

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 16, 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**

December 9, 2021

Board of Supervisors  
Cory Lakes Community Development District

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <b>ATTENDEES:</b><br>Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes. |
|----------------------------------------------------------------------------------------------------------------------------|

Dear Board Members:


The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on December 16, 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/84646751452>, Meeting ID: **846 4675 1452**, or telephonically at **1-929-205-6099**, Meeting ID: **846 4675 1452**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Review of Meeting and Public Comments/Participation Protocols
5. Public Comments (*agenda items*) [3 minutes per speaker]
6. Discussion: Social Media and the CDD
7. Discussion: Ability to "Privatize" the CDD Roads
8. Discussion: Facility Rental Policy/Rates
9. POA Update/Report
10. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities
  - C. Spirit Committee
11. Approval of Minutes
  - A. Board of Supervisors: November 18, 2021

- I. Regular Meeting
  - II. Action Items
    - B. Sunshine Board Online Workshop: November 19, 2021 to December 15, 2021 (*to be provided under separate cover*)
    - C. Other
12. Acceptance of Unaudited Financial Statements as of October 31, 2021
13. 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*
    - NEXT MEETING DATE: January 20, 2022 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 |

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

Sincerely,  
  
 Chesley E. Adams, Jr.  
 District Manager

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>FOR PUBLIC PARTICIPATION</b>                                                           |
| <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> |
| <b>MEETING ID: 846 4675 1452</b>                                                          |
| <b>OR</b>                                                                                 |
| <b>CALL IN NUMBER: 1-929-205-6099</b>                                                     |
| <b>MEETING ID: 846 4675 1452</b>                                                          |

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

# CORY LAKES COMMUNITY DEVELOPMENT DISTRICT BEACH CLUB RESERVATION AGREEMENT

This agreement is made between the Cory Lakes Community Development District here after referred to as the "District" and the resident named below here after referred to as "Resident" for use of the inside of the Cory Lake Isles Beach Club area.

Resident Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

1. The District acknowledges the receipt of **\$350 OR \$450** (\$350 fee when not serving alcohol and \$450 when serving alcohol) and a **\$500** security deposit from the Resident.

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.
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 Resident will be liable and responsible for all damage above and beyond the security deposit. \_\_\_\_\_ (initial)
5. Resident **WILL OR WILL NOT** be serving alcohol. \_\_\_\_\_ (full signature). Resident 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. Resident reserving the Beach Club must be 21 years of age or older. I/we **WILL NOT** provide alcohol to minors \_\_\_\_\_ (full signature)
8. Events where fifty percent (50%) or more of the guests are under age 21 require at least two (2) responsible adult chaperones. \_\_\_\_\_ (initial)

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

\_\_\_\_\_ (name of chaperone)

\_\_\_\_\_ (name of chaperone)

9. Resident 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 Resident, its agents, employees, patrons or guests shall not use the Beach Club for any unlawful purpose, and the Resident, 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 Resident. 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. **Resident is 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 the following business day. With satisfactory completion of all items on the checklist, the deposit will be returned. Resident will review and sign the Before Checklist *prior to set-up*. If the Resident does not sign the Before checklist, District has authority to refund money and stop party set-up until the checklist is signed. Resident will review the After Checklist following the event. \_\_\_\_\_ (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. Resident, 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 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.

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

- 16. Resident 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 Resident, or of any of the Resident's agents, employees, patrons, guests or any persons admitted to the Beach Club by the Resident, the Resident 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. Resident 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. Resident may not assign their rights or interest under this Agreement.
- 22. Resident has received and agrees to follow and adhere to the attached Policies.**

RESIDENT SIGNATURE \_\_\_\_\_  
(Signature)

DATE \_\_\_\_\_

OFFICE STAFF SIGNATURE \_\_\_\_\_  
(Signature)

DATE \_\_\_\_\_

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11A1**



**DRAFT**

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on 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 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 (via Zoom) | Vice Chair          |
| Ronald Acoff (via Zoom)      | Assistant Secretary |
| Sheila Haque                 | Assistant Secretary |
| Rene Fontcha                 | Assistant Secretary |

**Also present were:**

|                               |                                    |
|-------------------------------|------------------------------------|
| Chuck Adams                   | District Manager                   |
| Amanda Schewe                 | Office Administrator               |
| Phil Chang (via Zoom)         | District Engineer                  |
| John Hall (via Zoom)          | Facilities Manager                 |
| Harry Ramphal                 | Resident/POA President             |
| Steve Hancz                   | Resident                           |
| Sheryl Springer               | Resident/Security Committee Member |
| Parag Shah                    | Resident                           |
| Don Bohannol                  | Resident                           |
| Cynthia McIntyre              | Resident                           |
| Carlos Guzman (via telephone) | Resident                           |
| Kishore Joga                  | Resident                           |
| Michelle Byrd                 | Resident                           |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

41 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

42  
43 Mr. Castillo noted a lot of misinformation and resentment circulating on social media,  
44 which has been an ongoing issue in Cory Lake Isle (CLI) for the past five years. He stated that  
45 despite all the false news, there was also real news and encouraged residents to attend  
46 meetings and to be informed. He acknowledged that there are bound to be disagreements but  
47 residents should behave civilly towards one another. He hoped that the Board could establish  
48 certain parameters to alleviate some of the confusion. He stated, ultimately, the CDD Board  
49 would like for everyone to enjoy living in CLI and, although there are a few people that want to  
50 ruin it for the rest of the community, he would not allow it and expressed his hope that all  
51 attendees were in agreement to not allow it.

52

53 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

54  
55 Mr. Acoff voiced his opinion that communication is the key to resolving several of the  
56 issues between neighbors and noted that Mr. Adams has been very clear that the Board and  
57 Staff should not engage in any aspects of social media. Board Members were elected to do a  
58 job and part of that job is to communicate as effectively as possible and, when that is done in  
59 earnest, Supervisors can walk away feeling good about their contributions. In his opinion, the  
60 Board has accomplished a lot of good things since it has come together and should keep  
61 pressing on and adhere to its agenda.

62 Mr. Fontcha expressed surprise with regard to the same issues involving social media  
63 persisting in the community and stated the Board’s goal is to help the community and make  
64 decisions that are in the best interest of the community.

65 Mr. Shah reported that a recent COVID-19 Booster Vaccine Event was a phenomenal  
66 success and complimented everyone involved for their contributions. A St. Croix resident, who  
67 is a pharmacist requested permission to hold a similar vaccine drive for children ages 5 to 11,  
68 consisting of two sessions, and requested a written note from the Board Chair consenting to  
69 coordinating with Ms. Schewe to facilitate a Children’s Vaccine Drive. Regarding the social  
70 media issue, Mr. Shah stated all five Supervisors live in the community, are the pulse of CLI and  
71 regularly receive text messages and phone calls from residents. He felt that it was unfortunate  
72 that less than 1% of residents read the minutes so most do not know what is going on in the  
73 community yet they choose to believe what Mr. Guzman posts on social media. In his opinion,

74 Ms. Jane Wiggins is an enabler who has allowed people to post negative information about the  
75 CDD on social media and everyone is getting a bad reputation as a result.

76 Mr. Acoff reiterated that the Board is making positive decisions and should not get  
77 sidetracked with name calling; the Board should stay the course.

78 Mr. Shah suggested mailing a newsletter to residents listing all the positive actions being  
79 taken in CLI, after obtaining Supervisor feedback.

80

81 **FOURTH ORDER OF BUSINESS**

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

82

83

84 Resident Steve Hancz stated he was part of a group that periodically organizes to clean  
85 up Morris Bridge Road and suggested organizing a similar group to clean up the lake, once a  
86 quarter or twice per year, since the lake is filled with debris. With the Board’s permission, he  
87 could circulate a newsletter for resident volunteers to beautify the lake.

88 Resident Parag Shah felt that the volleyball court needs to be repaired, especially in the  
89 middle, and asked what is going on with the half-painted columns at the Cross Creek entrance,  
90 which is unsightly, in his opinion. Mr. Castillo concurred and stated Mr. Hall would address the  
91 items later in the meeting.

92 Resident Harry Ramphal commended Mr. Shah and the CDD Board on the successful  
93 booster shot vaccine event at the Clubhouse, asked for the status of the cricket court and  
94 suggested that the Board extend Clubhouse rentals and increase the fee. He inquired about the  
95 agenda process. Mr. Adams stated the Board and Staff members suggest items to include on  
96 the agenda. Asked who requested adding the gym and the Meadows property to this agenda,  
97 Mr. Adams replied that the Seventh Order of Business was requested by the Board. Discussion  
98 ensued regarding the proposed gym facility and the backstory of the Meadows property.

99 Resident Carlos Guzman responded to Mr. Castillo’s opening comments and reminded  
100 the Board that they cannot legally retaliate against or sue constituents, homeowners and  
101 residents of CLI for making criticizing comments on social media. He stated that, on September  
102 16, 2021 he asked the Board and Mr. Adams to post his documents regarding a death threat  
103 against him that was made on November 3, 2020 by the Board Chair and there were no  
104 objections to his request. He voiced his plan to make the alleged altercation public on websites  
105 and to take civil, legal and criminal action against Mr. Castillo. He stated that he recently

106 received an email from Management’s office stating that it is up to the Board’s discretion  
107 whether to post his documents. He threatened and warned that, if his document does not get  
108 posted on the CDD website, he was prepared to take action.

109 Resident Cynthia McIntyre stated she contacted neighboring communities to inquire  
110 about their fees to compare with the CDD’s fees to assist residents who wished to sell their  
111 homes in the current market. She discussed the increase in homes in Capri Isle, the CDD’s  
112 pending projects, such as roads, weirs and the gym, and reviewed the CDD fees of other  
113 communities.

114 Resident Sheryl Springer stated she was the organizer of the Adopt-a-Road Committee,  
115 which sponsors the Morris Bridge cleanup, and she could organize the lake and shoreline  
116 cleanup. The group would need guidance from Ms. Schewe and Mr. Hall. Ms. Springer reported  
117 that the Adopt-a-Road Committee recently completed a cleanup and Mr. Hall was a  
118 tremendous asset and Mr. Shah participated. Ms. Springer stated that the Neighborhood Watch  
119 Committee, which is affiliated with the Tampa Police Department (TPD), was recently  
120 recognized by TPD for being the 2020 Outstanding Neighborhood Watch Group in District 2.  
121 She suggested submitting the award to Ms. Schewe to be put on display in the Clubhouse.

122 Resident Don Bohannol expressed his opinion that the first thing to consider with any  
123 pending project is to ask if there is an alternative that could meet homeowners’ needs and to  
124 identify the needs. He felt that CLI’s gym amenities should not be expanded because there are  
125 several fitness centers nearby for residents who want that level of gym equipment to work out  
126 with. Also, a survey should be sent to all homeowners, with alternatives, before the Board  
127 proceeds with constructing a new gym. In his opinion, this is probably the worst possible time  
128 to commence a project of this magnitude because of inflation, shipping delays and costly  
129 materials. He urged the Board to hold off on expanding the gym and continue to reserve funds.

130 Resident Kishore Joga discussed the cricket pitch. Ms. Haque stated Mr. Hall’s report  
131 states that construction of the cricket pitch would commence in two weeks.

132 Resident Michelle Byrd voiced her opinion that being criticized is part of the job of being  
133 a CDD Board Member so the Board Members should either rise above it or step down.

134

**FIFTH ORDER OF BUSINESS**

**Discussion: Facility Rental Policy/Rates**

136

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

138 SIXTH ORDER OF BUSINESS

Consideration of Term Sheet with  
139 FineMark Bank for Roof Replacement –  
140 Outfall Structures and Weir Repairs

141  
142 • Johnson Engineering Cost Opinion

143 Referencing the JEI attachment, Mr. Chang presented photographs of weir  
144 replacements and stated, although the photos featured are not from an actual JEI project, they  
145 are, in concept, the intent of what the replacement weir would look like. JEI is proposing to  
146 redesign the weir to resemble the larger picture with the sheet piles, which would also still  
147 mimic the trapezoidal weir. He discussed the photographs, using concrete to reconstruct the  
148 weirs, coffer dams, installing sheet piles and project costs. The order of magnitude cost for each  
149 weir is roughly \$150,000 and the total for the two weirs would be in the \$300,000 range.

150 Mr. Chang responded to questions about the design and permitting costs, construction  
151 timeline, geotech/soil analysis costs and adding a 20% contingency and a not-to-exceed (NTE)  
152 amount for the design permitting and soil analysis.

153 Mr. Castillo requested two or three estimates of the hard costs associated with the  
154 structures. Mr. Adams recommended waiting until the design and permitting are completed  
155 before securing proposals and stated the CDD would not have to go out to bid because the  
156 order of magnitude is below the construction purchasing bid requirement threshold. Mr. Chang  
157 stated JEI would typically provide the design and require shop drawings from the contractor.  
158 He confirmed that the total amount would be \$59,750. Mr. Acoff requested an email  
159 highlighting all the costs. Mr. Chang would obtain a quote from a Geotechnical Engineer and  
160 update the work authorization by the next meeting. If the costs are more than the NTE  
161 amounts, he would adjust the engineering fee to not exceed \$59,750.

162

163 **On MOTION by Ms. Haque and seconded by Mr. Fontcha, with all in favor,**  
164 **authorizing Johnson Engineering to proceed with the weir structure design and**  
165 **permitting, including soil analysis, in a not-to-exceed amount of \$59,750, was**  
166 **approved.**

167

168

169 SEVENTH ORDER OF BUSINESS

Discussion: Gym/Amenity Center  
170 Conceptual Site Plan

171

172 Mr. Chang presented the JEI Amenity Center Conceptual Site Plan and stated a building  
173 with an existing footprint was used to develop the plan to illustrate what could fit on the

174 Meadows property across from Capri Isles. He reviewed the parcel size, building size, layout,  
175 required parking, retention pond and proposed driveways and stated, if the project were to  
176 proceed into actual design, JEI would create a design based on actual perviousness.

177 Mr. Chang responded to questions about the building structure, layout and identifying  
178 parking spaces. Mr. Adams stated the design objectives, to examine proposed plans and  
179 opportunities, decide what to do with the Meadows property and what the budget can  
180 accommodate, started several years ago. Mr. Acoff asked about the other building footprints  
181 and stated the Board should be privy to that information. Mr. Adams stated the building was  
182 3,600 square feet and, at that size, parking spots, stormwater runoff and retention and open  
183 space are required. A budget would then be developed, followed by financing and finetuning  
184 the design.

185 Discussion ensued regarding other alternatives, the order of magnitude cost of  
186 \$380,000, reserves, mailing an official letter to residents regarding CDD projects and whether  
187 the Board should proceed with the gym expansion project. Mr. Castillo voiced his agreement  
188 with Mr. Shah's idea to mail a letter to enlighten homeowners and list all the positive things  
189 that the Board has done, is currently considering and explaining some of the challenges it has  
190 encountered. Mr. Adams would draft a letter to the residents, forward it to the Board for  
191 feedback and include it on the next agenda.

192 ▪ **Discussion: Facility Rental Policy/Rates**

193 **This item, previously the Fifth Order of Business, was presented out of order.**

194 Referencing a handout, Ms. Schewe stated she contacted several neighboring  
195 communities and inquired about their facility rental rates and prepared a comparison list for  
196 distribution to the Board. She concluded that the rental rates at most all surrounding  
197 communities are slightly more affordable than CLI but have less people and shorter rentals.

198 Ms. Schewe responded to questions regarding the comparison handout, Clubhouse  
199 availability, total rental fees with and without alcohol, finetuning the hours and notarizing  
200 rental contracts.

201 The Board consensus was that the document is confusing, lacked clarity and should be  
202 revised and presented again at the next meeting. Ms. Schewe asked for direction of what the  
203 Board is looking for. Mr. Acoff stated he would forward his copy, with his comments and

204 feedback, to Ms. Schewe. Ms. Schewe urged all Board Members to email their suggestions  
205 about the Clubhouse Rental Policy. She would revise the document for the next meeting.

206 **▪ Consideration of Term Sheet with Mark Bank for Roof Replacement – Outfall**  
207 **Structures and Weir Repairs**

208 **• Johnson Engineering Cost Opinion**

209 Discussion of this item resumed.

210 Mr. Adams stated Staff successfully convinced the roofing contractor to reduce the price  
211 of the double underlayment. He presented the FineMark Bank Term Sheet.

212 Mr. Adams responded to questions regarding the loan covenants, interest rate, lender,  
213 whether the loan documents need to be reviewed by a CPA, bond issuances and how the  
214 funding coincides with the execution of the roofing project.

215

216 **On MOTION by Ms. Haque and seconded by Mr. Castillo, with all in favor, the**  
217 **FineMark Bank Term letter, authorizing District Staff to draft and review the**  
218 **documents and authorizing execution by the Chair, was approved.**

219

220

221 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Security Firms**

222

223

224 Asked if an Allied representative was in attendance, Mr. Adams stated the  
225 representative left the call, forfeiting the opportunity to explain their proposal to the Board;  
226 however, Mr. Hall secured proposals from GuardOne Security, Securitas and Trident Protective  
227 Services and prepared a summary sheet including a reference list, under separate cover.

228 Asked if representatives from those three security firms were invited to the meeting,  
229 Mr. Hall stated Staff extended a standing invitation to Allied and, given that additional  
230 proposals were submitted this week, those representatives were not included on the agenda.  
231 This gives the Board an idea of the pricing, across the board, for similar-sized security  
232 companies, and gives an idea of the rates if a decision is made to switch security providers.

233 The Board and Staff compared the security proposals and discussed rate negotiability,  
234 base pay, the Guard Pay rate, references, inaccuracy of Allied’s man hours, Allied guard  
235 turnover, terminating the Allied contract and vendor prequalification information. Mr. Hall  
236 would invite representatives from the three security firms to the January meeting.

237

238 **NINTH ORDER OF BUSINESS**

**POA Update/Report**

239  
240 Mr. Ramphal stated that the POA has received calls about vehicles parked on the  
241 streets and asked if the callers could be referred to TPD or the CDD, as the POA is not  
242 responsible for parking enforcement.

243 Discussion ensued regarding violators of the POA Covenants, curb appeal, rust stains on  
244 the Morris Bridge gate, wells, sidewalk ownership and resident trees.

245

246 **TENTH ORDER OF BUSINESS**

**Committee Reports**

247  
248 **A. Security**

249 Ms. Springer stated Mr. Forbes could not attend the meeting and asked her to inquire  
250 about installing temporary speed bumps to deter motorists from damaging the gate arms.

251 Discussion ensued about deterring motorists from tailgating and damaging gate arms,  
252 weekend security guards at the entrances, police reports, Heritage Isle starting an emergency  
253 motion to privatize its roads, bond maturation and the City of Tampa (COT). Mr. Shah would  
254 forward a letter regarding road privatization to Mr. Adams to disseminate to the other Board  
255 Members and include it on the next agenda.

256 **B. Landscape Aquascape Facilities**

257 Mr. Shah voiced his opinion that the palm trees were looking excellent and LMP skipped  
258 some of the dying palms to avoid being held responsible. Mr. Hall stated LMP trims the  
259 diseased palms at the end of the trimming cycle and most of the skipped trees have vehicles  
260 parked underneath them.

261 **C. Spirit Committee**

262 There was no report.

263

264 **ELEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

265  
266 **A. Board of Supervisors: October 21, 2021**

267 **I. Regular Meeting**

268 The following changes were made:  
269 Line 89: Insert "under 10' clear trunk" after "10:2"  
270 Line 90: Insert "over 10' clear trunk" after "9:3"



271 Line 269: Change "\$150 deposit" to "\$500 deposit"

272 **II. Action Items**

273 Items 1, 3, 6, 7, 8, 9,11, 12 and 13 were completed.

274 Item 14 should be removed.

275 **B. Sunshine Board Online Workshop: October 22, 2021 to November 17, 2021 (to be**  
276 ***provided under separate cover)***

277 **C. Other**

278

279 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, the**  
280 **October 21, 2021 Regular Meeting Minutes, as amended, and the October 22,**  
281 **2021 to November 17, 2021 Sunshine Board Online Workshop Minutes, as**  
282 **presented, were approved.**

283

284

285 **Mr. Acoff left the call.**

286

287 **TWELFTH ORDER OF BUSINESS**

**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**

288

289

290

291

292

293

294 Mr. Adams stated, upon review of the fund balances with the Controller, Staff trued-up  
295 the budget year from the revenues through all the expenditures and added \$50,000 extra, in  
296 the event there are additional accruals, to make sure that the appropriations were expended  
297 adequately to avoid a finding in the audit.

298 Mr. Adams presented Resolution 2022-01.

299

300 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor,**  
301 **Resolution 2022-01, Relating to the Amendment of the General Fund Portion of**  
302 **the Budget for the Fiscal Year Beginning October 1, 2020 and Ending**  
303 **September 30, 2021; and Providing for an Effective Date, was adopted.**

304

305

306 **THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial**  
**Statements as of September 30, 2021**

307

308

309 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2021 and  
310 reviewed the variances on Page 4. The financials were accepted.

311

312 **FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

313

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

315 There was nothing further to report.

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

317 Ms. Schewe presented the November Office Administrator & Events Monthly Report.

318 Mr. Shah would contact the pharmacist and ask him to coordinate with Ms. Schewe to  
319 schedule a vaccine event for children aged 5 to 11.

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

321 Mr. Hall presented the November Facilities Manager Report and highlighted the  
322 following:

323 ➤ The columns would be painted tomorrow.

324 ➤ The volleyball courts would be repaired within the next few weeks.

325 • **Update: Cricket Field**

326 Mr. Hall stated that work on the Cricket Pitch would commence in mid-December.

327 Mr. Hall responded to questions regarding the roofing tiles, ice machine, search for a  
328 new rover vehicle, completion timeline for resident tree trimming and holiday lighting  
329 installations and partial display for Diwali.

330 Mr. Castillo voiced his opinion that, although the lighting looks nice, it ends abruptly; he  
331 anticipated more of a “wow” effect.

332 Mr. Castillo asked why OLM scored LMP at 93% when the tree trimming is not yet  
333 completed.

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

335 **I. Legal Opinion Regarding Golf Carts in the Community**

336 Mr. Adams stated that District Counsel’s legal opinion regarding golf carts entering the  
337 community was that the CDD cannot deny access into the community but it can require that  
338 golf carts be street legal if they are driving on the streets. Asked if stickers can be placed on  
339 vehicles blocking the sidewalk, District Counsel replied “yes” and recommended taking a  
340 photograph of the violation and attaching it to a report. Mr. Hall would issue modified Post

341 Orders to security instructing them to place stickers on vehicles blocking the sidewalk and  
342 parked on the street, take a photo and notate it in a report.

343 Referencing a copy of an email from District Counsel, initiated by Mr. Guzman regarding  
344 his request that his attendance at the September meeting be changed from via telephone to in  
345 person and regarding the letter that he read into the record at the September 16, 2021 meeting  
346 and wanted it attached to the minutes, District Counsel’s opinion was that it is at the Board’s  
347 discretion whether to attach any document provided by the public to the minutes.  
348 Furthermore, per District Counsel, it is sufficient to simply note in the minutes that documents  
349 were provided for the CDD records. Staff revised and reposted the September 16, 2021 minutes  
350 and included a sentence at the end of the Fourth Order of Business for the September 16, 2021  
351 part of the meeting minutes that stated that Mr. Guzman provided a written complaint for the  
352 CDD record.

353 **II. NEXT MEETING DATE: December 16, 2021 at 6:00 P.M.**

354 **o QUORUM CHECK**

355 The next meeting would be held on December 16, 2021.

356

357 **FIFTEENTH ORDER OF BUSINESS**

**Other Business**

358

359 Mr. Shah suggested adding an “Updates” tab on the CDD website to post documents  
360 that educate residents and counter misinformation. Mr. Adams would forward all newsletters  
361 to the Administrative Staff to be posted on the CDD website.

362

363 **SIXTEENTH ORDER OF BUSINESS**

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

364

365 Mr. Guzman stated he would post everything on Facebook.

366

367 **SEVENTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

368

369 There were no Supervisor’s requests.

370

371 **EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

372

373 There being no further business to discuss, the meeting adjourned at 10:00 p.m.

374

375

376

377

378

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

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

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11A11**

### 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               | <b>ACTION</b>            | 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         | 11.18.21                    |
| 2  | 10.21.21               | <b>ACTION</b>            | 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               | <b>ACTION</b>            | Mr. Hall to obtain security company proposals and present them at the next meeting.                                                                                                                      |         |                                    | X         | 11.18.21                    |
| 4  | 10.21.21               | <b>ACTION</b>            | 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               | <b>ACTION/AGENDA</b>     | Mr. Hall to provide a COT manhole repair update on future agendas.                                                                                                                                       | X       |                                    |           |                             |
| 6  | 10.21.21               | <b>ACTION</b>            | 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         | 11.18.21                    |
| 7  | 10.21.21               | <b>ACTION</b>            | 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         | 11.18.21                    |
| 8  | 10.21.21               | <b>ACTION</b>            | 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         | 11.18.21                    |
| 9  | 10.21.21               | <b>ACTION</b>            | 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         | 11.18.21                    |
| 10 | 10.21.21               | <b>ACTION</b>            | 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               | <b>AGENDA</b>            | Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.                                                                                                 |         |                                    | X         | 11.18.21                    |
| 12 | 10.21.21               | <b>AGENDA</b>            | Mr. Adams to include the Engineer's Weir Cost Opinion on the next agenda.                                                                                                                                |         |                                    | X         | 11.18.21                    |
| 13 | 10.21.21               | <b>AGENDA</b>            | Mr. Adams to include the FineMark Bank Term Sheet as a discussion item on the next agenda.                                                                                                               |         |                                    | X         | 11.18.21                    |
| 14 | 11.18.21               | <b>ACTION</b>            | Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.                                                                      | X       |                                    |           |                             |

## 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 |
|----|------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|-----------|-----------------------------|
| 15 | 11.18.21               | <b>ACTION/AGENDA</b>     | Mr. Adams to draft a letter to homeowners, listing all of the positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda. | X       |                                    |           |                             |
| 16 | 11.18.21               | <b>ACTION/AGENDA</b>     | Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.                                                                                                                                               | X       |                                    |           |                             |
| 17 | 11.18.21               | <b>ACTION</b>            | Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.                                                                                                                | X       |                                    |           |                             |
| 18 | 11.18.21               | <b>ACTION/AGENDA</b>     | Mr. Shah to forward a letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.                                                                                     | X       |                                    |           |                             |
| 19 | 11:18:21               | <b>ACTION</b>            | Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.                                                                                               | X       |                                    |           |                             |
| 20 | 11:18:21               | <b>ACTION</b>            | Mr. Hall to issue modified post orders to security to place stickers on vehicles blocking the sidewalks and parked on the street, photograph and notate it.                                                                        | X       |                                    |           |                             |
| 21 | 11:18:21               | <b>ACTION</b>            | Mr. Adams to forward all newsletters to the Administrative Staff to be posted on the District's website.                                                                                                                           | X       |                                    |           |                             |

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12**



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

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

|                                     | Major Funds       |                                |                                   |                                     | Total<br>Governmental<br>Funds |
|-------------------------------------|-------------------|--------------------------------|-----------------------------------|-------------------------------------|--------------------------------|
|                                     | General           | Debt<br>Service<br>Series 2013 | Debt<br>Service<br>Series 2013A-1 | Debt<br>Service<br>Series 2017 Note |                                |
| <b>ASSETS</b>                       |                   |                                |                                   |                                     |                                |
| Operating account                   |                   |                                |                                   |                                     |                                |
| Iberia - operating acct             | \$ 9,616          | \$ -                           | \$ -                              | \$ -                                | \$ 9,616                       |
| Iberia - debit card                 | 2,856             | -                              | -                                 | -                                   | 2,856                          |
| SunTrust - operating acct           | 83,717            | -                              | -                                 | -                                   | 83,717                         |
| SunTrust - debit card               | 4,087             | -                              | -                                 | -                                   | 4,087                          |
| MMK account                         | 301,309           | -                              | -                                 | -                                   | 301,309                        |
| Investments                         |                   |                                |                                   |                                     |                                |
| Revenue                             | -                 | 117,069                        | 166,658                           | 64,109                              | 347,836                        |
| Reserve                             | -                 | 52,409                         | 239,485                           | 9,987                               | 301,881                        |
| Prepayment                          | -                 | 2,823                          | 11,085                            | -                                   | 13,908                         |
| Due from other                      | 1,806             | -                              | -                                 | -                                   | 1,806                          |
| Due from other funds                |                   |                                |                                   |                                     |                                |
| General                             | -                 | 855                            | 4,142                             | 385                                 | 5,382                          |
| Deposits                            | 23,154            | -                              | -                                 | -                                   | 23,154                         |
| Retainer                            | 5,000             | -                              | -                                 | -                                   | 5,000                          |
| Total assets                        | <u>\$ 431,545</u> | <u>\$ 173,156</u>              | <u>\$ 421,370</u>                 | <u>\$ 74,481</u>                    | <u>\$ 1,100,552</u>            |
| <b>LIABILITIES</b>                  |                   |                                |                                   |                                     |                                |
| <b>Liabilities:</b>                 |                   |                                |                                   |                                     |                                |
| Accounts payable                    | \$ 30,021         | \$ -                           | \$ -                              | \$ -                                | \$ 30,021                      |
| Credit card                         | 210               | -                              | -                                 | -                                   | 210                            |
| Due to other funds                  |                   |                                |                                   |                                     |                                |
| Debt service fund - series 2013     | 855               | -                              | -                                 | -                                   | 855                            |
| Debt service fund - series 2013A-1  | 4,142             | -                              | -                                 | -                                   | 4,142                          |
| Debt service fund - 2017 note       | 385               | -                              | -                                 | -                                   | 385                            |
| JSAPP deposit                       | 4,214             | -                              | -                                 | -                                   | 4,214                          |
| Accrued payroll taxes               | 323               | -                              | -                                 | -                                   | 323                            |
| Total liabilities                   | <u>40,150</u>     | <u>-</u>                       | <u>-</u>                          | <u>-</u>                            | <u>40,150</u>                  |
| <b>FUND BALANCES</b>                |                   |                                |                                   |                                     |                                |
| Nonspendable                        |                   |                                |                                   |                                     |                                |
| Deposits                            | 23,154            | -                              | -                                 | -                                   | 23,154                         |
| Restricted for:                     |                   |                                |                                   |                                     |                                |
| Debt service                        | -                 | 173,156                        | 421,370                           | 74,481                              | 669,007                        |
| Assigned                            |                   |                                |                                   |                                     |                                |
| 3 months working capital            | 368,241           | -                              | -                                 | -                                   | 368,241                        |
| Unassigned                          | -                 | -                              | -                                 | -                                   | -                              |
| Total fund balances                 | <u>391,395</u>    | <u>173,156</u>                 | <u>421,370</u>                    | <u>74,481</u>                       | <u>1,060,402</u>               |
| Total liabilities and fund balances | <u>\$ 431,545</u> | <u>\$ 173,156</u>              | <u>\$ 421,370</u>                 | <u>\$ 74,481</u>                    | <u>\$ 1,100,552</u>            |

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

|                                                 | Current<br>Month | Year To<br>Date | Adopted<br>Budget | % of<br>Budget | Prorated<br>Budget |
|-------------------------------------------------|------------------|-----------------|-------------------|----------------|--------------------|
| <b>REVENUES</b>                                 |                  |                 |                   |                |                    |
| Assessment levy: net of discounts               | \$ -             | \$ -            | \$ 2,279,150      | 0%             | \$ 189,929         |
| Interest and miscellaneous                      | 3,351            | 3,351           | 30,000            | 11%            | 2,500              |
| Total revenues                                  | <u>3,351</u>     | <u>3,351</u>    | <u>2,309,150</u>  | 0%             | <u>192,429</u>     |
| <b>EXPENDITURES</b>                             |                  |                 |                   |                |                    |
| <b>Administrative</b>                           |                  |                 |                   |                |                    |
| Supervisors                                     | 1,000            | 1,000           | 12,000            | 8%             | 1,000              |
| Payroll services                                | 53               | 53              | 600               | 9%             | 50                 |
| Payroll taxes - FICA                            | 77               | 77              | 900               | 9%             | 75                 |
| Payroll taxes - unemployment                    | -                | -               | 325               | 0%             | 27                 |
| District management                             | 4,583            | 4,583           | 55,000            | 8%             | 4,583              |
| Assessment roll preparation                     | 417              | 417             | 5,000             | 8%             | 417                |
| Bond amortization schedule fee                  | -                | -               | 1,500             | 0%             | 125                |
| Disclosure report                               | 250              | 250             | 3,000             | 8%             | 250                |
| Trustee                                         | -                | -               | 7,200             | 0%             | 600                |
| Audit                                           | -                | -               | 6,400             | 0%             | 533                |
| Arbitrage rebate calculation                    | -                | -               | 2,500             | 0%             | 208                |
| Legal - general counsel                         | 356              | 356             | 5,000             | 7%             | 417                |
| Engineering                                     | 1,280            | 1,280           | 10,000            | 13%            | 833                |
| Insurance: general liability & public officials | 34,314           | 34,314          | 35,000            | 98%            | 2,917              |
| Insurance: worker's compensation                | 4,612            | 4,612           | 5,500             | 84%            | 458                |
| Legal advertising and Sunshine Board            | -                | -               | 4,500             | 0%             | 375                |
| Bank fees                                       | -                | -               | 1,500             | 0%             | 125                |
| Credit card discount                            | 72               | 72              | 200               | 36%            | 17                 |
| Dues & licenses                                 | 175              | 175             | 175               | 100%           | 15                 |
| Postage                                         | 90               | 90              | 2,000             | 5%             | 167                |
| Tax collector                                   | -                | -               | 94,965            | 0%             | 7,914              |
| Contingencies                                   | 96               | 96              | 2,000             | 5%             | 167                |
| Total administrative                            | <u>47,375</u>    | <u>47,375</u>   | <u>255,265</u>    | 19%            | <u>21,272</u>      |
| <b>Field operations</b>                         |                  |                 |                   |                |                    |
| <b>Utilities</b>                                |                  |                 |                   |                |                    |
| Communication                                   | 1,988            | 1,988           | 20,000            | 10%            | 1,667              |
| Website                                         | -                | -               | 705               | 0%             | 59                 |
| ADA website compliance                          | 420              | 420             | 210               | 200%           | 18                 |
| Streetlights                                    | -                | -               | 120,000           | 0%             | 10,000             |
| Electricity                                     | -                | -               | 50,000            | 0%             | 4,167              |
| Propane                                         | -                | -               | 400               | 0%             | 33                 |
| Water, sewer & irrigation                       | -                | -               | 15,000            | 0%             | 1,250              |
| Solid waste removal                             | 668              | 668             | 6,200             | 11%            | 517                |
| Sewer lift stations                             | 170              | 170             | 2,500             | 7%             | 208                |
| Total utilities                                 | <u>3,246</u>     | <u>3,246</u>    | <u>215,015</u>    | 2%             | <u>17,918</u>      |

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

|                                       | Current<br>Month | Year To<br>Date | Adopted<br>Budget | % of<br>Budget | Prorated<br>Budget |
|---------------------------------------|------------------|-----------------|-------------------|----------------|--------------------|
| Security operations                   |                  |                 |                   |                |                    |
| Security staffing contract services   | 13,563           | 13,563          | 340,000           | 4%             | 28,333             |
| Contractual virtual guard             | 11,351           | 11,351          | 90,000            | 13%            | 7,500              |
| Off-duty policing                     | -                | -               | 21,000            | 0%             | 1,750              |
| Total security operations             | <u>24,914</u>    | <u>24,914</u>   | <u>451,000</u>    | 6%             | <u>37,583</u>      |
| Field office administration           |                  |                 |                   |                |                    |
| Field manager                         | 2,356            | 2,356           | 61,000            | 4%             | 5,083              |
| Assistant field manager               | 51               | 51              | 15,000            | 0%             | 1,250              |
| Office administrator                  | 1,781            | 1,781           | 49,000            | 4%             | 4,083              |
| Payroll taxes                         | 1,540            | 1,540           | 13,500            | 11%            | 1,125              |
| U.C. tax                              | -                | -               | -                 | 0%             | -                  |
| Seasonal decorations                  | 30,000           | 30,000          | 60,000            | 50%            | 5,000              |
| Beach club office equipment           | 132              | 132             | 4,500             | 3%             | 375                |
| Beach club office supplies            | 360              | 360             | 4,000             | 9%             | 333                |
| Beach club gym supplies               | 1,276            | 1,276           | 20,600            | 6%             | 1,717              |
| Guard office equipment                | -                | -               | 1,000             | 0%             | 83                 |
| Guard office supplies                 | -                | -               | 1,500             | 0%             | 125                |
| Community events supplies             | 572              | 572             | 18,500            | 3%             | 1,542              |
| Pool & beach club attendants          | 1,063            | 1,063           | 26,000            | 4%             | 2,167              |
| Total field office administration     | <u>39,131</u>    | <u>39,131</u>   | <u>274,600</u>    | 14%            | <u>22,883</u>      |
| Landscape maintenance                 |                  |                 |                   |                |                    |
| Landscaping                           | 28,657           | 28,657          | 407,000           | 7%             | 33,917             |
| Beach sand                            | -                | -               | 3,000             | 0%             | 250                |
| Annuals & seasonal plant installation | -                | -               | 5,000             | 0%             | 417                |
| Plant replacement                     | -                | -               | 30,000            | 0%             | 2,500              |
| Sod replacement                       | -                | -               | 10,000            | 0%             | 833                |
| Well maintenance - irrigation         | -                | -               | 3,000             | 0%             | 250                |
| Irrigation - maintenance              | -                | -               | 7,500             | 0%             | 625                |
| Tree removal                          | 350              | 350             | 35,000            | 1%             | 2,917              |
| Lake & pond maintenance               | 3,625            | 3,625           | 52,000            | 7%             | 4,333              |
| Total landscape maintenance           | <u>32,632</u>    | <u>32,632</u>   | <u>552,500</u>    | 6%             | <u>46,042</u>      |

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

|                                                              | Current<br>Month  | Year To<br>Date   | Adopted<br>Budget      | % of<br>Budget | Prorated<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|------------------------|----------------|--------------------|
| Facilities maintenance                                       |                   |                   |                        |                |                    |
| Outside facilities maintenance                               | 1,774             | 1,774             | 100,000                | 2%             | 8,333              |
| Capiyal reinvestment note 2022 repayment                     | -                 | -                 | 162,975                | 0%             | 13,581             |
| Car and cart repairs and maintenance                         | 1,007             | 1,007             | 6,000                  | 17%            | 500                |
| Rentals and leases                                           | 1,061             | 1,061             | 20,000                 | 5%             | 1,667              |
| Cleaning                                                     | 1,408             | 1,408             | 16,000                 | 9%             | 1,333              |
| Pest control                                                 | -                 | -                 | 1,800                  | 0%             | 150                |
| Security gate maintenance & repair                           | 781               | 781               | 5,000                  | 16%            | 417                |
| Security gate maintenance & repair - cachet                  | -                 | -                 | 2,000                  | 0%             | 167                |
| Monuments & signs                                            | 241               | 241               | 5,000                  | 5%             | 417                |
| Fountains                                                    | -                 | -                 | 7,000                  | 0%             | 583                |
| Storm water drainage                                         | -                 | -                 | 35,000                 | 0%             | 2,917              |
| Recreation equipment maintenance & repair                    | 5                 | 5                 | 15,000                 | 0%             | 1,250              |
| Building equipment maintenance & repair                      | 678               | 678               | 15,000                 | 5%             | 1,250              |
| Pressure washing                                             | -                 | -                 | 7,500                  | 0%             | 625                |
| Paver, streets and sidewalk repairs, cleaning                | 15,000            | 15,000            | 75,000                 | 20%            | 6,250              |
| Total facilities maintenance                                 | <u>21,955</u>     | <u>21,955</u>     | <u>473,275</u>         | 5%             | <u>39,440</u>      |
| Facilities maintenance (pool)                                |                   |                   |                        |                |                    |
| Pool maintenance                                             | 1,495             | 1,495             | 21,000                 | 7%             | 1,750              |
| Pool repairs                                                 | 159               | 159               | 6,000                  | 3%             | 500                |
| Pool heater utilities                                        | -                 | -                 | 10,000                 | 0%             | 833                |
| Pool permit                                                  | -                 | -                 | 575                    | 0%             | 48                 |
| Total facilities maintenance (pool)                          | <u>1,654</u>      | <u>1,654</u>      | <u>37,575</u>          | 4%             | <u>3,131</u>       |
| Total field operations                                       | <u>123,532</u>    | <u>123,532</u>    | <u>2,003,965</u>       | 6%             | <u>166,997</u>     |
| Total expenditures                                           | <u>170,907</u>    | <u>170,907</u>    | <u>2,259,230</u>       | 8%             | <u>188,269</u>     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (167,556)         | (167,556)         | 49,920 *               |                |                    |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                   |                   |                        |                |                    |
| Transfer in                                                  | -                 | -                 | 27,029                 | 0%             |                    |
| Total other financing sources/(uses)                         | <u>-</u>          | <u>-</u>          | <u>27,029</u>          | 0%             |                    |
| Net change in fund balances                                  | <u>(167,556)</u>  | <u>(167,556)</u>  | <u>76,949</u>          | -218%          |                    |
| Fund balance - beginning (unaudited)                         | <u>558,951</u>    | <u>558,951</u>    | <u>566,705</u>         |                |                    |
| Fund balance - ending (projected)                            |                   |                   |                        |                |                    |
| Assigned                                                     |                   |                   |                        |                |                    |
| 3 months working capital                                     | 391,395           | 391,395           | 564,808 **             |                |                    |
| Unassigned                                                   | -                 | -                 | 78,846 ***             |                |                    |
| Fund balance - ending                                        | <u>\$ 391,395</u> | <u>\$ 391,395</u> | <u>\$ 643,654</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 multipling 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 OCTOBER 31, 2021**

|                                                              | Current<br>Month  | Year To<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy: net of discounts                            | \$ -              | \$ -              | \$ 108,072        | 0%             |
| Total revenues                                               | <u>1</u>          | <u>1</u>          | <u>108,072</u>    | 0%             |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Debt service</b>                                          |                   |                   |                   |                |
| Principal                                                    | -                 | -                 | 30,000            | 0%             |
| Interest                                                     | -                 | -                 | 73,569            | 0%             |
| Total debt service                                           | <u>-</u>          | <u>-</u>          | <u>103,569</u>    | 0%             |
| <b>Other fees &amp; charges</b>                              |                   |                   |                   |                |
| Tax collector                                                | -                 | -                 | 4,503             | 0%             |
| Total other fees & charges                                   | <u>-</u>          | <u>-</u>          | <u>4,503</u>      | 0%             |
| Total expenditures                                           | <u>-</u>          | <u>-</u>          | <u>108,072</u>    | 0%             |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1                 | 1                 | -                 |                |
| Fund balances - beginning                                    | 173,155           | 173,155           | 168,945           |                |
| Fund balances - ending                                       | <u>\$ 173,156</u> | <u>\$ 173,156</u> | <u>\$ 168,945</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 OCTOBER 31, 2021**

|                                                              | Current<br>Month  | Year To<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy: net of discounts                            | \$ -              | \$ -              | \$ 495,440        | 0%             |
| Interest                                                     | 1                 | 1                 | -                 | N/A            |
| Total revenues                                               | <u>1</u>          | <u>1</u>          | <u>495,440</u>    | 0%             |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Debt service</b>                                          |                   |                   |                   |                |
| Principal                                                    | -                 | -                 | 450,000           | 0%             |
| Principal prepayment                                         | -                 | -                 | 15,000            | N/A            |
| Interest                                                     | -                 | -                 | 24,797            | 0%             |
| Total debt service                                           | <u>-</u>          | <u>-</u>          | <u>489,797</u>    | 0%             |
| <b>Other fees &amp; charges</b>                              |                   |                   |                   |                |
| Tax collector                                                | -                 | -                 | 20,643            | 0%             |
| Total other fees & charges                                   | <u>-</u>          | <u>-</u>          | <u>20,643</u>     | 0%             |
| Total expenditures                                           | <u>-</u>          | <u>-</u>          | <u>510,440</u>    | 0%             |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1                 | 1                 | (15,000)          |                |
| Fund balances - beginning                                    | 421,369           | 421,369           | 402,524           |                |
| Fund balances - ending                                       | <u>\$ 421,370</u> | <u>\$ 421,370</u> | <u>\$ 387,524</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 OCTOBER 31, 2021**

|                                                              | Current<br>Month | Year To<br>Date  | Budget      | % of<br>Budget |
|--------------------------------------------------------------|------------------|------------------|-------------|----------------|
| <b>REVENUES</b>                                              | -                | -                | -           | N/A            |
| Total revenues                                               | -                | -                | -           | N/A            |
| <b>EXPENDITURES</b>                                          |                  |                  |             |                |
| <b>Debt service</b>                                          |                  |                  |             |                |
| Note principal                                               | -                | -                | 44,845      | 0%             |
| Note interest                                                | -                | -                | 1,090       | 0%             |
| Total debt service                                           | -                | -                | 45,935      | 0%             |
| <b>Other fees &amp; charges</b>                              |                  |                  |             |                |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                | -                | (45,935)    |                |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                  |             |                |
| Transfer out                                                 | -                | -                | (27,029)    | 0%             |
| Total other financing sources                                | -                | -                | (27,029)    | N/A            |
| Net change in fund balances                                  | -                | -                | (72,964)    |                |
| Fund balances - beginning                                    | 74,481           | 74,481           | 72,964      |                |
| Fund balances - ending                                       | <u>\$ 74,481</u> | <u>\$ 74,481</u> | <u>\$ -</u> |                |



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

**Debt Service Schedule**

| <b>Date</b>  | <b>Principal</b>      | <b>Coupon</b> | <b>Interest</b>       | <b>Total P+I</b>      |
|--------------|-----------------------|---------------|-----------------------|-----------------------|
| 11/01/2021   | 30,000.00             | 5.000%        | 37,159.38             | 67,159.38             |
| 05/01/2022   |                       |               | 36,409.38             | 36,409.38             |
| 11/01/2022   | 30,000.00             | 5.000%        | 36,409.38             | 66,409.38             |
| 05/01/2023   |                       |               | 35,659.38             | 35,659.38             |
| 11/01/2023   | 30,000.00             | 5.000%        | 35,659.38             | 65,659.38             |
| 05/01/2024   |                       |               | 34,909.38             | 34,909.38             |
| 11/01/2024   | 35,000.00             | 5.625%        | 34,909.38             | 69,909.38             |
| 05/01/2025   |                       |               | 33,925.00             | 33,925.00             |
| 11/01/2025   | 35,000.00             | 5.625%        | 33,925.00             | 68,925.00             |
| 05/01/2026   |                       |               | 32,940.63             | 32,940.63             |
| 11/01/2026   | 35,000.00             | 5.625%        | 32,940.63             | 67,940.63             |
| 05/01/2027   |                       |               | 31,956.25             | 31,956.25             |
| 11/01/2027   | 40,000.00             | 5.625%        | 31,956.25             | 71,956.25             |
| 05/01/2028   |                       |               | 30,831.25             | 30,831.25             |
| 11/01/2028   | 40,000.00             | 5.625%        | 30,831.25             | 70,831.25             |
| 05/01/2029   |                       |               | 29,706.25             | 29,706.25             |
| 11/01/2029   | 45,000.00             | 5.625%        | 29,706.25             | 74,706.25             |
| 05/01/2030   |                       |               | 28,440.63             | 28,440.63             |
| 11/01/2030   | 45,000.00             | 5.625%        | 28,440.63             | 73,440.63             |
| 05/01/2031   |                       |               | 27,175.00             | 27,175.00             |
| 11/01/2031   | 50,000.00             | 5.625%        | 27,175.00             | 77,175.00             |
| 05/01/2032   |                       |               | 25,768.75             | 25,768.75             |
| 11/01/2032   | 50,000.00             | 5.625%        | 25,768.75             | 75,768.75             |
| 05/01/2033   |                       |               | 24,362.50             | 24,362.50             |
| 11/01/2033   | 55,000.00             | 5.625%        | 24,362.50             | 79,362.50             |
| 05/01/2034   |                       |               | 22,815.63             | 22,815.63             |
| 11/01/2034   | 55,000.00             | 6.125%        | 22,815.63             | 77,815.63             |
| 05/01/2035   |                       |               | 21,131.25             | 21,131.25             |
| 11/01/2035   | 60,000.00             | 6.125%        | 21,131.25             | 81,131.25             |
| 05/01/2036   |                       |               | 19,293.75             | 19,293.75             |
| 11/01/2036   | 65,000.00             | 6.125%        | 19,293.75             | 84,293.75             |
| 05/01/2037   |                       |               | 17,303.13             | 17,303.13             |
| 11/01/2037   | 70,000.00             | 6.125%        | 17,303.13             | 87,303.13             |
| 05/01/2038   |                       |               | 15,159.38             | 15,159.38             |
| 11/01/2038   | 70,000.00             | 6.125%        | 15,159.38             | 85,159.38             |
| 05/01/2039   |                       |               | 13,015.63             | 13,015.63             |
| 11/01/2039   | 75,000.00             | 6.125%        | 13,015.63             | 88,015.63             |
| 05/01/2040   |                       |               | 10,718.75             | 10,718.75             |
| 11/01/2040   | 80,000.00             | 6.125%        | 10,718.75             | 90,718.75             |
| 05/01/2041   |                       |               | 8,268.75              | 8,268.75              |
| 11/01/2041   | 85,000.00             | 6.125%        | 8,268.75              | 93,268.75             |
| 05/01/2042   |                       |               | 5,665.63              | 5,665.63              |
| 11/01/2042   | 90,000.00             | 6.125%        | 5,665.63              | 95,665.63             |
| 05/01/2043   |                       |               | 2,909.38              | 2,909.38              |
| 11/01/2043   | 95,000.00             | 6.125%        | 2,909.38              | 97,909.38             |
| <b>Total</b> | <b>\$1,290,000.00</b> | <b>-</b>      | <b>\$1,128,834.38</b> | <b>\$2,418,834.38</b> |

**CORY LAKES**

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

**Debt Service Schedule**

| <b>Date</b> | <b>Principal</b> | <b>Coupon</b> | <b>Interest</b> | <b>Total P+I</b> |
|-------------|------------------|---------------|-----------------|------------------|
| 11/01/2021  |                  |               | 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**

| <b>Date</b> | <b>Principal</b> | <b>Coupon</b> | <b>Interest</b> | <b>Total P+I</b> |
|-------------|------------------|---------------|-----------------|------------------|
| 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**

**13B**

# Office Administrator & Events Monthly Report

Meeting date: December 16, 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:

- Confirming all spring events for 2022.
- Hiring for new office assistant.
- Updating Beach Club Reservation Agreement.
- Scheduling children's vaccination event.

### COMPLETED:

- No events were completed from the last report.

### UPCOMING:

- *Holiday Boat Parade and Celebration* | December 11<sup>th</sup> 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. Time For Wine was able to fit us in their holiday schedule so there will be a cash bar during the event. I have been working with the event sponsor for boat parade participant registration. \*Jerilyn Rush is our official event sponsor\*\*
- *Cookie Decorating Event* | December 18<sup>th</sup> 11am-1:00pm inside the Beach Club. Cookies, take home boxes, decorations, handouts and hot cocoa have been ordered. \*Jen Wiggins is our official event sponsor\*
- *Rummage Sale* | March 26<sup>th</sup> 8am-12pm at the Beach Club Parking Lot. I am reaching out to Goodwill to see if they have resume community pick up events so we can have them on site collecting donations. I am also trying to schedule a OneBlood truck to be here during the event as well. Looking in to all avenues to advertise this event. I have recently connected with Grand Hamptons Lifestyles Director and we will discuss how they advertise their public events.
- *International Food and Arts Festival* | March 12<sup>th</sup> 11am-2pm I have scheduled the following entertainment: Face painter/airbrush painter, 12ft. duel DRY slide, DJ, rock wall & fun house bouncer. After the holidays, I would like to start meetings with our volunteer group so we can get event plans in place early. I have reached out to several of the Food Trucks that have been visiting Cory Lakes during the weekdays to extend invitations to this event. So far I have one confirmation.
- *Spring Festival* | April 9<sup>th</sup> 11am-1pm in the activities field. We will have Dual hoop basketball game, 15ft slide, obstacle course with slide, deluxe petting zoo with pony, Toxic meltdown, rock wall, airbrush tattoo artist and egg hunts. \*Judi Beck is an official event sponsor\*\*

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

**13C**

# Cory Lakes Community Development District

## Facilities Manager

### Dec. 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. Addressed power issue to wreaths.
5. Installed new ice machine behind BeachClub
6. Picked up new water heater and installed.
7. Installing new lights in kitchen area.

#### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced Lanai gate security camera due to malfunction.
5. Replaced pool recirculating pump motor.
6. Replaced one pool heater, repaired one heater.

#### 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...

### 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 91%. Palm pruning needs to be done in a timely manner. Work on cleaning up debris in flower beds.
5. LMP finishing resident palms. They look good but are moving very slow.
6. LMP starting fall cut backs
7. Community mulch completed.
8. 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. Patrol car overheated causing blown head gasket. Rover using maintenance truck for patrols.

### 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. Proposal for concrete pad near hockey rink for pickle ball net storage obtained.
7. Working with Ryan Homes on Capri Isle drainage issues. Referred to District Counsel for follow up. District Counsel in communication with Ryan Homes legal department
8. Shopping for patrol vehicle. Hard to find in stock vehicle, may just have to pre-order one. Chuck has sourced a vehicle and is working on securing financing.
9. Cricket Court hopefully starting week of 12/13/2021



10. Painted Cross creek monument, tower and columns after stucco work complete.
11. Working with vendor on Holiday lighting installation.
12. 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. Ordered materials for roofing project.
13. 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. Working on verifying reference lists provided by vendors. Will ask vendors to come to January Board meeting.
14. Welch Tennis making repairs to beach volleyball court.
15. City of Tampa is looking to lower 7 manholes as a trial to see if that helps with the roadway issues. Targeted areas are on Barbados and Java Isles.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Replaced new gate arm again, LMP at fault.

#### 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. Replaced gearbox in exit gate.
6. Gate Tech replaced some batteries in battery back-up system for gate motors.
7. Replaced two GFCI outlets in gatehouse islands.

#### 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. Secure new patrol vehicle
7. Working with company on Cricket Pitch completion.



## CORY LAKES CDD

LANDSCAPE INSPECTION  
November 29, 2021

ATTENDING:  
JOHN HALL – CORY LAKE  
PAUL WOODS – OLM, INC.

**SCORE: 91%**

**NEXT INSPECTION  
JANUARY 3<sup>RD</sup>, 2022 AT 1:30 PM**

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### CATEGORY I: MAINTENANCE CARRYOVER ITEMS 11/01/2021

#### ISLE OF CACHE

10. Rejuvenate prune Plumbago. Also, treat with systemic fungicides and fertilize plants.

#### MORRIS BRIDGE ROAD

18. Throughout the entrance: Remove dead plants.

### CATEGORY II: MAINTENANCE ITEMS

#### BEACH CLUB

1. Adjacent to the workout center: Groom spent flowers and old foliage from the White Bird of Paradise.
2. Prune the Arboricola Trinette to maintain a rounded hedgerow with separation from Hawaiian Ti.
3. Pool slide staircase: Tip prune Crape Myrtles to reestablish a 15-, 12-, and 10-foot umbrella shape canopy.
4. **Pool seating area: improve fertility to Queen palms.**
5. Behind the playground: Control broadleaf turf weeds in turf.
6. South perimeter of the playground: Remove weedy growth in Variegated Ginger hedgerow.
7. Playground perimeter: Avoid over edging the perimeter establish and maintain a 6-inch border. This will require warranty replacement of sod around the south perimeter near the slide exit.
8. Deadhead Crinum Lilies pruning to create an onion skin appearance.
9. Across the Beach Club frontage between the bathhouse and the pool parking lot: Continue to apply post emergent turf weed control targeting Nutsedge and Crabgrass.
10. Around the Work Center fence and gate area: Control bed weeds.

#### ISLE OF CACHE

11. Remove volunteer Sabal palms in the center island.

#### MORRIS BRIDGE

12. Restake standpipe rotors in the vertical position.
13. During dormancy tip prune Crape Myrtles establish a 15 to 10 foot umbrella canopy.
14. Remove palm volunteers.
15. Prune plants establish a stairstep presentation with the Podocarpus the lowest stair to improve visibility to Loropetalum.
16. Improve vigor and fertility in Downey Jasmine in the center median island.
17. Across the frontage: Remove windfall and trash during mowing operations.
18. Center median island adjacent to the entrance monument: Sample the Phoenix palm for disease and provide result to the CDD.
19. Gate house: Control disease in Crinum Lilies. Prune plants to create an onion skin appearance.

#### CAPRI ISLES

20. **Overflow parking at Capri Isle lakeside: Remove the turtle carcass.**
21. **Small playground at Antilles Isle Lane: Prune and elevate Oaks.**
22. **West end of the entrance: Improve fertility in Plumbago.**

#### LANAI

23. Reduce the height of Dwarf Bougainville to expose the monument sign and Podocarpus hedge.

#### CROSSCREEK ENTRANCE

24. **Along the west frontage white fence adjacent to Arbor Green: Line trim the overgrowth at the base of the fence and apply a nonselective control to establish a narrow nongrowth band.**
25. With loppers or a limb saw remove nonproductive deadwood from Oleanders.
26. **Improve vigor and fertility in Blue Daze in the center median island.**
27. Along the inbound sidewalk: Prune as needed sidewalk overhang from Bottlebrush or Oleander.
28. Entrance: Improve vigor in the Dwarf Bougainvillea.

29. Gate entrance fountain: Remove the remaining Flax Lilies and 2 single Indian Hawthorn.
30. Near the stop sign: Dig up and remove palm volunteers. Remove Palm volunteers as weeds.

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

1. Morris Bridge: Provide a price to remove the declining Southern Red Cedar.
2. Along the Morris Bridge entrance: Provide price information for miscellaneous replacements by 1 gallon, 3 gallon, and 7 gallon plant types.

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

1. Due to cold temperatures this week it may result in temporary discoloration or leaf drop on tropical plant material.

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

1. Confirm disease in the Southern Red Cedar exit side island.
2. **Complete tree elevation pruning throughout the Capri Isle commons.**
3. Update John on the projected completion date of street palm pruning. Schedules indicate that this work should have been completed prior to December.

PGW:kn

cc: John Hall [cleddfm@gmail.com](mailto:cleddfm@gmail.com)  
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# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

| A. LANDSCAPE MAINTENANCE                | VALUE      | DEDUCTION | REASON FOR DEDUCTION                                                                                               |
|-----------------------------------------|------------|-----------|--------------------------------------------------------------------------------------------------------------------|
| TURF                                    | 5          |           |                                                                                                                    |
| TURF FERTILITY                          | 15         |           |                                                                                                                    |
| TURF EDGING                             | 5          | -1        | Avoid enlarging soft edges, repair south end of children's playground under warranty and at Beach Club brick edge. |
| WEED CONTROL – TURF AREAS               | 5          |           |                                                                                                                    |
| TURF INSECT/DISEASE CONTROL             | 10         | -2        | Fungus                                                                                                             |
| PLANT FERTILITY                         | 5          | -3        | Barbados Plumbago                                                                                                  |
| WEED CONTROL – BED AREAS                | 10         |           |                                                                                                                    |
| PRUNING<br>PLANT INSECT/DISEASE CONTROL | 10<br>5    | -5        | Improve form of pruning, no flat top, complete tree elevations in Capri                                            |
| CLEANLINESS                             | 5          | -1        | Weekly windfall and dead animal carcass                                                                            |
| MULCHING                                | 5          | -1        | Remove from Beach Club brick edge                                                                                  |
| WATER/IRRIGATION MANAGEMENT             | 15         |           |                                                                                                                    |
| CARRYOVERS                              | 5          |           | 10, 18                                                                                                             |
| B. SEASONAL COLOR/PERENNIAL MAINTENANCE | VALUE      | DEDUCTION | REASON FOR DEDUCTION                                                                                               |
| VIGOR/APPEARANCE                        | 10         |           | Fertilize Blue Daze                                                                                                |
| INSECT/DISEASE CONTROL                  | 10         |           |                                                                                                                    |
| DEADHEADING/PRUNING                     | 10         |           | :                                                                                                                  |
| <b>MAXIMUM VALUE</b>                    | <b>145</b> |           |                                                                                                                    |

Date: 11-29-21 Score: 91 Performance Payment 100%

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

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

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



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **13D**

## 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           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|
| <b>October 21, 2021</b>                                                                                                                                                                                  | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| <b>November 18, 2021</b>                                                                                                                                                                                 | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| <b>December 16, 2021</b>                                                                                                                                                                                 | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>January 20, 2022</b>                                                                                                                                                                                  | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>February 17, 2022</b>                                                                                                                                                                                 | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>March 17, 2022</b>                                                                                                                                                                                    | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>April 21, 2022</b>                                                                                                                                                                                    | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>May 19, 2022</b>                                                                                                                                                                                      | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>June 16, 2022</b>                                                                                                                                                                                     | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |
| <b>July 21, 2022</b>                                                                                                                                                                                     | <b>Regular Meeting</b>     | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                            |                |

|                                                                                                                                                                                                          |                                             |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------|
|                                                                                                                                                                                                          |                                             |                |
| <b>August 18, 2022</b>                                                                                                                                                                                   | <b>Public Hearing &amp; Regular Meeting</b> | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                                             |                |
|                                                                                                                                                                                                          |                                             |                |
| <b>September 15, 2022</b>                                                                                                                                                                                | <b>Regular Meeting</b>                      | <b>6:00 PM</b> |
| Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452<br>Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452 |                                             |                |
|                                                                                                                                                                                                          |                                             |                |