits.

14. West end of island #3: Monitor the emerging bud on the Silvester palm.
15. Remove debris and Spanish Moss in the beds weekly.
16. Island #1: Prune the Olive trees so that they do not grow into Tabebuia or Crape Myrtles.
17. Deadhead Bird of Paradise.
18. Throughout the entrance: Remove dead plants.

CORY LAKE BOULEVARD

19. 10940 area: Control weeds in the Plumbago hedgerow.
20. Maliki Ilse: Remove and replace the disease and damaged Plumbago considering an alternate dry foot plant if the Plumbago are unsuccessful.
21. Lanie Isle entrance: Reduce the Bougainville to create a stairstep presentation with the Dwarf Bottlebrush and sign.
22. South end island: Remove the declining multi-stem Hibiscus.
23. Across the inbound and exit side lanes of the entrance: Prune and elevate Ligustrum Privets. With a pole saw complete crown reduction techniques to eliminate the whips and maintain a 15 foot height.
24. Across the Cross Creek entrance: Remove seeds from Crape Myrtles with pole saws.
25. Inbound lane: Prune overgrowth growing over the white fence visible from the Cross Creek entrance.
26. Adjacent to the entrance: Prune nonproductive stubs on Bottlebrush trees.

BARBADOS ISLE

- 27. Improve vigor in the Allamanda.**
28. Seasonal reduction prune Thryallis.
29. Reduce the width of Snow Queen Hibiscus.
30. Throughout all entrances: Improve fertility to plants.
31. West side: Prune Viburnum to a consistent height and improve fertility to plants.

BAHAMA ISLE

32. Remove remaining Lilies and declining Drift Roses maintaining the island as a mulch bed.

THE POINT

33. Cul-de-sac: Retuck mulch in curb and remove bed weeds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Isle of Cache center island: Provide a price to remove the dead Southern Red Cedar.

CATEGORY IV: NOTES TO OWNER

1. Due to Christmas the December inspection will be on Monday, November 29th.
2. Contractor reports that residential palm fertilization will begin the 2nd week of November.

CATEGORY V: NOTES TO CONTRACTOR

1. Due to Christmas the December inspection will be on Monday, November 29th.

PGW:kn

cc: John Hall cleddfm@gmail.com
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CORY LAKES 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	-1	Ixora
WEED CONTROL – BED AREAS	10		
PRUNING	10	-3	Ligustrum/ Oleander cat/Plumbago/Crinum/Southern Red Cedar
PLANT INSECT/DISEASE CONTROL	5	-5	
CLEANLINESS	5	-1	Leaf drop and windfall
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: 11-1-21 Score: 93 Performance Payment 100%

Contractor Signature: *[Signature]*

Inspector Signature: *[Signature]*

Property Representative Signature: _____

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

14DII

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