

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

February 17, 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

February 10, 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>
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Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on February 17, 2022 at 7:00 p.m. or immediately following the Joint Meeting with the POA, 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. Public Comments (*agenda items*) [3 minutes per speaker]
5. Consideration of Resolution 2022-03, Authorizing the Terms, Execution, and Issuance of its Capital Improvement Revenue Note Series 2022, a Loan Agreement, Certificates, and Related Documents to Evidence a Loan in the Principal Amount of \$700,000 to Finance Repair and Reconstruction of District Owned Assets and Capital Improvements Incidental Thereto; Authorizing and Approving Certain Covenants and Agreements With Finemark National Bank & Trust in Connection Herewith; Covenanting to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay The Note; and Providing for an Effective Date
6. Presentation/Consideration: Proposals for Security Guard Services
 - A. Allied Universal
 - B. GuardOne Security
 - C. Securitas, Inc.
 - D. Trident Protective Services


7. Update: CDD Facebook Page
 - Facebook Policy
8. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
9. Consideration of Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
10. Approval of Minutes
 - A. Board of Supervisors: January 20, 2022
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
 - B. LAF Committee: February 7, 2022
 - C. Sunshine Board Online Workshop: January 21, 2022 - February 16, 2022 *(to be provided under separate cover)*
 - D. Other
11. Acceptance of Unaudited Financial Statements as of December 31, 2021
12. 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: March 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

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

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

<p style="text-align: center;">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>
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CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE TERMS, EXECUTION, AND ISSUANCE OF ITS CAPITAL IMPROVEMENT REVENUE NOTE SERIES 2022, A LOAN AGREEMENT, CERTIFICATES, AND RELATED DOCUMENTS TO EVIDENCE A LOAN IN THE PRINCIPAL AMOUNT OF \$700,000 TO FINANCE REPAIR AND RECONSTRUCTION OF DISTRICT OWNED ASSETS AND CAPITAL IMPROVEMENTS INCIDENTAL THERETO; AUTHORIZING AND APPROVING CERTAIN COVENANTS AND AGREEMENTS WITH FINEMARK NATIONAL BANK & TRUST IN CONNECTION HEREWITH; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE NOTE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Definitions. As used herein, unless the context otherwise requires:

“**Act**” means Chapter 190, Florida Statutes.

“**O&M Assessments**” means the annual maintenance non-ad valorem special assessments levied in each year upon all of the assessable real property in the District.

“**Bank**” means FineMark National Bank & Trust, the original purchaser of the Note.

“**Board**” means the Board of Supervisors of the District.

“**Chair**” means the Chair of the Board and such other person as may be duly authorized to act on the Chair’s behalf.

“**District**” means the independent special purpose unit of local government known as the Cory Lakes Community Development District created in accordance with the provisions of the Act.

“**Enabling Ordinance**” means Ordinance No. 91-162, enacted by the City Council of the City of Tampa on September 5, 1991.

“**Note**” means the District’s \$700,000.00, Capital Improvement Revenue Note, Series 2022.

“**Project**” means the re-roofing of the clubhouse and gatehouses and replacement of major outfall structures of the community drainage system and related costs thereto including, but not limited to, engineering and legal expenses, capitalized interest, and costs of issuance of the Note.

“**Resolution**” means this Resolution, authorizing the issuance of the Note, as the same may from time to time be amended, modified or supplemented.

Section 2. Authority for Resolution. This Resolution is enacted pursuant to the provisions of the Act. The District has ascertained and hereby determined that enactment of this Resolution is necessary to carry out the powers, purposes and duties expressly provided in the Act, that each and every matter and thing as to which provision is made herein is necessary in order to carry out and effectuate the purposes of the District in accordance with the Act and Enabling Ordinance and to carry out and effectuate the plan and purpose of the Act, and that the powers of the District herein exercised are in each case exercised in

accordance with the provisions of the Act and Enabling Ordinance and in furtherance of the purposes of the District.

Section 3. Private Placement. The Board finds that a negotiated sale of the Note is in the best interest of the District because of the flexibility available in structuring the Note and its terms, the market for instruments such as the Note is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to timely issue and deliver the Note.

Section 4. Note, Loan Agreement, Certificates, and Related Documents. The District hereby approves the form and content of the Note, loan agreement, certificates, and related documents (collectively, the "Loan Documents") presented at this meeting and attached hereto as **Exhibit A**. The Chair is hereby authorized to execute and deliver the Loan Documents and the Secretary, or any Assistant Secretary is authorized to attest thereto, in substantially the form presented at this meeting with such changes, modifications, deletions, and insertions as the Chair may deem necessary and appropriate. Such execution and delivery shall be conclusive evidence of the approval thereof by the District.

Section 5. Authority for Issuance of Note. Subject and pursuant to the provisions hereof and of the Note, the issuance of the Note in substantially the form attached as **Exhibit A**, maturing under a period of less than 5 years, at the interest rate described therein, is hereby authorized in an aggregate principal amount of \$700,000 and no/100 Dollars. The proceeds of the Note may be utilized by the District for the Project and all other lawful purposes. The District hereby acknowledges and affirms the indebtedness evidenced by the Note to the Bank.

Section 6. Note not to be General Indebtedness of the District. The Note shall not be, nor shall it constitute a general obligation or indebtedness of the District within the meaning of the Constitution of Florida but shall be payable from and secured by a lien on and pledge of the O&M Assessments levied in each year upon the assessable property in the District, in the manner and to the extent set forth herein and in the Note. The Bank shall never have the right to compel the exercise of the ad valorem taxing power of the District or taxation in any form on any real or personal property to pay the Note or the interest accruing thereon, nor shall the Bank be entitled to payment of such principal and interest from any funds of the District other than the O&M Assessments, all in the manner and to the extent described herein and in the Loan Documents. The District has never utilized its ad valorem taxing power and has always funded its operations solely through the O&M Assessments. The District expressly does not covenant to maintain any services or programs now provided or maintained by the District which generate non-ad valorem revenues.

Section 7. Note to be Secured Solely from Proceeds of the O&M Assessments. The Note shall be secured solely by a lien on and pledge of the O&M Assessments. As described further in the Loan Documents the District covenants to budget and appropriate the O&M Assessments to repay the Note. The District has already budgeted for and collected revenues sufficient to make this year's payments on the Note.

Section 8. Open Meetings. It is hereby found and determined that all official acts of the Board concerning and relating to the issuance, sale, and delivery of the Note, including but not limited to adoption of this Resolution, were taken in open meetings of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Florida Statutes, Section 286.011.

Section 9. Approval of Prior Actions. All actions taken to date by the members of the Board and the District officers, agents and consultants of the District in furtherance of the issuance of the Note,

including, but not limited to, the approval of the Bank term sheet dated October 25, 2021, are hereby approved, confirmed and ratified.

Section 10. General Authority. The Chair and the members of the Board and the officers, attorneys and other agents or employees of the District are hereby authorized to do all acts and things required of them by this Resolution and the Loan Documents or desirable or consistent with the requirements hereof and thereof, for the full punctual and complete performance of all the terms, covenants, and agreements contained in the Loan Documents, including the execution of any documents or instruments relating to payment of the Note, and each member, employee, attorney and officer of the District is hereby authorized and directed to execute and deliver any and all papers and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereunder.

Section 11. Savings Clause. If any section, paragraph, sentence, clause or phrase of this Resolution shall, for any reason, be held to be invalid or unenforceable, such decision shall not affect the validity of the remaining sections, paragraphs, sentences, clauses or phrase of this Resolution.

Section 12. No Third-Party Beneficiaries. Except as herein otherwise expressly provided, nothing in this Resolution expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the District and the Bank as parties to the Note, any right, remedy or claim, legal or equitable, under or by reason of this Resolution or any provision hereof; this Resolution and all its provisions being intended to be and being for the sole and exclusive benefit of the District and the Bank as parties to the Note.

Section 13. Controlling Law; Members of the Board not Liable. All covenants, stipulations, obligations, and agreements of the District contained in this Resolution and the Loan Documents shall be covenants, stipulations, obligations and agreements of the District to the full extent authorized by the Act and Enabling Ordinance and provided by the Constitution and laws of the State of Florida. No covenant, stipulation, obligation or agreement contained in this Resolution and the Loan Documents shall be a covenant, stipulation, obligation or agreement of any present or future member, agent, officer or employee of the District or the Board in his or her individual capacity, and neither the members or officers of the Board nor any official executing the Loan Documents shall be liable personally or subject to any personal liability or accountability by reason of the issuance or the execution of the Loan Documents by the District or such members thereof.

Section 14. Conflicts. All resolutions or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 15. Effective Date. This Resolution shall take effect immediately upon its passage.

Passed and Adopted by the Board on February 17, 2022.

Attest:

**Cory Lakes
Community Development District**

Chuck Adams
Secretary

Jorge Castillo
Chair of the Board of Supervisors

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

6A



Cory lakes

Position	Hours Per Week	Pay Wage		Bill Rate	Overtime/Holiday Rate	Annual Spend
Security Professional	384.5	\$14.50		\$20.80	\$31.20	\$415,875.20
Site Supervisor	40.0	\$18.00		\$25.83	\$38.74	\$53,726.40
Total Security Hours Per Week	424.5					\$469,601.60
Average Pay Wage						\$14.83
Cumulative Bill Rate						\$21.27
Estimated Annual Holiday Cost						\$4,515.40
Based on the following seven (7) recognized holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day						
Estimated Subtotal						\$474,117.00
Sales Tax						\$0.00
Estimated Total Annual Cost						\$474,117.00
Estimated Total Monthly Cost						\$39,509.75
Estimated Total Weekly Cost						\$9,117.63
Medical Benefits Based on Participation (Affordable Care Act Compliant Plans)						Included
Direct Bill Items						
Heliaus \$199.00						

Pricing Notes

Value-added and Affordable Security Officer Benefits (included in your rate)

- Medical Insurance (full-time/benefit eligible)
- Dental insurance (full-time/benefit eligible)
- Vision Insurance (full-time, benefit eligible)
- 401(k) plan
- Life and disability insurance
- Vacation
- Background check and 10 panel drug screen on all officers
- Uniforms at no cost to you or the officer
- Training, including OJT and refresher training
- Direct Deposit

Items that will be direct billed as incurred:

Allied Universal recognizes seven (7) holidays: New Year's Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Christmas Day (if applicable). Overtime rate is 1.5 times the bill rate with less than 48 hour notice of additional coverage. Client must approve via email any overtime charges.

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 Isles**. 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	\$21.29/hour	\$15.00	\$32,843.37	\$394,120.48
Unarmed Supervisor	40	\$23.89/hour	\$16.00-\$16.50	\$4,140.93	\$49,691.20
Officer Reporting	1	FREE		\$00.00	\$443,811.68

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. ***

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Cory Lakes Community Development District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("Supervisor") to conduct the District's general election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Sheila Haque and Seat 5, currently held by Sudhir (Sid) Shah, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2022.

**CORY LAKES COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cory Lakes Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at County Center, 601 E Kennedy Blvd. 16th Floor, Tampa, Florida 33602, (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Cory Lakes Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

District Manager
Cory Lakes Community Development District

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors of the Cory Lakes Community Development District held 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 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
Steve Small	LMP
James Davis	Securitas
Mike Rittenour	GuardOne
Michael Stewart	GuardOne
Crystal Plummer	GuardOne
Mike Lewis	Trident Protective Services
Harry Ramphal	Resident/POA President
A.J. Forbes	Resident/Security Committee Member

Other Residents present, were:

James Carroll	Roberta Carroll	Kara Greco	Rosa T. Beck
Lee Hollingshead	Cindy McIntyre	Joshua Russell	Prashant Bodhe

On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, 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, was adopted.

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On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Johnson Engineering, Inc., Work Authorization Number 22-003, for preparation of the Stormwater Needs Analysis Report, in the amount of \$6,270, was approved.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the establishment of a one-way Facebook communication platform, was approved.

On MOTION by Mr. Fontcha, and seconded by Mr. Shah, with all in favor, the CLI Facility Rental Policy and Beach Club Reservation Agreement, as amended, were approved.

On MOTION by Mr. Shah, and seconded by Mr. Fontcha, with all in favor, striking Agenda Items 10 (I) and 10 (II), from future agendas, was approved.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the December 16, 2021 Summary of Motions and Regular Meeting Minutes, as amended, and the December 17, 2021 to January 19, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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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.

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

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44 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

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46 Mr. Castillo welcomed all meeting attendees, wished everyone a Happy New Year and
47 voiced his appreciation for resident participation at regular meetings.

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49 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

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51 Mr. Shah stated it was the Board’s privilege to serve the community and reported that
52 the City of Tampa (COT) would soon commence repairing the sewer manholes in the
53 community, starting with Barbados and followed by Java.

54 Mr. Acoff welcomed everyone and stated, in 2021, the Board spent a great deal of time
55 planning and adding strategic items to the budget that would move the community forward
56 and, in 2022, the Board is well-positioned to tackle the security issues. The Board looks forward
57 to coordinating with and hopes to have full engagement from the community.

58 Mr. Fontcha stated it was good to see the meeting so well-attended, thanked everyone
59 for coming and expressed his hope for continued community engagement.

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61 **FOURTH ORDER OF BUSINESS**

**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**

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70 Mr. Adams recalled that the Board asked to review the CDD’s Policies on the public’s
71 right to speak. Research revealed that a resolution such as this should have been adopted in
72 2014 but it was not. He reminded the Board that Wrathell, Hunt and Associates (WHA) started
73 managing the CDD in 2015 and, until now, had no need to locate or refer to the policy.

74 Mr. Adams stated Resolution 2022-02 was reviewed by District Counsel, who had no
75 revisions. This Resolution accomplishes the following:

- 76 ➤ Recites Statute 286.0114 regarding the public’s right to be heard.
- 77 ➤ Sets forth how public comments must be placed on the agenda, including limitations
- 78 and latitude by the presiding officer, meaning the Chair or Vice Chair, in absence of the Chair.
- 79 ➤ Delineates public decorum and highlights that all public comments must be directed to
- 80 the Board, as a body, and not as individuals.
- 81 ➤ Lays the groundwork under which the Board is required to operate.

82 Discussion ensued regarding Section 2 related to designating a procedure to identify
 83 individuals seeking to be heard and Section 4 related to exceptions. Walk-on items and how to
 84 address controversial items were also discussed.

85

86 **On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor,**
 87 **Resolution 2022-02, Providing for the Public’s Opportunity to Be Heard;**
 88 **Designating Public Comment Periods; Designating a Procedure to Identify**
 89 **Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing**
 90 **Exceptions; and Providing For Severability and an Effective Date, was adopted.**

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FIFTH ORDER OF BUSINESS

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

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Resident Roberta Carroll voiced her opinion that some of the metal parts of the
 playground have deteriorated, additional sand is needed in the play area and benches and
 surfaces need to be power-washed and painted. She would like cantilever umbrellas to be
 installed in the pool area. She felt that fireworks need to be regulated, the rover is ineffective,
 additional security cameras are needed and the CDD needs to maintain the amenities better.

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Resident Lee Hollingshead, of Canary Isle Drive, asked for clarification of whether the
 CDD or the POA oversee illegal overnight parking on CDD streets. She reported that a resident
 on her street parks a 24’ cargo truck and, at times, a moving van on the street for days at a
 time. She stated that neighbors complained to the POA and the CDD about it but neither entity
 did anything to resolve; she would like this issue taken care of.

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Mr. Adams stated that the Covenants, Conditions and Restrictions (CCRs) of the POA,
 outlining street parking guidelines, was provided to Ms. Hollingshead. He explained that,
 although the CDD has identified parking violations and placed stickers on illegally parked
 vehicles, District Counsel has cautioned against it and stressed that the POA has enforcement
 powers because of the language in the CCRs.

111 Discussion ensued regarding the CCRs, responsibility for code enforcement, public roads
112 and involving the Tampa Police Department (TPD). Mr. Acoff felt that these issues must be
113 addressed otherwise the community would be lost. Mr. Adams suggested that Staff take time
114 stamped photographs of vehicles and include that in the Post Orders given to the rover.

115 Resident Joshua Russell expressed his opinion that the illegally parked vehicles on
116 Canary Isle Drive are proving to be a real problem and, if the violator is not fined, it would mean
117 that other residents could also park unsightly and/or oversized vehicles on the street with no
118 repercussion, which he thought would diminish the neighborhood. He stated that the last
119 response he received from the POA was that the streets are public, the POA has no
120 enforcement powers and no one can enforce 'No parking' violations.

121 Discussion ensued regarding street ownership, public versus private streets, tax-exempt
122 financing of the roads, the IRS, bond issues, etc.

123 Resident and POA President Harry Ramphal commented on garbage pickup, residents
124 leaving trash cans out, misinformation on the waste management website and residents'
125 responsibility to lock car doors and maintain their personal property. He stated that the POA is
126 not responsible for the palm trees and thanked the CDD for maintaining them and for
127 circulating a letter to residents. He wished to hold a joint CDD/POA meeting. Mr. Castillo stated
128 a joint meeting would be held in February.

129 Resident Prashant Bodhe expressed appreciation that the sidewalks were pressure
130 washed and for the cricket pitch construction, which has commenced. He asked for the Board
131 to attend the official opening of the cricket field.

132 Resident Kara Greco stated she is on the POA's short-term rental team and asked the
133 Board's permission to access visitor files of who is coming to a certain property in order to
134 address the issue of a homeowner using their home as a short-term rental but denying it and
135 claiming that their family members are residing in the home.

136 Ms. Schewe asked if a public records request could be made of a guest list of visitors to
137 a private property. Mr. Adams suggested the POA forward an official public records request
138 and he would check with District Counsel regarding feasibility.

139 Resident A.J. Forbes asked about the possibility of the community towing illegally
140 parked vehicles. Mr. Adams stated the CDD can only have vehicles towed off of designated

141 parking areas, such as adjacent to the cluster mailboxes in Capri Isle and the playground; the
142 area must be on CDD property and not a public right-of-way (ROW).

143 Resident James Carroll asked if anything, other than the cost, would prohibit the CDD
144 from taking over the roads as a CLI community and, thereby, not being subject to any code
145 enforcement restrictions. Mr. Adams stated, by virtue of the CDD's ownership of those roads,
146 the CDD is specific to the Cory Lake community and the CDD purchased the roads from the
147 Developer using bond funds or tax-exempt financing that would be paid off in 2023 and 2043.

148 **▪ Update: Landscape Activities**

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

150 Mr. Steve Small reported that the winter cutbacks commenced and would continue until
151 March and the annuals would be installed tomorrow.

152 Mr. Acoff asked if the staffing shortfall was remedied. Mr. Small stated there was never
153 a staffing issue at CLI and LMP is currently maintaining the staff at other sites.

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155 **SIXTH ORDER OF BUSINESS**

**Presentation/Consideration: Proposals for
Security Guard Services**

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158 Mr. Castillo stated it would be courteous and respectful for individuals who are not
159 presenting to excuse themselves from the meeting room while others are presenting.

160 **A. Allied Universal**

161 There being no Allied representative in attendance, the next presenter followed.

162 **B. GuardOne Security (GOS)**

163 Mr. Mike Rittenour, Regional Vice President of GuardOne Security, thanked the Board
164 for considering GOS for the CDD's security services. He introduced Ms. Crystal Plummer, area
165 Vice President, and Mr. Michael Stewart, Business Development Manager. Mr. Rittenour
166 highlighted the following:

- 167 ➤ GOS is a regional company with national presence.
- 168 ➤ GOS has approximately 3,000 employees and is committed to retaining its staff.
- 169 ➤ GOS offers technology integration, monitoring cameras, etc.
- 170 ➤ GOS adds value and offers solutions to its security clientele and specializes in CDDs.

171 Ms. Plummer stated she has worked in the industry for 20 years. She discussed training
172 security guards to provide excellent customer service and the importance of time stamping,
173 checking logs, retaining staff and interfacing with customers.

174 Mr. Stewart stated that he has been in the security industry for a long time, previously
175 managed the CLI, Hunter's Green, Arbor Green and Chaval accounts. He is very familiar with
176 CDDs, POAs and HOAs and the importance of guard training, equipment and supervision. The
177 total annual cost would be \$477,893.

178 Mr. Ritenour, Ms. Plummer and Mr. Stewart responded to questions about GOS's
179 turnover rate, employee retention rate and its business model.

180 Mr. Ritenour, Ms. Plummer and Mr. Stewart exited the meeting.

181 **C. Securitas, Inc. (SI)**

182 Referencing slides, Mr. James Davis gave a brief history of SI and stated he has worked
183 in the industry for 25 years, 14 years of those years at SI, where he has become an expert in
184 servicing HOAs and CDDs. Mr. Davis discussed the most expedient way to remove illegally
185 parked vehicles off of CDD streets and SI's pricing models and policies and procedures.

186 Mr. Davis responded to questions about inclusion of overnight patrol inspections in the
187 pricing, if SI performs swat analyses and community profiles, the Option 1 Integrated Program
188 and the Option 2 Traditional Program. The total annual cost would be \$471,348.

189 Mr. Davis exited the meeting.

190 **D. Trident Protective Services (TPS)**

191 Mr. Mike Lewis presented the TPS Security Services Proposal and stated TPS was
192 established in 2008. TPS believes in a fair pay rate, clarity and honesty. He noted the following:

193 ➤ TPS has its own State-certified training facility and has been contracted by SI and GOS to
194 train their security guards.

195 ➤ TPS listens to the wants and needs of its clientele.

196 ➤ TPS guarantees a \$200 deduction if an incident occurs on the property and TPS fails to
197 respond within ten minutes.

198 Mr. Lewis responded to questions about the number of TPS employees, recent hourly
199 pay rate increases, unarmed officer, site supervisor, roving patrol and TPS's references. The
200 total annual cost would be \$438,443.

201 Per Mr. Castillo's request, Mr. Lewis would forward the amended pay rates to Mr. Hall.

202 Mr. Lewis exited the meeting.

203 The Allied, GOS, SI and TPS proposals, references, size, technology, value-added service
204 and rates and Allied’s unresponsiveness, were discussed. Mr. Hall would research references
205 and forward his findings to the Board. A decision was deferred to the February meeting.

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207 **SEVENTH ORDER OF BUSINESS**

**Consideration: Johnson Engineering, Inc.,
Work Authorization Number 22-003**

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210 Mr. Adams presented Johnson Engineering, Inc., Work Authorization Number 22-003 to
211 prepare the Stormwater Needs Analysis Report. The Report must be submitted to the County
212 by June 30, 2022. Asked if the Report would impact the weir design in any way, Mr. Adams
213 stated it is strictly for inventory, cost estimations and long-term replacement planning.

214

215 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor,
216 Johnson Engineering, Inc., Work Authorization Number 22-003, for preparation
217 of the Stormwater Needs Analysis Report, in the amount of \$6,270, was
218 approved.**

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221 **EIGHTH ORDER OF BUSINESS**

Update: CDD Facebook Page

222

223 Ms. Schewe presented a draft of the Cory Lake CDD Social Media Policy. She stated
224 suggestions or changes could be added to the policy and it could be resubmitted to the Board.

225 Discussion ensued regarding policy changes, establishing the communication platform,
226 naming the platform and whether to hire a part-time communications supervisor to manage it.

227 The consensus was that Ms. Schewe would post information on the Facebook page and
228 check with Mr. Adams if there is a question about anything that needs to be communicated.

229

230 **On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor,
231 establishment of a one-way Facebook communication platform, was approved.**

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234 Ms. Schewe would name the platform “The Official CLI CDD Facebook Page” and modify
235 the Social Media policy and email it to the Board.

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237 **NINTH ORDER OF BUSINESS**

Discussion/Consideration: Cory Lakes Isles Beach Club Area

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- 240 **A. Facility Rental Policies**
- 241 **B. Beach Club Reservation Agreement**

242 Mr. Shah stated he obtained rental information from several neighboring communities.

243 Staffing and the Rental Policy were discussed and the Board agreed on the following:

- 244 ➤ Blackout Dates: New Year’s Day, Christmas Day and Thanksgiving
- 245 ➤ Remove Good Friday, Mother’s Day and Father’s Day from the blackout dates rental list.
- 246 ➤ Residents reserving a blackout date would be charged an additional \$100 for a regular
- 247 event and \$200 for an event that serves alcoholic beverages.
- 248 ➤ Change “patrons” to “residents” throughout the Rental Policy Agreement.

249

250 **On MOTION by Mr. Fontcha, and seconded by Mr. Shah, with all in favor, the**
 251 **CLI Facility Rental Policy and Beach Club Reservation Agreement, as amended,**
 252 **were approved.**

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255 **TENTH ORDER OF BUSINESS**

POA Update/Report

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- **Discussion Items:**
 - 258 **I. POA President Points of Action Regarding Resident Slander**
 - 259 **II. Allowing Future POA Updates on CDD Agendas**

260 Mr. Shah asked the Chair to bypass the discussion items. Mr. Acoff stated, if the rules
 261 that the Board set in place are effective and carried out the right way, the items could be
 262 removed and, regardless of the relationships, in his opinion, the Board Chair should utilize the
 263 gavel more to maintain order and civility during meetings.

264

265 **On MOTION by Mr. Shah, and seconded by Mr. Fontcha, with all in favor,**
 266 **striking Agenda Items 10 (I) and 10 (II), from future agendas, was approved.**

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269 **ELEVENTH ORDER OF BUSINESS**

Committee Reports

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- A. Security**

272 Mr. Acoff stated he contacted Mr. Hall about a motorist in a silver Lexus who tried to
273 break into his son-in-law's truck and then fled. Although Mr. Hall was able to locate the vehicle,
274 the license plate could not be accessed because the CDD does not currently have that capacity;
275 he thought that should be examined. Mr. Hall confirmed that the CDD does not have tag
276 number technology through Envera because it was rejected by the previous Board.

277 Mr. Forbes noted the camera limitations and suggested setting aside funds on a yearly
278 basis to install additional high-grade cameras along the main drive, Ivy Park, Cross Creek and
279 Morris Bridge gates and behind the homes in Capri Isle and install fencing to deter criminals.

280 Discussion ensued regarding camera costs, new wireless technology, the number of
281 burglaries in the community, Envera, illegal street parking, the POA, installing fencing and TPD
282 enlisting the help of Neighborhood Watch to locate criminals and protect residents.

283 Mr. Castillo invited Mr. Forbes to the February meeting for further discussion about
284 security and asked Mr. Hall to research camera costs.

285 **B. Landscape Aquascape Facilities**

286 There was no report.

287 **C. Spirit Committee**

288 There was no report.

289

290 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

291

292 **A. Board of Supervisors: December 16, 2021**

293 **I. Summary of Motions**

294 The following change was made:

295 Line 29: Change "Toshini" to "Toshina"

296 **II. Regular Meeting**

297 The following changes were made:

298 Line 29 and 92: Change "Toshini" to "Toshina"

299 Line 93: Change "his" to "her"

300 Line 95: Change "Mr. Sethi" to "Ms. Sethi"

301 Lines 163 through 169: Delete entire paragraph

302 **III. Action/Agenda or Completed Items**

303 Items 15 through 17 and 22 through 25 were completed.

304 Item 4: No longer needed.

305 **B. Sunshine Board Online Workshop: TBD (to be provided under separate cover)**

306 **C. Other**

307

308 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the**
309 **December 16, 2021 Summary of Motions and Regular Meeting Minutes, as**
310 **amended, and the December 17, 2021 to January 19, 2022 Sunshine Board**
311 **Online Workshop Minutes, as presented, were approved.**

312

313

314 **THIRTEENTH ORDER OF BUSINESS**

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

315

316

317 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021.

318 The financials were accepted.

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320 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

321

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

323 There was no report.

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

325 Ms. Schewe presented the January Office Administrator & Events Monthly Report. She
326 responded to questions regarding the TPD investigation of damages to the Facilities Manager’s
327 office door and the need to hire a new office assistant.

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

329 Mr. Hall presented the January Facilities Manager Report and stated that the COT would
330 commence manhole sewer repairs in Barbados Isle next week. It will be a three-day process per
331 manhole. Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole
332 repair start dates.

333 • **Update: Cricket Field**

334 Mr. Hall stated that the concrete work commenced and turf would be installed in two
335 weeks. He responded to questions about the roofing project, the wells, cricket pitch timeline,
336 soccer field, speed tables and bumps, changing the gate cycle, cleaning and sealing the gutters,
337 dirty air ducts in the gym and Mr. Tim Gay of Holiday Lighting.

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

339 • **NEXT MEETING DATE: February 17, 2022 at 6:00 P.M.**

340 ○ **QUORUM CHECK**

341 The next meeting would be held on February 17, 2022.

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343 **FIFTEENTH ORDER OF BUSINESS**

Other Business

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345 There was no other business.

346

347 **SIXTEENTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

348

349 A resident asked if the Board ever considered installing speed bumps on Cory Lake Drive
350 to deter speeders. Mr. Castillo replied affirmatively and stated the only way that speed bumps
351 are effective is if there are a certain number of yards between them and it would be very
352 complex and very costly to add speed bumps in CLI because of the pavers.

353 Discussion ensued regarding Florida Highway Patrol (FHP) presence, cameras, the POA
354 and a white Toyota SUV.

355 Resident Cindy McIntyre stated the Security Committee has not held meetings due to
356 Mr. Forbes' COVID concerns and suggested that the Board consider appointing a new
357 Committee Chair because, in her opinion, the community needs a strong Security Committee
358 that meets regularly.

359 Discussion ensued regarding Sunshine Law violations and scheduling a Zoom meeting
360 with the Security Committee. Ms. Schewe would forward emails to Mr. Forbes and Ms. Springer
361 regarding setting up a Zoom meeting with the Board.

362

363 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Requests

364

365 Mr. Castillo wanted a security officer from the FHP or TPD to continue attending
366 meetings for the foreseeable future to maintain peace and civility during meetings.

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368 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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370 There being no further business to discuss, the meeting adjourned at 9:50 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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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. PER 01.20.22 MEETING – NO LONGER NECESSARY				
5	10.21.21	ACTION/AGENDA	Mr. Hall to have a City of Tampa manhole repairs 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	1.20.22
16	11.18.21	ACTION/AGENDA	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	1.20.22
17	11.18.21	ACTION	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	1.20.22
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	1.20.22
23	12.16.21	AGENDA	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	1.20.22
24	12.16.21	AGENDA	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	1.20.22
25	12.16.21	ACTION	Mr. Hall to invite 3 security firms under consideration to the next meeting.			X	1.20.22
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			
28	1.20.22	ACTION	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.	X			
29	1.20.22	ACTION	Ms. Schewe to modify the Social Media policy and email it to the Board.	X			
30	1.20.22	ACTION	Ms. Schewe to revise CLI Facility Rental Policy, subject to the items discussed.	X			

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	1.20.22	ACTION	Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repairs start dates.	X			
32	1.20.22	ACTION	Ms. Schewe to forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.	X			
33	1.20.22	AGENDA	Mr. Adams to include a joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.	X			
34	1.20.22	AGENDA	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.	X			

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10B

Committee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting: Monday, February 2, 2022 Next meeting: 3/7/2022
Time: 5:15 pm
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

Minutes

Meeting called to order: 5:35pm

In attendance: Stephanie Squires, Chair: Deb Maronic; Norma Walker; Rich Carpenter; John Hall, Facilities Manager.

Landscape

Entrances:

Holiday lighting changes/suggestions: The consensus of the committee was that this year's lighting was done exceptionally well, the best so far. The committee recommends unanimously that the same amount of money be allocated for next year's display. One suggestion of improvement would be to put lighted wreaths, in place of the too-small lighted bows on the gates. John noted that the clubhouse lighting would remain and change periodically based on the month or holiday or special occasion.

Beach Club/Beach Area:

Update of roofing of clubhouse and guard houses: John showed the color of roof tiles ordered. He's waiting on the manufacturer for a date when the tiles will arrive in order to schedule construction. He's hopeful that the tiles will arrive by the end of February.

Painting of clubhouse and guard houses and monuments: The committee agreed that the paint scheme on the pool house should be used throughout the community. Those colors will work well with the new tiles on roofs and will give an updated look to all the facilities and monuments.

Painting of interior of clubhouse and fitness center: The committee agreed that the clubhouse and fitness center required painting of the interior. It was recommended that the same paint scheme be used in order to fit in with the furnishings and embellishments in place.

Trees/Bushes/Flowers/Turf:

Update on tree plantings to date and to come: The committee agreed unanimously that 8 to 10 new flowering trees be planted annually in order to enhance the color throughout the community. Crepe Myrtle trees were highly recommended.

Facilities

Roadways:

Rust removal: No mitigation for rust removal is planned until after the drilling of a deeper well at the clubhouse area and the re-routing of the water from the two wells on Morris Bridge entrance into the retaining pond in Capri, from which the water will be pumped for irrigation. John is waiting for the contractor to be free in schedule to accomplish the work.

Fitness Center:

The committee recommended some kind of sun blocking window treatments on the top two sections of the floor to ceiling window at the lake facing side. John will research the best shading to use to rid the sun glare.

New Business

The committee recommended unanimously that the Board consider the creation and construction of an all-purpose sports field in the property known as the "Meadows". The estimated cost would be approximately \$300,000 for leveling, drainage, road and parking installation. Doing so would create a dedicated area for various sports activities, including soccer, lacrosse, baseball, softball and possibly such activities as shuffleboard, horse-shoes and others. As an added benefit, the area is a much safer area for play than the present area along Cory Lake Drive, and it leaves the present area available for parking usage when needed.

Capital improvements requests for budget year 2023

1. Replacement of dock and construction of launch ramp walkway: The committee agreed that the dock was sufficient and did not require replacement at this time, but will need replacement in coming years.
2. Replacement of shrubs along Cross Creek entrance: The committee recommended that the azaleas be removed and replaced with new ones in the 2023 budget year, and that the funds to do so be included in the 2023 budget.

Adjournment/Continuance: The meeting adjourned at 6:43 pm

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 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	\$ 9,621	\$ -	\$ -	\$ -	\$ 9,621
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	195,737	-	-	-	195,737
SunTrust - debit card	479	-	-	-	479
MMK account	1,570,378	-	-	-	1,570,378
Investments					
Revenue	-	49,911	152,966	18,177	221,054
Reserve	-	52,409	239,485	10,000	301,894
Prepayment	-	-	3	-	3
Undeposited funds	750,000	-	-	-	750,000
Due from other	1,806	-	-	-	1,806
Due from other funds					
General	-	97,194	445,759	385	543,338
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,559,031</u>	<u>\$ 199,514</u>	<u>\$ 838,213</u>	<u>\$ 28,562</u>	<u>\$ 3,625,320</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 48,057	\$ -	\$ -	\$ -	\$ 48,057
Credit card	1,818	-	-	-	1,818
Due to other funds					
Debt service fund - series 2013	97,194	-	-	-	97,194
Debt service fund - series 2013A-1	445,759	-	-	-	445,759
Debt service fund - 2017 note	385	-	-	-	385
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>597,750</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>597,750</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	199,514	838,213	28,562	1,066,289
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,569,886	-	-	-	1,569,886
Total fund balances	<u>1,961,281</u>	<u>199,514</u>	<u>838,213</u>	<u>28,562</u>	<u>3,027,570</u>
Total liabilities and fund balances	<u>\$ 2,559,031</u>	<u>\$ 199,514</u>	<u>\$ 838,213</u>	<u>\$ 28,562</u>	<u>\$ 3,625,320</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 396,333	\$ 2,070,691	\$ 2,279,150	91%	\$ 569,788
Interest and miscellaneous	3,345	10,252	30,000	34%	7,500
Total revenues	<u>399,678</u>	<u>2,080,943</u>	<u>2,309,150</u>	90%	<u>577,288</u>
EXPENDITURES					
Administrative					
Supervisors	800	2,800	12,000	23%	3,000
Payroll services	108	215	600	36%	150
Payroll taxes - FICA	61	214	900	24%	225
Payroll taxes - unemployment	-	-	325	0%	81
District management	4,583	13,750	55,000	25%	13,750
Assessment roll preparation	417	1,250	5,000	25%	1,250
Bond amortization schedule fee	-	-	1,500	0%	375
Disclosure report	250	750	3,000	25%	750
Trustee	-	2,963	7,200	41%	1,800
Audit	-	-	6,400	0%	1,600
Arbitrage rebate calculation	-	-	2,500	0%	625
Legal - general counsel	-	356	5,000	7%	1,250
Engineering	1,193	8,657	10,000	87%	2,500
Insurance: general liability & public officials	-	34,314	35,000	98%	8,750
Insurance: worker's compensation	-	4,612	5,500	84%	1,375
Legal advertising and Sunshine Board	-	-	4,500	0%	1,125
Bank fees	-	-	1,500	0%	375
Credit card discount	17	115	200	58%	50
Dues & licenses	-	175	175	100%	44
Postage	194	291	2,000	15%	500
Tax collector	7,934	41,451	94,965	44%	23,741
Contingencies	106	300	2,000	15%	500
Total administrative	<u>15,663</u>	<u>112,213</u>	<u>255,265</u>	44%	<u>63,816</u>
Field operations					
Utilities					
Communication	2,579	6,483	20,000	32%	5,000
Website	-	-	705	0%	176
ADA website compliance	-	420	210	200%	53
Streetlights	15,462	30,925	120,000	26%	30,000
Electricity	6,284	12,251	50,000	25%	12,500
Propane	-	-	400	0%	100
Water, sewer & irrigation	2,675	4,733	15,000	32%	3,750
Solid waste removal	668	2,003	6,200	32%	1,550
Sewer lift stations	-	340	2,500	14%	625
Total utilities	<u>27,668</u>	<u>57,155</u>	<u>215,015</u>	27%	<u>53,754</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	40,233	80,230	340,000	24%	85,000
Contractual virtual guard	10,088	24,779	90,000	28%	22,500
Off-duty policing	1,350	2,660	21,000	13%	5,250
Total security operations	<u>51,671</u>	<u>107,669</u>	<u>451,000</u>	24%	<u>112,750</u>
Field office administration					
Field manager	5,141	12,096	61,000	20%	15,250
Assistant field manager	63	114	15,000	1%	3,750
Office administrator	4,019	9,277	49,000	19%	12,250
Payroll taxes	909	3,270	13,500	24%	3,375
Seasonal decorations	-	30,000	60,000	50%	15,000
Beach club office equipment	603	737	4,500	16%	1,125
Beach club office supplies	227	682	4,000	17%	1,000
Beach club gym supplies	1,276	5,105	20,600	25%	5,150
Guard office equipment	-	-	1,000	0%	250
Guard office supplies	-	-	1,500	0%	375
Community events supplies	2,345	4,369	18,500	24%	4,625
Pool & beach club attendants	2,658	6,386	26,000	25%	6,500
Total field office administration	<u>17,241</u>	<u>72,036</u>	<u>274,600</u>	26%	<u>68,650</u>
Landscape maintenance					
Landscaping	59,887	149,214	407,000	37%	101,750
Mulch	3,150	3,150	-	N/A	-
Beach sand	-	-	3,000	0%	750
Annuals & seasonal plant installation	-	1,260	5,000	25%	1,250
Plant replacement	-	2,588	30,000	9%	7,500
Sod replacement	-	-	10,000	0%	2,500
Well maintenance - irrigation	-	-	3,000	0%	750
Irrigation - maintenance	712	1,373	7,500	18%	1,875
Tree removal	910	1,610	35,000	5%	8,750
Lake & pond maintenance	8,125	15,375	52,000	30%	13,000
Total landscape maintenance	<u>72,784</u>	<u>174,570</u>	<u>552,500</u>	32%	<u>138,125</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	8,552	21,349	100,000	21%	25,000
Capital reinvestment note 2022 repayment	-	-	162,975	0%	40,744
Car and cart repairs and maintenance	1,477	3,303	6,000	55%	1,500
Rentals and leases	1,061	3,182	20,000	16%	5,000
Cleaning	-	2,816	16,000	18%	4,000
Pest control	-	300	1,800	17%	450
Security gate maintenance & repair	6,910	7,692	5,000	154%	1,250
Security gate maintenance & repair - cachet	65	130	2,000	7%	500
Monuments & signs	-	664	5,000	13%	1,250
Fountains	584	584	7,000	8%	1,750
Storm water drainage	-	-	35,000	0%	8,750
Recreation equipment maintenance & repair	235	240	15,000	2%	3,750
Building equipment maintenance & repair	1,863	6,953	15,000	46%	3,750
Pressure washing	1,250	1,250	7,500	17%	1,875
Paver, streets and sidewalk repairs, cleaning	3,142	18,142	75,000	24%	18,750
Total facilities maintenance	25,139	66,605	473,275	14%	118,319
Facilities maintenance (pool)					
Pool maintenance	1,495	4,485	21,000	21%	5,250
Pool repairs	5,390	5,549	6,000	92%	1,500
Pool heater utilities	410	534	10,000	5%	2,500
Pool permit	-	-	575	0%	144
Total facilities maintenance (pool)	7,295	10,568	37,575	28%	9,394
Total field operations	201,798	488,603	2,003,965	24%	500,991
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	-	55,000	-	N/A	-
Total infrastructure reinvestment	-	55,000	-	N/A	-
Total expenditures	217,461	655,816	2,259,230	29%	564,808
Excess/(deficiency) of revenues over/(under) expenditures	182,217	1,425,127	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	27,029	0%	6,757
Total other financing sources/(uses)	-	-	27,029	0%	6,757
Net change in fund balances	182,217	1,425,127	76,949	1852%	
Fund balance - beginning (unaudited)	1,779,064	536,154	566,705		
Fund balance - ending (projected)					
Assigned					
3 months working capital	391,395	391,395	564,808 **		
Unassigned	1,569,886	1,569,886	78,846 ***		
Fund balance - ending	\$ 1,961,281	\$ 1,961,281	\$ 643,654 ****		

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 DECEMBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 18,816	\$ 98,305	\$ 108,072	91%
Interest	1	3	-	N/A
Total revenues	<u>18,817</u>	<u>98,308</u>	<u>108,072</u>	91%
EXPENDITURES				
Debt service				
Principal	-	30,000	30,000	100%
Interest	-	37,159	73,569	51%
Total debt service	<u>-</u>	<u>67,159</u>	<u>103,569</u>	65%
Other fees & charges				
Tax collector	377	1,967	4,503	44%
Total other fees & charges	<u>377</u>	<u>1,967</u>	<u>4,503</u>	44%
Total expenditures	<u>377</u>	<u>69,126</u>	<u>108,072</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	18,440	29,182	-	
Fund balances - beginning	181,074	170,332	168,945	
Fund balances - ending	<u>\$ 199,514</u>	<u>\$ 199,514</u>	<u>\$ 168,945</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 86,251	\$ 450,629	\$ 495,440	91%
Interest	3	7	-	N/A
Total revenues	<u>86,254</u>	<u>450,636</u>	<u>495,440</u>	91%
EXPENDITURES				
Debt service				
Principal	-	-	450,000	0%
Principal prepayment	-	15,000	15,000	100%
Interest	-	12,601	24,797	51%
Total debt service	<u>-</u>	<u>27,601</u>	<u>489,797</u>	6%
Other fees & charges				
Tax collector	1,726	9,014	20,643	44%
Total other fees & charges	<u>1,726</u>	<u>9,014</u>	<u>20,643</u>	44%
Total expenditures	<u>1,726</u>	<u>36,615</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	84,528	414,021	(15,000)	
Fund balances - beginning	753,685	424,192	402,524	
Fund balances - ending	<u>\$ 838,213</u>	<u>\$ 838,213</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 DECEMBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Interest and miscellaneous income	\$ -	\$ 16	-	N/A
Total revenues	<u>-</u>	<u>16</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Note principal	-	44,845	44,845	100%
Note interest	-	1,090	1,090	100%
Total debt service	<u>-</u>	<u>45,935</u>	<u>45,935</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	(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>	0%
Net change in fund balances	-	(45,919)	(72,964)	
Fund balances - beginning	28,562	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

12B

Office Administrator & Events Monthly Report

Meeting date: February 17, 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.
- Created Official CDD Facebook page.
- Noticed the community via email about the trash services change.
- Edited Beach Club Rental Reservation Agreement and Facility Rental Policies to reflect the changes made during the last board meeting.
- Edited office procedures to reflect new Beach Club Rental procedures.

ACTION ITEMS:

- Cleaning out the office supply closet and organizing event supplies.
- Advertise Facebook page to get residents to follow the page.
- Work with John and sign company to get LED signs operational. (hopefully fixed before meeting date)

CDD Events

ACTION ITEMS:

- Work with Food & Arts Festival volunteer group to plan this event. CONTINUED
- Reserve DJ for End of School Bash.
- Research popcorn machine prices and compare costs to see if it would be worth buying our own.
- Reserve entertainment for Fall Festival.
- Set a date for the next Car Club Breakfast.

COMPLETED:

- None completed from last meeting

UPCOMING:

- *International Food and Arts Festival* | March 12th 11am-2pm Entertainment has been booked. Layout has been created for vendors. There are vendors who have confirmed. As of 2/9/22 we have 4 food vendors confirmed, 15 service vendors confirmed and 8 art vendors confirmed.
- *Rummage Sale* | March 26th 8am-12pm at the Beach Club Parking Lot. 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.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12C

Cory Lakes Community Development District

Facilities Manager

Feb. 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. Installing new lights in kitchen area.
5. Finished install of water heater.
6. Rebuilt toilet tank in men's room
7. Repaired a leak over the office window.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Repaired two pool heaters.
5. Unclogged the sanitary main for men's bathroom.

PLAYGROUND

1. Kept clean and organized.
2. Working with Playmore on playground repairs. Parts received so now waiting on install crew.

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.
6. Replaced blades on one ceiling fan. Replaced fan speed control on another fan.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. OLM inspection was a 95%
4. Will be assessing freeze damaged plants and compiling list for replacement.
5. Monitoring palms for freeze damage. Mostly the foxtail at the pool area.
6. LMP working on cleaning flower beds and conservation woodline.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Lakes looking good.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed.
3. Received feed back about Securitas from one community. They said the guards are happy because they pay more than the surrounding communities but that at the upper management is hit or miss.
We definitely need to up guard pay.

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. Picked up community vehicle.
9. Cricket Court concrete work has begun. Turf scheduled for 2/11/22
10. City of Tampa will be either lowering or leveling pavers around 7 manholes starting the week of 2/7/2022. Working on East side of Barbados.
11. Changed two tires on truck and had washed.
12. Working with Spectrum Enterprise to upgrade service to fiber.
13. Working with District engineer on drainage issue on Cachet Isle.
14. Working with Engineer on issue with Cachet roadway/ storm water pipe.
15. Working on issue with program for message boards.

16. Working on adding ball stop safety netting along wood line by cricket pitch. This will cost approx.. \$4k-5k. Has to be done to address safety concerns.
17. Replaced volleyball boundary line
18. Replaced pickle ball nets.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Rewired and rehung sconce light on column by gate.
4. Fixed pedestrian gate.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Replaced several overhead lights.
3. Reset wi-fi router.
4. Rewired and rehung two sconce lights on columns.
5. Rebuilt toilet tank.
6. Fixed issue with power to security cameras and system. One camera still not working.

Action Plan for March

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa manhole projects
4. Continue working with Team on Capri drainage easement violations.
5. Work with Engineer on Cachet issues.
6. Working with company on Cricket Pitch completion.
7. Verify timeline for roofing tiles. April or May
8. Verify timeline for well replacement.
9. Game plan for spring planting with LMP.



CORY LAKES CDD

LANDSCAPE INSPECTION

January 31, 2022

ATTENDING:

JOHN HALL – CORY LAKE

STEVE SMALL- LMP

PAUL WOODS – OLM, INC.

SCORE: 95%

**NEXT INSPECTION
FEBRUARY 28TH, 2022 AT 1:30 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 01/03/2022

NONE

CATEGORY II: MAINTENANCE ITEMS

1. **Recent cold temperatures have resulted in temporary discoloration, leaf burn, and leaf drop in most the tropical plants. Temperatures did not kill plants but will take a couple weeks for plants to refoliate. I recommend delaying any heavy pruning until the plants demonstrate level of freeze damage.**
2. Remove leaves in mulch beds.
3. Playground gate: Control volunteer ferns in the Hawthorns.
4. North end of the pool slide berm: Detail the wood line so it is not overgrowing or encroaching into the mowbale areas, Ginger, or the bridge head.
5. Tennis court parking lot: Reduce the Oleanders overhanging the curb lines. Prune these plants to promote a hedge like form within the bed lines.

MORRIS BRIDGE

6. Exit side near the gate arm: Prune the snapped frond on the Queen palm with a limb saw.
7. Overflow parking facing 11001: Control broadleaf weeds in irrigated turf.
8. Capri Isles common area: Complete pruning and elevations in Oaks.
9. Detail pond shores of trash and debris weekly.
10. Capri Isles frontage: Remove the trash bag behind the fence.
11. Small playground: Hand prune deadwood from the Loropetalum hedgerow.
12. Between the lift station and the tot lot: Fertilize the Loropetalum hedgerow.

CROSSCREEK ENTRANCE

13. Prune and elevate Ligustrum Privet maintaining improved visibility of multi-trunks.

14. Along the exit side: Fertilize chlorotic Azaleas.
15. Along the inbound right-of-way: Remove the stubs and nonproductive branches in the Bottlebrush trees.

BERMUDA ISLES

16. Monitor the freeze damage in the Dwarf Banana, this may involve cutting back to the primary stalk if freeze damage results in rot.

CATEGORY III: IMPROVEMENTS – PRICING

1. Capri Isles; center median island: Provide a price to install Muhly Grass in the Oak bed areas of the unirrigated island.
2. Morris Bridge; entrance center median island: Provide a price to remove the disease Sylvester palm.
3. Crosscreek entrance; exit side lane to the north of the office complex drive: Provide a price to remove the diseased Washingtonian palm.

CATEGORY IV: NOTES TO OWNER

1. The March inspection will occur on February 28th.

CATEGORY V: NOTES TO CONTRACTOR

1. The March inspection will occur on February 28th.

PGW:kn

cc: John Hall clcddfm@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	-1	Broadleaf in St. Augustine
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-3	Chronic chlorosis Loropetalum
WEED CONTROL – BED AREAS	10		
PRUNING	10	-3	Hold on freeze damage / <u>Prune woodline</u>
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-1	Windfall/leaf build up in hedge rows
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 1-31-22 (for Feb) Score: 95 Performance Payment Yes

Contractor Signature: *[Signature]*

Inspector Signature: *[Signature]*

Property Representative Signature: *[Signature]*

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Regular Meeting	6:00 PM
November 18, 2021	Regular Meeting	6:00 PM
December 16, 2021	Regular Meeting	6:00 PM
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	Joint Meeting with POA and 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		