

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

January 20, 2022

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

January 13, 2022

Board of Supervisors
Cory Lakes Community Development District

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

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on January 20, 2022 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. Consideration: Resolution 2022-02, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date
5. Public Comments (*agenda items*) [3 minutes per speaker]
6. Presentation/Consideration: Proposals for Security Guard Services
 - A. Allied Universal
 - B. GuardOne Security
 - C. Securitas, Inc.
 - D. Trident Protective Services
7. Consideration: Johnson Engineering, Inc., Work Authorization Number 22-003
8. Update: CDD Facebook Page
 - Social Media Policy


9. Discussion/Consideration: Cory Lakes Isles Beach Club Area
 - A. Facility Rental Policies
 - B. Beach Club Reservation Agreement
10. POA Update/Report
 - Discussion Items:
 - I. POA President Points of Action Regarding Resident Slander
 - II. Allowing Future POA Updates on CDD Agendas
11. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
12. Approval of Minutes
 - A. Board of Supervisors: December 16, 2021
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
 - B. Sunshine Board Online Workshop: TBD (*to be provided under separate cover*)
 - C. Other
13. Acceptance of Unaudited Financial Statements as of November 30, 2021
14. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - B. Office Administrator: *Amanda Schewe*
 - C. Facilities Manager: *John Hall*
 - Update: Cricket Field
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 17, 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

- 15. Other Business
- 16. Public Comments (*non-agenda items*)
- 17. Supervisors' Requests
- 18. Adjournment

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

Sincerely,

 Chesley E. Adams, Jr.
 District Manager

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

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Cory Lakes Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors ("**Board**") finds that it is in the best interests of the District to adopt by resolution a policy ("**Public Comment Policy**") for immediate use and application.

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

1. DESIGNATING PUBLIC COMMENT PERIODS. The District's Chair, his or her designee, or such other person conducting a District meeting ("**Presiding Officer**"), shall ensure that there is at least one period of time ("**Public Comment Period**") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.

- b) Speakers shall be permitted to address any agenda item or non-agenda matter(s) of personal or general concern, during the initial Public Comment Period.
- c) Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.
- d) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD.

Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

- a) Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
- b) All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any

discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

- c) Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.

- d) In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
 - i. The Presiding Officer may declare a recess.
 - ii. The Presiding Officer may contact the local law enforcement authority.
 - iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3) and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

5. SEVERABILITY. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution supersedes any Public Comment Policy previously adopted by the District.

PASSED AND ADOPTED this 20th day of January, 2022.

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6A

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6B

respective rate. This type of billing allows our clients more latitude to recognize specific Security Associates with a wage increase.

- **Consolidated Billing:** Consolidated Billing is a simple average wage with its corresponding bill rate. Most vendors use this method because it is easy for invoicing and budget preparations.

Regardless of the billing method chosen, we want to assure you that easy to read and accurate invoicing will be provided. **GuardOne Security's** time keeping methods are second to none in our industry. The system is set up to only generate hours billed by hours worked.

STRAIGHT TIME, PREMIUM TIME, AND HOLIDAY BILLING

GuardOne Security proposes that all your service hours be billed at the straight time rate with two exceptions: Holiday and Emergency Coverage. We recognize the following holidays and compensate our Security Associates time and a half for these hours.

New Year's Day	July 4th	Thanksgiving
Memorial Day	Labor Day	Christmas Day

Pricing Proposal

**GuardOne Security's hourly Pay Rates are listed below.
These rates are based on our proposed Billing Rates as shown.**

PAY AND BILLING RATES

<u>Positions</u>	<u>Total Hours Assigned</u>	<u>*Hourly Pay Rate</u>	<u>Straight Time Billing Rate</u>	<u>Holiday (6) Billing Rate</u>
Site Supervisor*	40 hrs	\$17.50 hr	\$23.72 hr	\$35.58 hr
Gate Attendants/Rover	348 hrs	\$14.00 hr	\$23.72 hr	\$35.58 hr

- **Total Billable Hours Per Week: 388**
- **Site Supervisor's pay rate (\$17.50).** Is already her current approved pay rate. The \$14 pay rate for officers will help reduce turnover and facilitate hiring quality officers. This rate is competitive with pay rates many established businesses in the surrounding areas are now paying to attract quality employees and retain them. Hiring quality officers and retaining them is one of our top priorities.
- **Mobile Patrol vehicle is provided by the client.** Fueling, fuel cost, cleaning supplies, and maintenance are the client's responsibility.
- **Computer equipment, access control software, and furniture in the gate houses are the client's responsibility.** Any proprietary equipment or software which are owned by the current provider

will be removed and will be replaced in kind by GuardOne Security as required in close coordination with the client.

Cost For Service

TOTAL ANNUAL COST including 6 Holidays & 7% Sales Tax: \$513,901

AVERAGE WEEKLY COST: \$9,882.71 (Sales Tax included)

Additional Items Included:

- * Background Investigations
- * Access to 24 Hour Dispatch
- * Emergency Response Planning
- * Drug Testing
- * Uniforms & Equipment
- * Personnel Training

References

Southshore Falls

Guard Gated Community (168 hrs per week)
5831 Cascade Falls Drive
Apollo Beach, FL 33572
POC: Valerie Fields (On Site Manager CAM)
Castle Group

Email: vfields@castlegroup.com (Client will only respond to requests for references by email)

La Casa

Guard Gated Community (168 hrs per week)
300 El Prado
North Port, FL 34287
POC: Randall Browning (On Site Manager CAM CBA)
Email: Randy.lacasaswfl@gmail.com
Office: 941-426-0663

Brandon Ford

Guard Gated & Patrolled Car Dealership (238 hrs per week)
9090 E Adamo Drive, Tampa, FL 33619
POC: Donnie Miller-Fixed Operations Director
Email: DMiller@brandonford.com
Cell Phone: 813-629-3535
Dealer Phone: 813-246-3673

Perico Bay Club

Guard Gated Community (168 hrs per week)
11701 Manatee Ave W
Bradenton, FL 34209
POC: Mark Lorenz
Email: marksggl@gmail.com
Phone: 603-393-4074

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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Investment Proposal – Rate Summary

Securitas proposes the following rates for **Cory Lakes CDD**. These rates are all-inclusive as defined below and will remain in effect for a minimum of 60 days from 11/15/2021.

Option 1.) Integrated Program (RECOMMENDED) – Monday through Sunday, 312 HPW, coverage of on-site Security Officers working 8-hour shifts for access control measures. Your Securitas Officers are to wear the Client's choice of white or heather grey, military-style button-ups with dark grey slacks and seasonal wear. The Officers will utilize the SecuritasVision 2.0 platform for daily activity reporting, smart tour tracking, real-time incident alerts, as well as asset management of identified key client property. The on-site Officers will be supported by 3 per night full community patrol inspections by the Securitas Mobile Guarding division supervisor level Officers. Securitas Mobile will also utilize the Vision platform for real-time reporting.

Positions	HPW	Wage Rates	Bill Rates	Estimated Monthly	Estimated Annual
Site Supervisor – Gate 1	40	\$16.00	\$24.18	\$31,052	\$372,625
Access Control Officers – Gate 1	128	\$15.00	\$22.79		
Access Control Officers – Gate 2	144	\$15.00	\$22.79		
Consolidated Hours & Rates:	312	\$15.13	\$22.97		
One (1) SecuritasVision 2.0 Mobile Device & SecuritasConnect Client Portal – all required components, software, and licenses to unify real-time reporting of incident alerts, smart tour verifications, asset management, and general post order functions. Includes Cellular & Data Plan.					Included
Securitas Mobile Guarding Patrol Services – Monday through Sunday (3 per night) community patrol inspections in marked security vehicle with real-time reporting to Client from the Vision app. Typical duties include perimeter patrols, light checks, trespassing and parking violation notification/ticketing, and amenity inspections.				\$4,140	\$49,686
PLEASE REFER TO THE ADDITIONAL SERVICE & TECHNOLOGY SOLUTIONS SECTION OF THIS PROPOSAL FOR MORE INFORMATION.					

Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.



Option 2.) Traditional Program – Monday through Sunday, 396 HPW, coverage of on-site Security Officers working varying shifts for access control and patrolling measures. Your Securitas Officers are to wear the Client's choice of white or heather grey, military-style button-ups with dark grey slacks and seasonal wear. The Officers will utilize the SecuritasVision 2.0 platform for daily activity reporting, smart tour tracking, real-time incident alerts, as well as asset management of identified key client property.

Positions	HPW	Wage Rates	Bill Rates	Estimated Monthly	Estimated Annual
Site Supervisor – Gate 1	40	\$16.00	\$24.14	\$39,279	\$471,348
Access Control Officers – Gate 1	128	\$15.00	\$22.75		
Access Control Officers – Gate 2	144	\$15.00	\$22.75		
Roving Officers	84	\$15.00	\$22.75		
Consolidated Hours & Rates:	396	\$15.10	\$22.89		
One (1) SecuritasVision 2.0 Mobile Device & SecuritasConnect Client Portal – all required components, software, and licenses to unify real-time reporting of incident alerts, smart tour verifications, asset management, and general post order functions. Includes Cellular & Data Plan.					Included

Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.

- **State Sales tax is not included in the rates above as Client is tax exempt**
- **Premium Rate: is 1.5 times the Standard Rate and is applicable for the following:**
 - Excess hours specified over contract with less than 72-hour notice.
 - All hours over forty hours worked by a specific security officer, as requested by client.
 - Recognized 6 major holidays worked
- **Rates include the following Client Benefits to provide superior customer service and support:**
 - SecuritasVision Mobile Device and SecuritasConnect Client Portal, all required components, software, and licenses
 - Dedicated District Manager for 24/7 support
 - Recruitment, background screening and hiring costs
 - Computer-based post orders, including client emergency response procedures
 - Monthly service review and planning meetings with local District Manager
 - 24-hour National Communications Center
 - General liability insurance coverage
 - Site-specific written test based on post orders and client policies
 - Learning Management System to track completed courses and test scores
- **Rates include the following Officer Benefits to be the top employer of choice:**
 - Free Complete uniforms for each season, including replacements as needed
 - Competitive employee wages, plus all payroll taxes and insurance
 - Healthcare, 401(k), dental, and vision benefits
 - Free life insurance and paid vacations
 - Enhanced health benefits including Livongo, Omada, and a new Employee Assistance Program
 - Financial benefits including Smart Dollar and our employee purchase/discount program
 - Qualification for the Securitas Lead Program through Purdue University Global
 - Introductory, pre-assignment and paid on-site training
 - Learning Management System to for ongoing education and career advancement
 - Excellence in Service performance recognition program
 - Branch award qualification for Officer of the Month, Quarter and Officer of the Year



Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6D

Security Services Rate Summary

Thank you for considering Trident Protective Services as your security services partner. Below are the proposed rates for **Cory Lake Isle**. Based upon the specifications of your request, Trident Protective Services would be happy to provide 396 Hours-Per-Week (HPW) this includes Cross Creek gate is manned 24/7 or 168 HPW Morris Bridge Gate is manned 24/4 and 16/3 or 144 HPW Rover patrol is 12/7 or 84 HPW Total guard hours are 396 Hours- Per- Week.

Position	Hours Per Week	Bill Rate	Pay Rates	Estimated Monthly Cost	Estimated Annual Cost
Unarmed Officer	356	\$19.60/hour	\$14.00-\$14.50	\$30,236.26	\$362,835.20
Unarmed Supervisor	40	\$23.89/hour	\$16.00-\$16.50	\$4,140.93	\$49,691.20
Officer Reporting	1	FREE		\$00.00	\$412,526.40

State Sales tax is not included in the rates above and will be added as required.

Premium Rate is one and a half (1.5) times the Standard Rate and is applicable for the following:

1. Excess hours over contracted amount with less than 72-hour notice.
2. All hours after 40 – if a specific officer is requested.
3. 6 Federal Holidays:
 - New Year’s Day
 - President’s Day
 - Memorial Day
 - Independence Day
 - Thanksgiving Day
 - Christmas Day

The above quotes will include our Trident Reporting System, which consists of a dedicated site cell phone loaded with our Officer Reporting system, that will be used to scan NFC checkpoints, send instant incident and parking reports, and can be further tailored to your needs.

The above quotes will also include use of our 24/7 Trident Security Operations Center dispatch and support line, which can be used to call in about any issues, complaints, etc., that need to be discussed and disseminated while no guard is on site.

All quotes are good for 30 days from submission, this quote is based on the hours provided above, any change to hours or services may affect the bill rates.



EAST LAKE WOODLANDS CYPRESS ESTATES

CONDOMINIUM UNIT TWO ASSOCIATION, INC.

To Whom It May Concern:

Our Condominium Association has retained Trident Protective Services for our security patrol since early 2021. Trident came highly recommended to us by another nearby association that uses their services.

We have been extremely satisfied with the services they have provided to our community. They are very responsive to any concerns or questions and are easily reached.

I have personally met with their patrol staff as have many of our community residents. They are courteous and professional. The patrols they conduct are very thorough and streamlined to meet our specific needs.

Trident has an NFC Chip Program implemented. This program provides a chip scan process throughout our property which validates the patrol guard's presence. This process is a great confirmation that our critical areas have been monitored during their visit.

We receive a written report via email of the guard's inspection promptly following their rounds.

Our Board highly recommends Trident Security for the services they provide.

Regards,



Steve Weigand
President
ELW Cypress Estates II

September 5, 2021

To whom it may concern:

Please treat this letter as a recommendation for my vendor, Trident Security Services. They have been on my property Ridgemoor since 2018. The community enjoys having this extra security. Sometimes the gate clickers don't work, and Trident verifies they live there and let's them in. They send nightly reports, and this helps keep me stay on top of all the gates in the Ridgemoor Neighborhood.

Everyone that I have dealt with including Lee Hollingshead has been nothing but the most professional staff and on top of everything when questions arise. They are prompt in taking care of vehicles or trailers left on the side of the roads.

The pricing is competitively priced. I am honored they asked me for a letter of recommendation to provide for new clients. Ridgemoor has been extremely pleased with Trident's work.

Thank you,

Tracy Ingram, LCAM



04/15/2020

To whom it may concern:

RMC Property Group Hired Trident Protective Services back in 2019 to help with the multiple issues we were having at several of our retail properties. Here is a list of those properties.

Buccaneer Square

Clearwater Plaza

Lakeview Shopping Center

Seville Square

The Fountains

Top of the Hight's

University East and Northgate Shopping Plaza

Trident Are reliable and will do the work required of them to meet your needs. The reporting system they have is a great tool, we get maintenance reports, daily activity reports, incident reports at the end of each shift.

Mike Lewis and his team are very responsive, we have had services in the past and I could never get a hold of any managers, this is a big problem if someone doesn't show up. Trident Security software takes care of all that and more.

We highly recommend Trident Protective Services.

V/R

Judi Lechner • Sr. Property Manager
RMC Property Group

8902 N. Dale Mabry Highway, #200 • Tampa • FL 33614

jlechner@rmcpq.com • www.rmcpq.com

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

7



Work Authorization
January 4, 2022

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

Subject: **Work Authorization Number 22-003
Water Management System Report
Cory Lakes Community Development District**

Dear Chairman, Board of Supervisors:

Johnson Engineering, Inc. ("Engineer") is pleased to submit this work authorization to prepare a Water Management System Report for the Cory Lakes Community Development District ("District"). We will provide these services pursuant to our current agreement dated June 29, 2016 ("Engineering Agreement") as follows:

I. Background

The Florida Legislature passed House Bill 53 related to public infrastructure. A portion of it is shown below relating to stormwater and the requirement to create a 20-year needs analysis. Cory Lakes CDD is one of the special districts mentioned in Section (1) below.

403.9302 Stormwater management projections.

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

II. Scope of Work

The District will engage the services of the Engineer to perform general engineering services as follows:

Task 1 - Analysis

The Engineer will assist the District with the analysis required in 403.9302, Florida Statutes, Section (3) as requested by the Office of Economic and Demographic Research (EDR). Information will be collected by the Engineer from its own records and publicly available sources. Analysis of system components will be presented in a narrative and use tables and exhibits as necessary to convey the information in an effective manner. A typical lifespan will be created for each asset along with the existing age and remaining lifespan. Replacement/retrofit costs will be developed for each asset acknowledging that actual asset life will vary from the typical. Revenue determinations (past, present, and future) will require assistance from the District Manager or designee.

Task 2 - Report

The Engineer will compile the narrative, graphs, and tables from Task 1 and populate the spreadsheets created by EDR to be sent to Hillsborough County. Hillsborough County will be responsible to compile this report with others and their own information and transmit it to the EDR.

III. Fees

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

Task 1 – Analysis	\$ 4,560.00
Task 2 – Report	<u>\$ 1,710.00</u>
Total Compensation	<u>\$ 6,270.00</u>

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

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

Sincerely,
JOHNSON ENGINEERING, INC.



Phil Chang, P.E.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Cory Lakes Community Development District

Date: _____

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

8

Cory Lake CDD Social Media Policy

INTERNAL POLICY

Purpose

This document defines the social networking and social media policy for Cory Lakes Community Development District the “District”. To address the fast-changing landscape of the Internet and the way residents communicate and obtain information online, District departments may consider using social media tools to reach a broader audience. The District encourages the use of social media to further the goals of the District and the missions of its departments, where appropriate.

The District has an overriding interest and expectation in deciding what is “spoken” on its behalf on social media sites. This policy establishes guidelines for the use of social media.

Acceptable Use

Personal Use

All District employees may have personal social networking and social media sites. These sites should remain personal in nature and be used to share personal opinions or non-work related information. Following this principle, helps ensure a distinction between sharing personal and District views. District employees must never use their District e-mail account or password in conjunction with a personal social networking or social media site.

The following guidance is for District employees, who decide to have a personal social media social networking site or who decide to comment on posts about official District business:

- State your name and, if relevant, role, when discussing District business;
- Use a disclaimer such as: “The postings on this site are my own and don’t reflect or represent the opinions of the District for which I work.”

Professional Use

All official District-related communication through social media and social networking outlets should remain professional in nature and should always be conducted in accordance with the District’s practices and expectations. Employees must not use official District social media or social networking sites for political purposes, to conduct private commercial transactions, or to engage in private business activities.

District employees should be mindful that inappropriate usage of official District social media and social networking sites could be grounds for disciplinary action. If social media and social networking sites are used for official District business, the entire District site, regardless of any personal views, is subject to best practices guidelines, and standards.

Only individuals authorized by the District may publish content to a District Web site or state

District social computing technologies.

Approval and Registration

Cory Lake CDD Social Media Policy

All District social media sites shall be (1) approved by the CDD Board of Directors; (2) published using approved social networking platform and tools; and (3) administered by the contact or their designee.

Approved social media sites are:

Oversight and Enforcement

Employees representing the District through social media outlets or participating in social media features on District websites must maintain a high level of ethical conduct and professional decorum. Failure to do so is grounds for revoking the privilege to participate in District social media sites, blogs, or other social media features. Information must be presented following professional standards for good grammar, spelling, brevity, clarity and accuracy, and avoid jargon, obscure terminology, or acronyms.

District employees recognize that the content and messages they post on social media websites are public and may be cited as official District statements. Social media should not be used to circumvent other District communications.

District employees may not publish information on District social media sites that includes:

- Confidential information
- Copyright violations
- Profanity, racist, sexist, or derogatory content or comments
- Partisan political views
- Commercial endorsements or SPAM

Moderation of Third Party Content

This District social media site serves as a limited public forum and all content published is subject to monitoring. User-generated posts will be rejected or removed (if possible) when the content

- is off-subject or out of context
- contains obscenity or material that appeals to the prurient interest
- contains personal identifying information or sensitive personal information
- contains offensive terms that target protected classes
- is threatening, harassing or discriminatory
- incites or promotes violence or illegal activities
- contains information that reasonably could compromise individual or public safety
- advertises or promotes a commercial product or service, or any entity or individual
- promotes or endorses political campaigns or candidates

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9A

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

Residents may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made less than thirty (30) days in advance or more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

*New Year's Day
Memorial Day
Fourth of July
Christmas Eve*

*Good Friday
Mother's Day
Labor Day
Christmas Day*

*Easter Sunday
Father's Day
Thanksgiving
New Year's Eve*

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

1.) **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement. At the time of approval, all fees associated with the rental **must** be submitted to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of the rental fee (Three Hundred and Fifty Dollars \$350 or Four Hundred and Fifty Dollars \$450 if alcohol will be present at the event), and the other payment should be in the amount of Five Hundred Dollars (\$500.00) as a security deposit.

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

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

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

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

6) **Staffing:** One (1) staff person is required to work during the six (6) hour Facility Usage. Should alcohol be added to the Facility Usage, an additional staff person is required. An

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

additional one hundred dollar (\$100.00) usage fee will be added to the total amount owed when two (2) attendants are required.

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

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

8) **General Policies:**

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

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

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

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

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

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

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

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

Signature

Date

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9B

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 private rental use of the inside of the Cory Lake Isles Beach Club area.

Resident Name: _____

Address: _____

Phone Number: _____

Event Date: _____

Start Time: _____ End Time: _____

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. Alcohol is not provided by the district. 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. All checks must be in the name of the Resident who completes the agreement. _____ (initial)
2. Events may run a maximum of 6 hours. You may choose the 6-hour time block from 9am-11pm. If renting the Beach Club until 11pm, please note that the end of the party time must be 10:00pm. Meaning all guests must leave the building and music shall be turned off. Only cleaning staff can stay until 11:00pm. _____ (initial)
3. If you event has decoration, food or other items that require any clean up, including moving furniture movement, the last 45-60 minutes should be used for cleaning. There will be NO EXTRA TIME allotted for cleanup. Failure to have the facility cleaned and returned to the order in which it was when your rental started, will result in a loss of deposit.
4. Resident **WILL OR WILL NOT** be serving alcohol. _____ (full signature). If you choose to NOT have alcohol at your event and District staff observe alcohol consumption, this will result in a loss of deposit.
5. 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)
6. Resident reserving the Beach Club must be 21 years of age or older. I/we **WILL NOT** provide alcohol to minors _____ (full signature)
7. Events where fifty percent (50%) or more of the guests are under age 21 require at least two (2) responsible adult chaperones. _____ (initial)
_____ (name of chaperone)

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

_____ (name of chaperone)

8. 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.** _____ (initial)
9. 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.
10. The District provides 14 fold out 6 foot rectangular tables and 50 fold out metal chairs. Resident agrees to return the chairs and tables to their storage areas inside the Beach Club properly after use. 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 during the rental period. _____ (initial)
11. 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).
12. **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)
13. 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.** District staff are not required to help clean. District staff are on site to protect District property and answer any questions the Resident may have during the course of the event.
_____ (full signature)
14. 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.
15. 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

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

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.

16. The park and beach closes at sunset. No patrons, including children, are authorized to be at those areas after sunset.
17. 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.
18. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.
19. 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.
20. Resident may not assign their rights or interest under this Agreement.
- 21. Resident has received and agrees to follow and adhere to the attached Policies.**

RESIDENT SIGNATURE _____ (Signature)

DATE _____

DISTRICT STAFF SIGNATURE _____ (Signature)

DATE _____

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12AI

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

The Board of Supervisors of the Cory Lakes Community Development District held a 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 were able to listen and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/84646751452>, and telephonically at 1-929-205-6099, Meeting ID: 846 4675 1452, for both.

Present were:

- | | |
|-------------------|---------------------|
| Jorge Castillo | Chair |
| Sudhir (Sid) Shah | Vice Chair |
| Ronald Acoff | Assistant Secretary |
| Rene Fontcha | Assistant Secretary |

Also present were:

- | | |
|------------------|------------------------|
| Chuck Adams | District Manager |
| Amanda Schewe | Office Administrator |
| John Hall | Facilities Manager |
| Harry Ramphal | Resident/POA President |
| David Burman | Resident |
| Anoop Reddy | Resident |
| Parag Shah | Resident |
| Pankaj Jha | Resident |
| Cynthia McIntyre | Resident |
| Carlos Guzman | Resident |
| Toshini Sethi | Resident |
| Roy Sevalia | Resident |

On MOTION by Mr. Fontcha and seconded by Mr. Shah, with Mr. Fontcha, Mr. Shah and Mr. Castillo in favor and Mr. Acoff dissenting, authorizing District Staff to establish guidelines to facilitate the creation of an official Cory Lake CDD Facebook page, to be launched on March 1, 2022, including an “update” tab or link, was approved. (Motion passed 3-1).

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On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the November 18, 2021 Regular Meeting Minutes, as amended, and the November 19, 2021 to December 15, 2021 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12A11

DRAFT

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

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Present were:

- | | |
|-------------------|---------------------|
| Jorge Castillo | Chair |
| Sudhir (Sid) Shah | Vice Chair |
| Ronald Acoff | Assistant Secretary |
| Rene Fontcha | Assistant Secretary |

Also present were:

- | | |
|------------------|------------------------|
| Chuck Adams | District Manager |
| Amanda Schewe | Office Administrator |
| John Hall | Facilities Manager |
| Harry Ramphal | Resident/POA President |
| David Burman | Resident |
| Anoop Reddy | Resident |
| Parag Shah | Resident |
| Pankaj Jha | Resident |
| Cynthia McIntyre | Resident |
| Carlos Guzman | Resident |
| Toshini Sethi | Resident |
| Roy Sevalia | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

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

40

41 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

42

43 Mr. Castillo voiced his wish for a productive and peaceful meeting.

44

45 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

46

47 Mr. Shah wished everyone in attendance a happy holiday season.

48 Mr. Acoff urged meeting attendees to take extra precautions in light of the Omicron
49 variant.

50 Mr. Fontcha wished everyone a very joyful and safe holiday season.

51

52 **FOURTH ORDER OF BUSINESS**

**Review of Meeting and Public
Comments/Participation Protocols**

53

54

55 Mr. Adams reported the following:

- 56 ➤ Public comments are limited to three minutes per speaker.
- 57 ➤ Speakers should state their names for the record prior to voicing their comments.
- 58 ➤ Speakers are to direct their comments to the Board in order to address the Board.
- 59 ➤ Comments should be kept civil, respectful and positive.

60 Regarding whether the CDD has an official written Public Participation Policy for
61 residents to follow, Mr. Adams replied affirmatively; the protocols would be posted on the CDD
62 website. Mr. Acoff stated this would help residents understand the rules that must be followed.

63 Mr. Adams stated District Counsel was invited to the meeting to review the training
64 manual but he had a conflict. Mr. Babbar would attend the February meeting.

65

66 **FIFTH ORDER OF BUSINESS**

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

67

68

69 Mr. Castillo recalled that the public comments at the last meeting were out of control;
70 therefore, going forward, the Board would be stricter about participation protocols. Residents
71 who wish to voice their opinions must address a specific agenda item; otherwise, they would
72 not be allowed to speak until the end of the meeting.

73 Resident Cynthia McIntyre voiced her opinion that the Board Members have an issue
74 with residents exercising their constitutional right to express their feelings on Nextdoor,
75 Facebook or in an email to a friend and, since the Board Members are elected officials, she felt
76 that they are subject to public scrutiny and should accept the fact that there will be criticism
77 regarding their actions and decisions because it is the nature of the job. Ms. McIntyre recalled
78 what she perceived as an “incident” at the last meeting and she expressed her opinion that Mr.
79 Castillo should step down as the Chair and as a CDD Supervisor.

80 Regarding consideration of privatizing the roads, resident David Burman stated his belief
81 that the CDD has \$14 million worth of municipal bonds that must be paid off for which
82 homeowners would be assessed, in addition to their normal assessments. He found it
83 bothersome that the Board is considering privatizing the roads without involving the City,
84 despite the time and effort it took to elicit help from a City Councilman to coordinate with
85 professionals from the Water Sewage Department to discuss a mutual working plan to improve
86 the roads. Mr. Burman felt that the language used by certain individuals at the last meeting was
87 in poor form.

88 Resident and POA President Harry Ramphal voiced his opinions regarding privatizing the
89 road and the ongoing drama involving social media in the community.

90 Resident Anoop Reddy expressed his opinion that criticism is completely appropriate
91 but when something is outright slander and outright false that is when it becomes a problem.

92 Resident Toshini Sethi thanked the Board Members for their hard work on behalf of the
93 community and voiced his opinion that criticism should be welcomed only when it is
94 constructive criticism and not destructive and criticism should be used to strengthen the
95 community instead of tearing it down. Mr. Sethi felt that the soccer field is in poor condition,
96 needs to be upgraded and should be addressed.

97

98 **SIXTH ORDER OF BUSINESS****Discussion: Social Media and the CDD**

99

100 Mr. Acoff expressed his opinion that the Board Members are moving in a very
101 constructive way and should not be distracted by the bad habits, infighting and the animosity
102 that is oftentimes directed at them. He believes that residents have very little confidence in
103 and respect for the Board and it is necessary to reflect on how confidence can be restored to
104 this elected body.

105 Mr. Fontcha concurred with Mr. Acoff and stated the disrespect and profanity has no
106 place in this forum. He felt that the infighting will only stop when neighbors begin to prioritize
107 what is in the best interest of the community above anything else and, although residents are
108 allowed to criticize the governing body, it should not be done with anarchy; rather, it should be
109 constructive criticism that proposes solutions that will advance the community. One solution
110 would be to inform the community of all of the good things that the Board is doing. He stated
111 that, although Management recommended against the Board engaging on social media, he
112 firmly believes that the Board must have an official Facebook presence because residents do
113 not use the CDD website.

114 Mr. Castillo voiced his support for a Facebook page. In his opinion, the bottom line is
115 that everyone wants the same thing; they want to raise their families in a safe community with
116 good neighbors, which is what he has advocated for over his eight years as a Board Member.

117 Mr. Shah stated he has been subjected to personal attacks and cyberbullying for the last
118 five years. He expressed his full support for starting a Facebook page and proposed having a
119 tab on the CDD website that has news or updates of the main ongoing community issues.

120 Discussion ensued about creating an official CDD Facebook page, developing guidelines,
121 project timeline and researching Facebook pages of other CDDs and governmental entities.

122

123 **On MOTION by Mr. Fontcha and seconded by Mr. Shah, with Mr. Fontcha, Mr.**
124 **Shah and Mr. Castillo in favor and Mr. Acoff dissenting, authorizing District**
125 **Staff to establish guidelines to facilitate the creation of an official Cory Lake**
126 **CDD Facebook page, to be launched on March 1, 2022, including an “update”**
127 **tab or link, was approved. (Motion passed 3-1)**

128

129

130 The Board and Staff discussed the inclusion of a “what’s new” tab on the CDD website,
131 the best way to word the “hot button” issues, snapshots and highlights from previous meetings,
132 managing the Facebook page and input from professionals in the community. Mr. Castillo
133 stated the objective of the platform is to have a method of communication to residents who
134 are not heavily-involved in the monthly meetings. He voiced his preference for CDD Staff to
135 manage the Facebook page. Mr. Fontcha felt that the starting point should be to research what
136 other entities include on their Facebook pages and contact them.

137

138 **SEVENTH ORDER OF BUSINESS**

**Discussion: Ability to “Privatize” the CDD
139 Roads**

139

140

141 Mr. Adams gave the following update:

142 ➤ District Counsel indicated that nothing has changed and House Bill #57 only applies to
143 roads owned by Cities and Counties, it does not apply to CDDs.

144 ➤ IRS regulations and the Bond Covenants are currently the primary hurdles to the CDD
145 privatizing the roads.

146 ➤ The roads could be privatized five years after the bonds mature and after reviewing the
147 Bond Covenants with Bond Counsel.

148 Discussion ensued regarding bond maturity dates and how Heritage Isles CDD privatized
149 its roads. Manholes, road resurfacing and the City of Tampa (COT) were also discussed. The
150 consensus was that it would not be feasible to privatize the CDD roads.

151

152 **EIGHTH ORDER OF BUSINESS**

Discussion: Facility Rental Policy/Rates

153

154 Ms. Schewe presented an updated Cory Lakes CDD Beach Club Reservation Agreement.

155 The Board and Staff discussed the Agreement, rental schedule, blackout dates and
156 creating a Clubhouse repair schedule. Board Members would forward comments and revisions
157 to Ms. Schewe. Mr. Castillo directed Ms. Schewe to contact other CDDs about their blackout
158 dates and report her findings at the next meeting. This item would be included on the January
159 agenda.

160

161 **NINTH ORDER OF BUSINESS** **POA Update/Report**

162

163 Mr. Acoff voiced his opinion that it was very disheartening and troubling that the CDD
164 Board continues to recognize the POA President and he continues to disrespect and insult
165 certain individuals with no recourse. He felt that this issue must be addressed and asked Staff
166 to include Mr. Ramphal's actions as a discussion item on the next agenda. Conversation ensued
167 regarding defending oneself when verbally attacked, infighting during meetings and an
168 "incident" at the last meeting. Mr. Acoff would create a title for the agenda item and submit it
169 to Mr. Adams for inclusion on the next agenda.

170 Mr. Ramphal reported the following:

- 171 ➤ The POA sent violations to various homeowners and 96% complied.
- 172 ➤ The new management company is very effective.
- 173 ➤ The community looks better and vehicle vandalism has decreased.

174 Mr. Ramphal responded to questions regarding an ongoing lawsuit with an owner
175 whose home was an eyesore and addressing unsightly mailboxes on Cory Lake Drive.

176

177 **TENTH ORDER OF BUSINESS** **Committee Reports**

178

179 **A. Security**

180 There was no report.

181 **B. Landscape Aquascape Facilities**

182 There was no report.

183 **C. Spirit Committee**

184 There was no report.

185

186 **ELEVENTH ORDER OF BUSINESS** **Approval of Minutes**

187

188 **A. Board of Supervisors: November 18, 2021**189 **I. Regular Meeting**

190 The following changes were made:

191 Line 73: Delete "in his opinion"

192 Lines 74 through 75: Delete entire sentence.

193 Line 84: Change “that periodically organizes” to “that he periodically participates with”

194 Line 94: Change “increase” to “lower”

195 Line 206: Change “Mark” to “FineMark”

196 **II. Action Items**

197 Items 10, 14, 18, 19 and 20 were completed.

198 Item 21: Change “Mr. Adams” to “Ms. Schewe”

199 **B. Sunshine Board Online Workshop: November 19, 2021 to December 15, 2021 (to be**
200 ***provided under separate cover)***

201 **C. Other**

202

203 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the**
204 **November 18, 2021 Regular Meeting Minutes, as amended, and the November**
205 **19, 2021 to December 15, 2021 Sunshine Board Online Workshop Minutes, as**
206 **presented, were approved.**

207

208

209 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
210 **Statements as of October 31, 2021**

211

212 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021. He
213 responded to questions regarding the “Unassigned Fund Balance” and “3 months working
214 capital” line items, on Page 4 and the Debt Service Schedule, on Pages 8 and 9.

215 The financials were accepted.

216

217 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

218

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

220 Mr. Castillo asked about the next steps regarding the weir structures. Mr. Adams stated
221 the District Engineer would review the initial design, meet with the South Florida Water
222 Management District (SFWMD) and schedule the geotechnical work around the structures.

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

224 Ms. Schewe presented the December Office Administrator & Events Monthly Report.

225 She discussed the children's vaccination event, boat parade and event sponsors.

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

227 Mr. Hall presented the December Facilities Manager Report.

228 • **Update: Cricket Field**

229 Mr. Hall reported the following:

230 ➤ There is a two-month delay in construction of the cricket field.

231 ➤ Staff is considering engaging another concrete vendor.

232 ➤ Staff would contact the project planner for the County to discuss the cricket project.

233 The Board and Staff discussed the holiday lighting, COT in relation to the manhole
234 project, palm tree installation, tree replacement, landscaping, OLM inspection score, Allied
235 contract and inviting three security companies under consideration to the next meeting.

236 Mr. Hall responded to questions regarding the finger scanner at the Cross Creek
237 entrance, installing speed humps to curtail speeding, search for a new security company, the
238 playground, drainage issue in Capri Isle and Ryan Homes and Kolter.

239 Mr. Castillo directed Staff to research tree replacement costs with experts and discuss it
240 at a future meeting, invite representatives from other security companies to the next meeting
241 and invite an OLM representative to the February meeting.

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

243 • **NEXT MEETING DATE: January 20, 2022 at 6:00 P.M.**

244 ○ **QUORUM CHECK**

245 The next meeting would be held on January 20, 2022.

246

247 **FOURTEENTH ORDER OF BUSINESS**

Other Business

248

249 Regarding a letter to homeowners, Mr. Adams stated a letter was drafted and emailed
250 to the Board a few weeks ago for feedback. Supervisors are to forward their revisions to Ms.
251 Schewe for finalization and distribution to homeowners.

252 Discussion ensued regarding the recent improvement projects to include in the letter
253 and CDD assessments in a neighboring community with a golf course.

254

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

256
257 Resident Parag Shah asked if a hose could be installed at the tennis courts. As there is a
258 misconception that the CDD assessments/fees are so much higher than other communities, he
259 suggested the CDD and POA send a joint letter to residents comparing the CDD
260 assessments/fees to other CDDs. He voiced his support for the official CDD Facebook page to
261 counter the misinformation on social media.

262 Resident Carlos Guzman stated the CDD cannot privatize the roads until 2048 and even
263 then, there is no precedence. Mr. Adams stated that by then there may be changes in the law.

264 Mr. Guzman voiced his opinion that Mr. Adams’ comments from the October meeting
265 was inaccurate with regard to social media and paraphrased the comment as follows:

266 “Any constituent, resident or homeowner of CLI has a right to question, criticize,
267 disagree or comment on any issue under consideration or review by the CDD Board and in
268 addition, such does not have a requirement to be 100% accurate.”

269 Mr. Adams stated, in any criticism, there is always the opportunity for inaccuracies, the
270 manner in which a criticism is delivered means everything and the public comments
271 participation protocols would be posted on the CDD website.

272 Ms. McIntyre commented on the tension between certain residents and Board
273 Members, issues raised on social media, surveys and a new gym.

274 Resident Roy Sevalia thanked the Board and Staff for doing an outstanding job
275 maintaining and improving the quality of life for all residents. He wished everyone a joyous and
276 safe holiday season.

277

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

279
280 There were no Supervisor’s requests.

281

282 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

283
284 There being no further business to discuss, the meeting adjourned at 9:12 p.m.

285
286
287
288
289
290

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12AIII

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang to adjust Work Authorization proposal costs and email a revised cost opinion and sample exhibits of similar repairs to the Board prior to the November meeting.			X	11.18.21
2	10.21.21	ACTION	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.	X			
3	10.21.21	ACTION	Mr. Hall to obtain security company proposals and present them at the next meeting.			X	11.18.21
4	10.21.21	ACTION	Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe.	X			
5	10.21.21	ACTION/AGENDA	Mr. Hall to provide a COT manhole repair update on future agendas.	X			
6	10.21.21	ACTION	Per Mr. Castillo, Staff to negotiate the two-ply underlayment option with the Roof X contractor for a not to exceed amount of \$220,000; otherwise, secure the single ply option at a cost of \$195,000.			X	11.18.21
7	10.21.21	ACTION	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	ACTION	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	ACTION	Mr. Adams to confirm with District Counsel whether stickers can be affixed on the windows of vehicles that are parked on the streets and apprise the Board of his findings prior to the next meeting.			X	11.18.21
10	10.21.21	ACTION	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	AGENDA	Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.			X	11.18.21
12	10.21.21	AGENDA	Mr. Adams to include the Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	AGENDA	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	ACTION	Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21

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	ACTION/AGENDA	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	ACTION/AGENDA	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.	X			
17	11.18.21	ACTION	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.	X			
18	11.18.21	ACTION/AGENDA	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	12.16.21
19	11:18:21	ACTION	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	12.16.21
20	11:18:21	ACTION	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	12.16.21
21	11:18:21	ACTION	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	ACTION	Ms. Schewe to contact neighboring CDDs regarding reservation blackout dates and report her findings at the next meeting.	X			
23	12.16.21	AGENDA	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.	X			
24	12.16.21	AGENDA	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.	X			
25	12.16.21	ACTION	Mr. Hall to invite 3 security firms under consideration to the next meeting.	X			
26	12.16.21	ACTION	Mr. Hall to invite Mr. Tim Gay to the next meeting.	X			
27	12.16.21	ACTION	Staff to invite an OLM representative to the February meeting.	X			

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2021**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
ASSETS					
Operating account					
Iberia - operating acct	\$ 9,616	\$ -	\$ -	\$ -	\$ 9,616
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	52,405	-	-	-	52,405
SunTrust - debit card	3,725	-	-	-	3,725
MMK account	1,373,797	-	-	-	1,373,797
Investments					
Revenue	-	49,910	152,966	18,177	221,053
Reserve	-	52,409	239,485	10,000	301,894
Prepayment	-	-	1	-	1
Undeposited funds	350,000	-	-	-	350,000
Due from other	1,806	-	-	-	1,806
Due from other funds					
General	-	61,698	283,048	385	345,131
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 1,822,359</u>	<u>\$ 164,017</u>	<u>\$ 675,500</u>	<u>\$ 28,562</u>	<u>\$ 2,690,438</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ 30,021
Due to other funds					
Debt service fund - series 2013	61,698	-	-	-	61,698
Debt service fund - series 2013A-1	283,048	-	-	-	283,048
Debt service fund - 2017 note	385	-	-	-	385
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>379,689</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>379,689</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	164,017	675,500	28,562	868,079
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,051,275	-	-	-	1,051,275
Total fund balances	<u>1,442,670</u>	<u>164,017</u>	<u>675,500</u>	<u>28,562</u>	<u>2,310,749</u>
Total liabilities and fund balances	<u>\$ 1,822,359</u>	<u>\$ 164,017</u>	<u>\$ 675,500</u>	<u>\$ 28,562</u>	<u>\$ 2,690,438</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 1,307,758	\$ 1,307,758	\$ 2,279,150	57%	\$ 379,858
Interest and miscellaneous	3,224	6,574	30,000	22%	5,000
Total revenues	<u>1,310,982</u>	<u>1,314,332</u>	<u>2,309,150</u>	57%	<u>384,858</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	2,000	12,000	17%	2,000
Payroll services	55	108	600	18%	100
Payroll taxes - FICA	76	153	900	17%	150
Payroll taxes - unemployment	-	-	325	0%	54
District management	4,583	9,167	55,000	17%	9,167
Assessment roll preparation	417	833	5,000	17%	833
Bond amortization schedule fee	-	-	1,500	0%	250
Disclosure report	250	500	3,000	17%	500
Trustee	2,963	2,963	7,200	41%	1,200
Audit	-	-	6,400	0%	1,067
Arbitrage rebate calculation	-	-	2,500	0%	417
Legal - general counsel	-	356	5,000	7%	833
Engineering	6,185	7,464	10,000	75%	1,667
Insurance: general liability & public officials	-	34,314	35,000	98%	5,833
Insurance: worker's compensation	-	4,612	5,500	84%	917
Legal advertising and Sunshine Board	-	-	4,500	0%	750
Bank fees	-	-	1,500	0%	250
Credit card discount	26	97	200	49%	33
Dues & licenses	-	175	175	100%	29
Postage	8	97	2,000	5%	333
Tax collector	26,178	26,178	94,965	28%	15,828
Contingencies	93	194	2,000	10%	333
Total administrative	<u>41,834</u>	<u>89,211</u>	<u>255,265</u>	35%	<u>42,544</u>
Field operations					
Utilities					
Communication	1,916	3,904	20,000	20%	3,333
Website	-	-	705	0%	118
ADA website compliance	-	420	210	200%	35
Streetlights	15,462	15,462	120,000	13%	20,000
Electricity	5,967	5,967	50,000	12%	8,333
Propane	-	-	400	0%	67
Water, sewer & irrigation	2,058	2,058	15,000	14%	2,500
Solid waste removal	668	1,335	6,200	22%	1,033
Sewer lift stations	170	340	2,500	14%	417
Total utilities	<u>26,241</u>	<u>29,486</u>	<u>215,015</u>	14%	<u>35,836</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	26,434	39,997	340,000	12%	56,667
Contractual virtual guard	3,340	14,691	90,000	16%	15,000
Off-duty policing	1,310	1,310	21,000	6%	3,500
Total security operations	<u>31,084</u>	<u>55,998</u>	<u>451,000</u>	12%	<u>75,167</u>
Field office administration					
Field manager	4,600	6,955	61,000	11%	10,167
Assistant field manager	-	51	15,000	0%	2,500
Office administrator	3,477	5,258	49,000	11%	8,167
Payroll taxes	822	2,362	13,500	17%	2,250
Seasonal decorations	-	30,000	60,000	50%	10,000
Beach club office equipment	2	134	4,500	3%	750
Beach club office supplies	93	453	4,000	11%	667
Beach club gym supplies	2,553	3,829	20,600	19%	3,433
Guard office equipment	-	-	1,000	0%	167
Guard office supplies	-	-	1,500	0%	250
Community events supplies	1,207	1,779	18,500	10%	3,083
Pool & beach club attendants	2,665	3,728	26,000	14%	4,333
Total field office administration	<u>15,419</u>	<u>54,549</u>	<u>274,600</u>	20%	<u>45,767</u>
Landscape maintenance					
Landscaping	60,670	89,327	407,000	22%	67,833
Beach sand	-	-	3,000	0%	500
Annuals & seasonal plant installation	1,260	1,260	5,000	25%	833
Plant replacement	2,588	2,588	30,000	9%	5,000
Sod replacement	-	-	10,000	0%	1,667
Well maintenance - irrigation	-	-	3,000	0%	500
Irrigation - maintenance	661	661	7,500	9%	1,250
Tree removal	350	700	35,000	2%	5,833
Lake & pond maintenance	3,625	7,250	52,000	14%	8,667
Total landscape maintenance	<u>69,154</u>	<u>101,786</u>	<u>552,500</u>	18%	<u>92,083</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	11,023	12,797	100,000	13%	16,667
Capital reinvestment note 2022 repayment	-	-	162,975	0%	27,163
Car and cart repairs and maintenance	794	1,801	6,000	30%	1,000
Rentals and leases	1,061	2,121	20,000	11%	3,333
Cleaning	1,408	2,816	16,000	18%	2,667
Pest control	300	300	1,800	17%	300
Security gate maintenance & repair	-	781	5,000	16%	833
Security gate maintenance & repair - cachet	65	65	2,000	3%	333
Monuments & signs	423	664	5,000	13%	833
Fountains	-	-	7,000	0%	1,167
Storm water drainage	-	-	35,000	0%	5,833
Recreation equipment maintenance & repair	-	5	15,000	0%	2,500
Building equipment maintenance & repair	4,281	4,959	15,000	33%	2,500
Pressure washing	-	-	7,500	0%	1,250
Paver, streets and sidewalk repairs, cleaning	-	15,000	75,000	20%	12,500
Total facilities maintenance	<u>19,355</u>	<u>41,309</u>	<u>473,275</u>	9%	<u>78,879</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	2,990	21,000	14%	3,500
Pool repairs	-	159	6,000	3%	1,000
Pool heater utilities	125	125	10,000	1%	1,667
Pool permit	-	-	575	0%	96
Total facilities maintenance (pool)	<u>1,620</u>	<u>3,274</u>	<u>37,575</u>	9%	<u>6,263</u>
Total field operations	<u>162,873</u>	<u>286,402</u>	<u>2,003,965</u>	14%	<u>333,994</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	55,000	55,000	-	N/A	-
Total infrastructure reinvestment	<u>55,000</u>	<u>55,000</u>	<u>-</u>	N/A	<u>-</u>
Total expenditures	<u>259,707</u>	<u>430,613</u>	<u>2,259,230</u>	19%	<u>376,538</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,051,275	883,719	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	27,029	0%	4,505
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>4,505</u>
Net change in fund balances	<u>1,051,275</u>	<u>883,719</u>	<u>76,949</u>	1148%	
Fund balance - beginning (unaudited)	<u>391,395</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	1,051,275	1,051,275	78,846 ***		
Fund balance - ending	<u>\$ 1,442,670</u>	<u>\$ 1,442,670</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 multiplying total expenditures by .25. Covers first quarter operating expenses.

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

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 62,085	\$ 62,085	\$ 108,072	57%
Interest	1	2	-	N/A
Total revenues	<u>62,086</u>	<u>62,087</u>	<u>108,072</u>	57%
EXPENDITURES				
Debt service				
Principal	30,000	30,000	30,000	100%
Interest	37,159	37,159	73,569	51%
Total debt service	<u>67,159</u>	<u>67,159</u>	<u>103,569</u>	65%
Other fees & charges				
Tax collector	1,243	1,243	4,503	28%
Total other fees & charges	<u>1,243</u>	<u>1,243</u>	<u>4,503</u>	28%
Total expenditures	<u>68,402</u>	<u>68,402</u>	<u>108,072</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(6,316)	(6,315)	-	
Fund balances - beginning	<u>170,333</u>	<u>170,332</u>	<u>168,945</u>	
Fund balances - ending	<u><u>\$ 164,017</u></u>	<u><u>\$ 164,017</u></u>	<u><u>\$ 168,945</u></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 NOVEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 284,598	\$ 284,598	\$ 495,440	57%
Interest	1	3	-	N/A
Total revenues	<u>284,599</u>	<u>284,601</u>	<u>495,440</u>	57%
EXPENDITURES				
Debt service				
Principal	-	-	450,000	0%
Principal prepayment	15,000	15,000	15,000	N/A
Interest	12,601	12,601	24,797	51%
Total debt service	<u>27,601</u>	<u>27,601</u>	<u>489,797</u>	6%
Other fees & charges				
Tax collector	5,692	5,692	20,643	28%
Total other fees & charges	<u>5,692</u>	<u>5,692</u>	<u>20,643</u>	28%
Total expenditures	<u>33,293</u>	<u>33,293</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	251,306	251,308	(15,000)	
Fund balances - beginning	424,194	424,192	402,524	
Fund balances - ending	<u>\$ 675,500</u>	<u>\$ 675,500</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 NOVEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				N/A
Interest income	\$ 1	\$ 1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Note principal	44,845	44,845	44,845	100%
Note interest	1,090	1,090	1,090	100%
Total debt service	<u>45,935</u>	<u>45,935</u>	<u>45,935</u>	100%
Other fees & charges				
Contingency	(15)	(15)	-	N/A
Total other fees & charges	<u>(15)</u>	<u>(15)</u>	<u>-</u>	N/A
Total expenditures	<u>45,920</u>	<u>45,920</u>	<u>45,935</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(45,919)	(45,919)	(45,935)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	-	(27,029)	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>(27,029)</u>	N/A
Net change in fund balances	(45,919)	(45,919)	(72,964)	
Fund balances - beginning	74,481	74,481	72,964	
Fund balances - ending	<u>\$ 28,562</u>	<u>\$ 28,562</u>	<u>\$ -</u>	

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	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
Total	\$1,290,000.00	-	\$1,128,834.38	\$2,418,834.38

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$1,435,000.00	-	\$78,454.50	\$1,513,454.50

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

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

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

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

14B

Office Administrator & Events Monthly Report

Meeting date: January 20, 2022

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast and signage updates.
- Routine invoice coding and AP aging reports.
- Worked with Sid/Chuck to create a 'snail mail' letter to residents.
- Drafted a Social Media Policy for CLI.
- Edited Facility Rental Agreement and Facility Rental Policies.
- Posted an ad on Indeed for a new office assistant.
- Held a meeting with Spectrum to ensure we have the best pricing and equipment.

ACTION ITEMS:

- Work with TPD to ensure they have all information they need to complete the investigation for the damages done to the Facilities Manager's office door.
- Hire a new office assistant.
- Create a working excel document to track all office supply purchases.

CDD Events

ACTION ITEMS:

- Work with Food & Arts Festival volunteer group to plan this event.
- Reach out to a few businesses to find a few more sponsors for upcoming events.
- Inventory all event supplies the District currently has.
- Create a working excel document to track the events spending.

COMPLETED:

- *Holiday Boat Parade and Celebration* | December 11th Boat Parade Starts: 6:00pm-7:00pm ending at the Beach Club. *this event was talked about last meeting but I wanted to include the event report that was not included last month*
- *Cookie Decorating Event* | December 18th 11am-1:00pm inside the Beach Club. *this event was talked about last meeting but I wanted to include the event report that was not included last month*
- *International Food and Arts Festival* | March 12th 11am-2pm Entertainment has been booked. A meeting was held with the volunteer group on Thursday, 1/13 @ 7pm.

UPCOMING:

- *International Food and Arts Festival* | March 12th 11am-2pm Entertainment has been booked. A meeting was held with the volunteer group on Thursday, 1/13 @ 7pm.
- *Rummage Sale* | March 26th 8am-12pm at the Beach Club Parking Lot. Still have not got a call or email back from Goodwill. OneBlood will be onsite during this event. Reservations for spaces will start on March 1, 2022. A 'Save the Date' flyer will be in the February Islander. Social media advertising for the event to the public will start 2 weeks before the event. I will coordinate with John to ensure the signs are displayed at the gates.
- *Spring Festival* | April 9th 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.

Office Administrator & Events Monthly Report

Meeting date: January 20, 2022



EVENT RECAP

Holiday Boat Parade

Event Summary

Date: December 11-2021 Time: 7:00-9:00pm Location: Beach Club

Net Expense: \$1,177.77 **Total Revenue:** \$1200

Items:	Vendor/Store:	Amount:
DJ & Popcorn Machine	A Party 2 Remember	\$844.00
Bar	Time for Wine	\$525.00
Hot Chocolate mix & Water	Walmart	\$106.18
Decorations & Handouts	OrientalTrading.com	\$244.64
Cups, popcorn, popcorn bags, décor, handouts, etc.	Amazon	\$657.95
SPONSORSHIP	Jerilyn Rush	+\$1,200
Total:		\$1,177.77

Event Description: This is one of our most popular events though out the year. Some residents volunteer to decorate their water vessel to parade around the community lake and end back at the Beach Club. Other residents can view the parade from their back yard (water front property) or from community locations throughout the community. Then there is a celebration at the Beach Club as the boats arrive at the CLI dock.

Successes: There was the BIGGEST turn out I have ever seen for this event. Residents came to set up on the beach area and dock to view the boats coming in. Our DJ had many giveaways for kids though out the event. Residents old and young really enjoyed our popcorn machine and hot cocoa station.

Setbacks: Our vendor for the trackless train did not show up due to them double booking. Staff confirmed several times with this first time vendor and unfortunately, they did not show. Having no food at this event proved to be difficult for the popcorn machine as everyone wanted something to snack on. Several residents showed up early to the event hoping to gain access to the beach club to wait for the parade to arrive. However, in past years the Beach Club is closed for set up until the boats arrive. Also, most residents went home around 8:30pm. Therefore, the last 30 minutes of the event there was only about 13 people still here.

Recommendations: Use A Party 2 Remember for the trackless train rental. This vendor is used by the CDD often and the business relationship is strong and we have never had a no show from that vendor. Serve more refreshments during this event so everyone can snack during the event. I also would like to change the party time for inside the beach club to 6:30pm-8:30pm to allow residents to come in, sit and enjoy festivities while waiting for the boats to arrive. Jerilyn Rush also wanted to add a toy/food drive to the event, asking all those who come to bring a donation.

Office Administrator & Events Monthly Report

Meeting date: January 20, 2022



EVENT RECAP

Cookies & Cocoa

Event Summary

Date: December 18 **Time:** 11am-1pm **Location:** Beach Club

Net Expense: \$389.93 **Total Revenue:** \$150

Items:	Vendor/Store:	Amount:
Cookies	Publix	\$170.33
Icing	Publix	\$11.94
Icing & Sprinkles	Walmart	\$183.20
Cups & Décor & boxes	Amazon	\$183.46
SPONSORSHIP	Jennifer Wiggins	+\$150
	Total:	\$389.93

Event Description: Residents/families came to the Beach Club to decorate festive sugar cookies and drink hot cocoa. Festive holiday music played while everyone decorated his or her cookies. Each child that came to the event was able to pick a few prizes from the prize area.

Successes: We had enough cookies to allow each person to decorate as many cookies as they liked. This year we added to-go boxes to take the creations home. The parents really liked this idea. With using just the office laptop and meeting speaker, we were able to make the event festive by playing holiday music. This was also the first year that I used the sponsor money to purchase a prize box and set up a prize area. All the young residents really enjoyed picking out a toy or two to take with them.

Setbacks: In past years, Santa has been a visitor during this event. We did get a few complaints that he was not there for this event.

Recommendations: I do recommend having Santa at this event. I will book Santa for both Holiday events for the 2022 Holiday season.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

14C

Cory Lakes Community Development District

Facilities Manager

Jan. 2022, 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. Removed Holiday lights
5. 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 magnetic lock on gate by tot lot

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.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Reset units and cable boxes repeatedly. People like to unplug...
5. Working with Spectrum on solutions to gym tv issues.

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 92%
5. LMP starting fall cut backs
6. LMP working on cleaning flower beds and conservation woodlines

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. Replaced missing buoys.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed.

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. Poured concrete pad for net storage now installing fence around pad for security.
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 concrete work has begun. Have to rework proposal.
10. Working with vendor on Holiday lighting removal.
11. Welch Tennis completed repairs to beach volleyball court.
12. City of Tampa will be either lowering or leveling pavers around 7 manholes starting the week of 1-17-2022.
13. Changed oil in work truck.
14. Replaced front tires on UTV.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Frontier ran new fiber cable for network.

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 one sconce light.
6. Adjusted resident gate arm.

Action Plan for February

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. Secure new patrol vehicle
6. Working with company on Cricket Pitch completion.
7. Verify timeline for roofing tiles.
8. Verify timeline for well replacement.



CORY LAKES CDD

LANDSCAPE INSPECTION

January 3, 2022

ATTENDING:

JOHN HALL – CORY LAKE

BOB TABONE – LMP

STEVE SMALL- LMP

PAUL WOODS – OLM, INC.

SCORE: 92%

**NEXT INSPECTION
JANUARY 31ST, 2022 AT 1:30 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 11/29/2021

CROSSCREEK ENTRANCE

- 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.

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Flagpole: Improve vigor and fertility in white Hibiscus.
2. Tip prune Crape Myrtles during dormancy removing seed pods.
3. Around the perimeter of the pool seating area: Drench root Dwarf Allamanda root zones to improve vigor with systemic fertilizer and fungicides.
4. Throughout: Rejuvenate prune Muhly Grass.
5. Pool slide sidewalk: Remove palm volunteers in the grasses planting beds.
6. Adjacent to the pool shower: Stagger prune the Croton maintaining it in a stairstep presentation between the Loropetalum and Firecracker plant.
7. Control grassy turf weeds in St. Augustine with pre and post emergent herbicide.
8. Along the north end of the Beach Club: Establish and maintain a consistent height in the Viburnum near the boat ramp.

ISLE OF CACHE

9. Deadhead Bird of Paradise.
10. Keypad: Rejuvenate prune Lantana.
11. Improve vigor in Dwarf Bougainvillea.
12. Rejuvenate prune Butterfly Bush in the cul-de-sac.

13. Remove the volunteer palm in the cul-de-sac.

MORRIS BRIDGE

14. Near the Cory Lake Blvd. intersection: Repair damaged irrigation in the center median island #3.
15. Along the exit side sidewalk: Ground prune declining Formosa Azalea.
16. Remove volunteer palms in Agapanthus plantings.
17. Remove the animal carcass from the stormwater inlet.
18. Sample the declining Sylvester palm in the center island, confirming disease.
19. Across the frontage: Control Dollarweed in St. Augustine.
20. Tip prune Crape Myrtles during dormancy.
21. Maintain uniform mowables line trimming areas inaccessible to mowers.
22. Redistribute mow duff during bi-weekly mows.
23. Bali Ilse Way overflow parking: Remove the volunteer palm in the Viburnum hedgerow.
24. Around the perimeter of the pocket parks: Improve fertility in Loropetalum.

CAPRI ISLES

25. Along the lake shore gazebo area: Rejuvenate prune Muhly Grass once the bloom cycle is complete.

LANAI ISLES

26. Reduce the height of Dwarf Bougainvillea screening the monument.
27. Between the dog station and stormwater inlet east of the small pocket park: Control broadleaf turf weeds targeting Dollarweed.

BARBADOS

28. Across from the entrance: Control grassy weeds in Plumbago.
29. Improve fertility to Plumbago.

CROSSCREEK ENTRANCE

30. Near the well: Improve fertility to Azaleas.
31. Remove Oleander leaf drop in mulch beds.

32. **Improve condition of Blue Daze.**
33. Remove or hand prune deadwood from Azaleas.

CATEGORY III: IMPROVEMENTS – PRICING

1. Morris Bridge; exit side drive east of the gate: Provide a price to remove the dead Southern Red Cedar.

CATEGORY IV: NOTES TO OWNER

1. The Isle of Cache gate appears to have malfunctioned.
2. The February inspection will occur on Monday, January 31st.

CATEGORY V: NOTES TO CONTRACTOR

1. The February inspection will occur on Monday, January 31st.

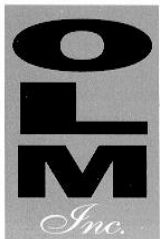
PGW:kn

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

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5	-2	Broad leaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-5	Plumbago/Blue Daze
WEED CONTROL – BED AREAS	10		
PRUNING	10		Identify Palm disease at Morris Bridge
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-1	Leaf drop debris in mulch
MULCHING	5	-1	Retuck in curb lines
WATER/IRRIGATION MANAGEMENT	15	-1	Confirm Cross Creek
CARRYOVERS	5	-1	25, 26
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Remove Marigolds
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 1-3-22 Score: 92 Performance Payment 100%

Contractor Signature: _____ *[Signature]*

Inspector Signature: _____ *[Signature]*

Property Representative Signature: _____ *[Signature]*

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

14D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Regular Meeting	6:00 PM
November 18, 2021	Regular Meeting	6:00 PM
December 16, 2021	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
January 20, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
February 17, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
March 17, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
April 21, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
May 19, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
June 16, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
July 21, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		

August 18, 2022	Public Hearing & Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		
September 15, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/84646751452 Meeting ID: 846 4675 1452 Dial by your location 929 205 6099 US Meeting ID: 846 4675 1452		